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

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Presentation and Discussion: Discussion of a proposed concept in Residential District (R-1-21).
2. Presentation, and Discussion: Discussion of the proposed Master Development Agreement for Mack Canyon Subdivision located approximately near Mack Canyon Road and SR-138.
3. Presentation and Discussion: Discussion of a proposed rezone of parcels 01-065-0-0074, and 01-065-0014 from R-1-21 to the R-1-12 for the Mack Canyon Subdivision, located approximately near Mack Canyon Road and SR-138.
4. Presentation and Discussion: Discussion of a proposed rezone of parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 from R-1-21 to R-1-12 for the Wellstone Subdivision, located near Pear Street and Quirk Street.
5. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street**.**
6. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2.
7. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.
8. Approval of minutes from the March 3, 2026 Planning Commission Regular Meeting.
9. Report from City Staff.
10. Open Forum for Planning Commissioners.
11. Report from City Council.
12. Adjourn.

Scan QR code to join Zoom meeting.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting
Join Zoom Meeting: https://us02web.zoom.us/j/4358843411
By Phone, Dial: 1-253-215-8782
Meeting ID: 435 884 3411

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

AGENDA ITEM #1

Presentation and Discussion: Discussion of a proposed concept in Residential District (R-1-21).

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

GRANTSVILLE CITY
STAFF REPORT

To: Grantsville City Planning Commission
From: Community Development Department
Re: Presentation and Discussion: Discussion of a proposed concept in R-1-21 Residential District.
Date: 03/17/2026

Below is a **professional staff report draft** based on the concept plan you uploaded. I structured it in the format commonly used for planning commission packets so it should be easy to edit or drop directly into a report.

Staff Report

Sun Sage Terrace – Concept Plan
Residential District (R-1-21)

Review of a proposed **concept plan for Sun Sage Terrace** consisting of residential lots, open space areas, and roadway dedications.

Project Summary

The applicant has submitted a concept plan for **Sun Sage Terrace**, proposing a single-family residential subdivision within the **R-1-21 zoning district**. The plan includes approximately **121 residential lots**, with supporting open space areas and roadway dedication.

The concept proposes:

- Dedication of a **collector roadway along the west side of the project**
- Dedication of an **arterial roadway along the southern boundary**
- Access to interior lots via **private shared drives**

The development is designed with approximately **half-acre residential lots**, which aligns with the intent of the R-1-21 zoning district. Open space areas and roadway corridors are incorporated into the layout to accommodate future circulation and community amenities.

*** 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.

Site Data

According to the concept plan:

- **Total Area:** 92.57 acres
- **Residential Lots:** 121 lots
- **Residential Area:** 62.51 acres
- **Open Space:** 10.19 acres
- **Road Dedication:** 19.88 acres

Individual lots generally range from approximately **0.50 acres to 0.62 acres**, consistent with the minimum lot size requirements of the R-1-21 zone.

Open space areas are distributed throughout the development, including several larger open space tracts located toward the southern and western portions of the site.

Transportation and Access

The concept plan incorporates several roadway elements intended to support long-term circulation in the area:

Collector Roadway
A collector roadway is proposed along the **west side of the development** and would be dedicated to accommodate future transportation needs.

Arterial Roadway
An arterial roadway dedication is proposed along the **southern boundary of the project** to provide future regional connectivity.

Internal Access
Access to the individual residential lots is proposed via **private shared drives**, which connect to the internal street system and surrounding road network.

These roadway dedications are intended to align with the City's long-range transportation planning and accommodate anticipated growth in the area.

*** 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.

Land Use

The proposed subdivision consists entirely of **single-family residential development**, which is a permitted use within the **R-1-21 zoning district**.

The half-acre lot sizes are consistent with the density and character intended for the district, which is designed to accommodate lower-density residential development with larger lot sizes.

Open Space

The concept plan includes approximately **10.19 acres of open space** distributed throughout the project area.

These areas may provide opportunities for:

- Recreation
- Landscaping and buffering
- Stormwater management
- Preservation of natural features

Specific improvements and maintenance responsibilities for these open spaces would be determined during the subdivision review process.

Utilities

Public utilities, including water, sewer, storm drainage, and other infrastructure, will be required to serve the proposed development. Utility design and capacity will be evaluated during future subdivision and construction plan review.

Staff Analysis

The proposed concept plan appears to align with the intent of the **R-1-21 zoning district**, providing large-lot single-family development with incorporated open space areas.

The dedication of collector and arterial roadways will assist in providing long-term connectivity and circulation in this portion of the City. Access via private shared drives may require additional review to ensure compliance with City standards and emergency access requirements.

*** 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.

Because this is a **concept plan**, the layout is preliminary and subject to further refinement during the subdivision platting and engineering review process.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed **Sun Sage Terrace concept plan** and provide comments or direction regarding:

- Proposed roadway dedications
- Private shared drive access
- Lot layout and configuration
- Open space locations
- Future subdivision design considerations

Concept plan approval does not constitute approval of a subdivision plat but provides guidance for the applicant as they prepare future subdivision applications.

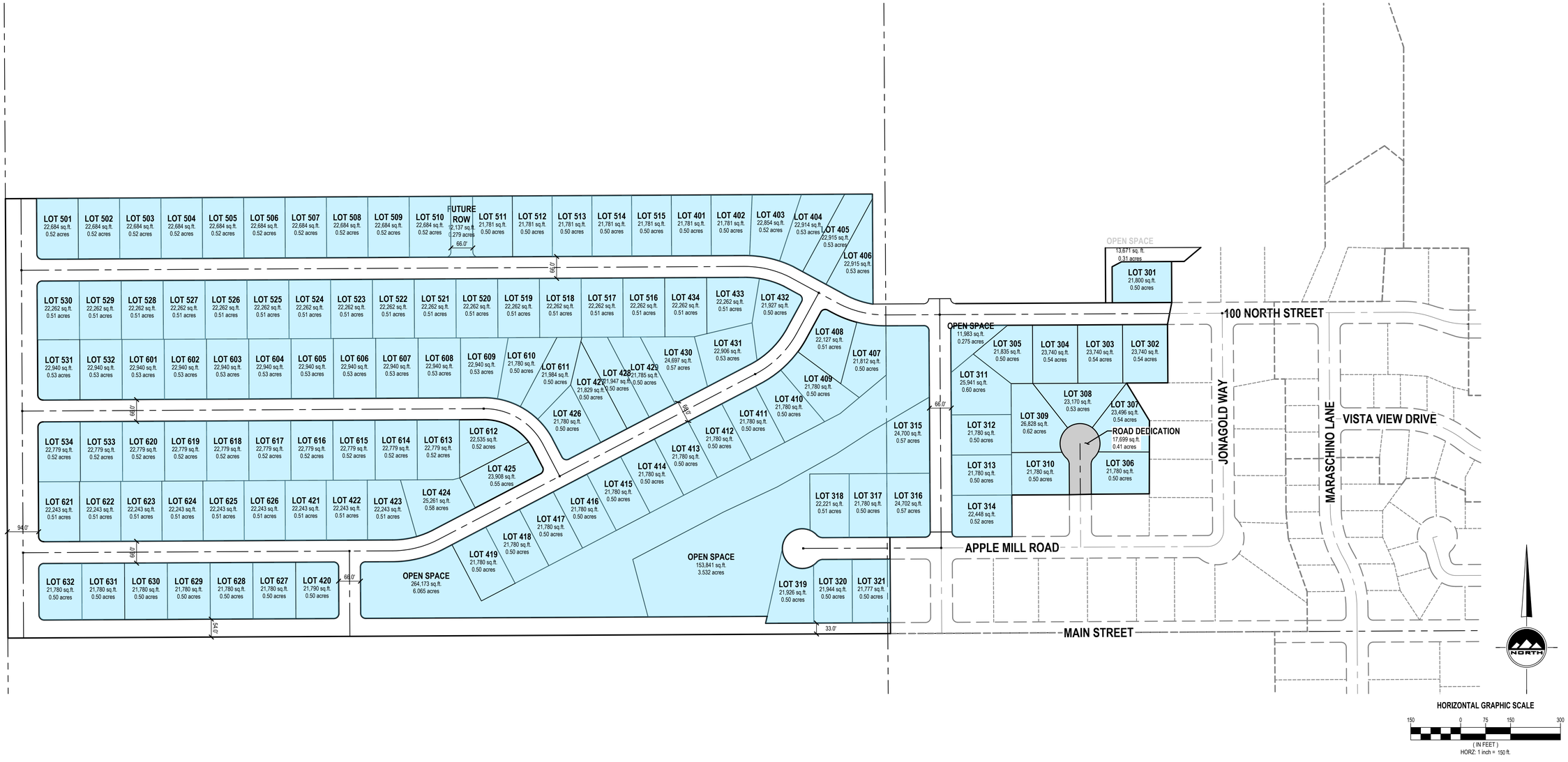
*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

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.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

811 Know what's below. Call before you dig.

AREA TABLE			
COLOR	DESCRIPTION	AREA (sq. ft.)	AREA (acres)
	RESIDENTIAL LOTS (121)	2,722,743 sq. ft.	62.51 acres
	OPEN SPACE	443,668 sq. ft.	10.19 acres
	ROAD DEDICATION	865,818 sq. ft.	19.88 acres
	TOTAL	4,032,229 sq. ft.	92.57 acres



HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

SUN SAGE TERRACE PHASES 3-6 CONCEPT

WEST MAIN STREET
GRANTSVILLE, UT

HALF ACRE CONCEPT
(121 LOTS)

PROJECT NUMBER 10068J
PRINT DATE 2026-02-18
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

AGENDA ITEM #2

Presentation, and Discussion: Discussion of the proposed Master Development Agreement for Mack Canyon Subdivision located approximately near Mack Canyon Road and SR-138.

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Grantsville City Planning Department
Date: March 17th, 2026
Agenda Item: Presentation and Discussion – Proposed Master Development Agreement for Mack Canyon Subdivision

---

PROJECT SUMMARY

The project consists of approximately **114 acres** and is proposed to include **up to 170 residential lots**, with associated open space, roadway infrastructure, and a small commercial area.

The development was **initially presented to the City Council as a Planned Unit Development (PUD)** concept. Following review of the proposal and comparison with the City's zoning standards, staff determined that the project **generally complies with the development standards of the R-1-12 zoning district**. As a result, the developer and staff determined that a **rezoning to R-1-12 paired with a Master Development Agreement** would be a more appropriate approach than processing the project as a PUD.

PROJECT BACKGROUND

The Mack Canyon Development concept plan illustrates a phased residential subdivision that includes:

- Approximately **170 residential units**
- **2.78 acres designated for commercial uses**
- Approximately **41.87 acres of open space**, parks, trails, and recreational amenities
- Internal roadway network and phased development areas

The concept plan shows a community layout including park space, trail connections, and potential recreational features such as courts and gathering areas.

While many of these elements could be modified if the property were simply developed under the base zoning code, the proposed **Master Development Agreement secures the general**

*** 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.

layout and development pattern shown in the concept plan.

REASON FOR MASTER DEVELOPMENT AGREEMENT

During review of the initial PUD concept, staff determined that the development pattern was largely **consistent with the R-1-12 zoning requirements**, including lot sizes and density. Because the development could reasonably occur under standard zoning regulations, the PUD process was determined to be unnecessary.

Instead, the developer has proposed a **Master Development Agreement** which accomplishes several goals:

1. **Rezoning of the property from R-1-21 (½-acre lots) to R-1-12 (¼-acre lots)**.
2. **Commitment to maintain the conceptual development layout**, including open space areas, phasing, and the commercial node.
3. **Securing community amenities and open space that would not otherwise be required** if the development simply met the minimum requirements of the zoning code.

From a staff perspective, this represents a **positive trade-off**. The developer receives the requested zoning change while the City secures specific public benefits and development commitments through the agreement.

KEY PROVISIONS OF THE MASTER DEVELOPMENT AGREEMENT

Residential Development

- The project may contain **up to 170 residential units**.
- Development will occur in **phases consistent with the approved concept plan**.

Open Space and Amenities

- The project will provide **no less than 41.87 acres of open space** throughout the development.
- Open space areas may include parks, trails, sports courts, gathering areas, and other recreational amenities.
- Open space improvements must be constructed as development progresses and prior to certain residential thresholds.

Commercial Component

*** 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.

- Approximately **2.78 acres of the property must be rezoned to a commercial zoning district** in a later phase.
- Commercial development must be completed prior to issuance of building permits beyond certain residential thresholds.

Infrastructure Requirements

The agreement also includes infrastructure provisions such as:

- Construction of a **collector road connecting to Mack Canyon Road** with a minimum width of **94 feet**.
- Dedication of additional right-of-way for Mack Canyon Road.

These provisions ensure that transportation infrastructure keeps pace with the development.

STAFF ANALYSIS

The proposed Master Development Agreement provides a mechanism to ensure the development occurs in a manner consistent with the concept presented to the City.

If the property were rezoned without an agreement, the developer would only be required to meet the minimum standards of the zoning code, and the specific layout of open space and commercial uses would not necessarily be guaranteed.

The MDA therefore provides several benefits:

- Secures the **location and amount of open space**
- Ensures **commercial development occurs as part of the project**
- Establishes **phasing and infrastructure triggers**
- Provides **clarity and predictability for both the City and developer**

For these reasons, staff views the agreement as a beneficial framework for the project while still allowing the development to proceed under standard zoning regulations.

PLANNING COMMISSION ACTION

This agenda item is scheduled for **presentation and discussion only**. No formal action is required from the Planning Commission at this time.

The discussion is intended to allow the Commission to review the proposed Master Development Agreement and provide feedback or direction prior to future consideration by the City Council.

*** 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.

WHEN RECORDED, RETURN TO:
Grantsville City
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

COVER AND PROJECT INFORMATION SHEET

FOR GRANTSVILLE CITY MASTER DEVELOPMENT AGREEMENT

made as of the _____ day of _____ in the year _____.

Between the "Developer": Paul Linford

and the "City":
Grantsville City, a political subdivision and municipal corporation of Utah
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

for the following **Project:**

Name: Mack Canyon Development
Project Location: 900 West Mack Canyon Road; Parcel Nos. 01-065-0-0014 & 01-065-0-0074
Type: Residential
Description (detailed): Approximately 114 Acres on Mack Canyon Road, request to be rezoned to R-1-12. The existing Zone is Half Acre Lots, we are requesting a rezone to quarter acre lots with a total of 170 lots.

Underlying Zone(s): R-1-21

Effective Date: _____

Developer Contact: Paul Linford (pmlinford@gmail.com)

City Contacts: Planning Department: Shelby Moore (pzcommission@grantsvilleut.gov)
Recorder: Alicia Fairbourne (afairbourne@grantsvilleut.gov)
City Attorney: Tysen Barker (tbarker@grantsvilleut.gov)

Approval Ordinance: _____

Grantsville City Draft

GRANTSVILLE CITY

MASTER DEVELOPMENT AGREEMENT

FOR

MACK CANYON DEVELOPMENT

THIS MASTER DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered as of the Effective Date by and between City and Developer, as each is defined in the Cover and Project Information Sheet ("**Cover Sheet**") for this Agreement, each a "Party" and collectively "Parties" herein.

RECITALS

WHEREAS, the Developer seeks to develop property within Grantsville City, Utah (the "**Project**"). The property consists of approximately 114 Acres, identified as Tooele County Parcel Nos. 01-065-0-0014 & 01-065-0-0074, and is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"); and

WHEREAS, the Property is entirely located in the Underlying Zone and is subject to all applicable Grantsville City Code and development standards;

WHEREAS, the Developer is owner or authorized agent of the owner of the all individual parcels or lots of the Property and has authority to enter into the transactions on behalf of the owner;

WHEREAS, the City seeks to promote the health, safety, and welfare of the inhabitants of the City through the establishment and administration of zoning, development, and subdivision regulations concerning the use and development of land in the City;

WHEREAS, the City is desirous of development of the Property for the purpose of developing the Project in the manner outlined to the City;

WHEREAS, the City and Developer intend this Agreement to provide for a rezoning of the Property to allow the Project to be developed as anticipated in the attached exhibits and plans, and to provide timelines and clarity on certain improvements and portions of the development, including residential phasing, commercial, and open space, and amenities, with triggers and requirements based on residential buildout thresholds;

WHEREAS, the City Planning Commission held a duly noticed public hearing, and subsequently recommended approval of the application for the Project on _____*date*_____, with the conditions specified in that recommendation incorporated into this Agreement; and

Grantsville City Draft

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a "development agreement" within the meaning, and subject to the provisions, of Utah Code Ann. Section 10-20-101 *et seq.* and to consent to all the terms of this Agreement as valid conditions of development of the Project.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. Effective Date, Termination

1.1. The "Effective Date" of this Agreement is the effective date of the enacting ordinance by the City Council, regardless of any difference or delay in time between that date and the date(s) upon which it is signed by any of the Parties, and shall be indicated on the Cover Sheet. The City may not execute this Agreement until approved by the City in accordance with GLUDMC.

1.2. This Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project; (ii) the use or active development is discontinued for a period of more than two (2) years; or (iii) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Agreement shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code Ann. Section 10-20-902.

2. Project Description

The Project is as described more fully herein, on the Cover Sheet, and as illustrated in the conceptual site plan for the Project, attached **Exhibit B**, to be modified as necessary in accordance with this Agreement's Development Standards and as specified in this Agreement.

3. Development Standards

3.1. Development Standards. The site development standards, procedures, and rules of the Underlying Zone and applicable code and law are modified as shown on **Exhibit C** "Development Standards." All development standards applicable to the Project not expressly modified by this Agreement, including the Utah Municipal Land Use Development and Management Act, remain in full force and effect. Together, Exhibit C standards and the remaining development standards in the City code are the "**Development Standards**" for the Project.

Grantsville City Draft

These Development Standards shall apply to all buildings on the Property including both principal buildings and accessory buildings on the Property.

3.2. Use of the Property. This Agreement does not modify, amend, or otherwise alter the uses permitted, conditioned, or restricted in the Underlying Zone except as expressly identified on **Exhibit D** "Zoning Modifications." All uses not expressly modified by this Agreement remain in full force and effect. Developer acknowledges a separate rezoning request must be submitted to modify the permitted and conditional uses in the applicable zone.

3.3. Phasing. If the Project includes multiple phases, Developer shall include general depiction of any potential phases in the conceptual site plan attached hereto as **Exhibit B**. All phasing shall comply with Section 21.4.3 of the Grantsville City Land Use Development and Management Code ("**GLUDMC**"). City and Developer hereby acknowledge that any additional phases of the Project shall be subject to the terms of this Agreement and which may be reviewed and approved by the City.

3.4. Density; Maximum Units; Square Footage. Subject to the Development Standards, Developer may build up to 170 residential units in the Project. The City does not, and may not, provide Developer with any guarantee of the number of units, density, or non-residential square footage which may be built in the Project. Developer assumes all responsibility for development and design of the Project within the Development Standards, which may result in fewer total unit than expected.

3.5. Approvals. Prior to issuance of a building permit for any phase of the Project, Developer shall submit an application for "**Development Review**" of the site plan and building elevations to the City for review and approval. Review and approval by the City is intended to assure that certain development components substantially conform with this Agreement. Development Review approval submittals need only include that portion of the Property for which approval is being sought by Developer. Following approval by the City, the approved Development Review Submittals (defined below), supporting data and materials shall be made part of this Agreement and deemed to be an integral part of this Agreement. In the event of any inconsistency between approved plans and the terms of this Agreement, the terms of this Agreement shall govern. Any Development Review Submittals and approvals shall comply with the requirements of GLUDMC for the appropriate development application, including preliminary and final checklists published by the City.

3.5.1. Development Review Submittals shall include all other information necessary to illustrate substantial conformance with this Agreement. The City may consider the standards of GLUDMC, as modified by this Agreement, when considering Development Review approval. In the event of any conflict or ambiguity, the provisions in this Agreement shall govern.

Grantsville City Draft

3.5.2. The Developer shall comply with all applicable requirements set forth in Grantsville City Code, Title 5, Chapter 3 (Flood Damage Prevention Regulations), as amended. The provisions of Title 5, Chapter 3 are hereby incorporated by reference as though fully set forth herein. It is the Developer's responsibility to review and adhere to these regulations in the planning, permitting, development, and maintenance of the Planned Community.

3.5.3. Notwithstanding anything to the contrary in Grantsville City Code, this Agreement, or the Master Plan, prior to obtaining a certificate of occupancy for any structure, Developer shall obtain a Fire Marshalls Certification which shall ensure that available fire flow meets or exceeds the IFC standards for the structure type. Grantsville may withhold issuance of any certificate of occupancy for a structure where this provision is not satisfied.

3.6. Modification. The terms and conditions of this Agreement or of any Development Review approval issued in accordance with this Agreement may be modified administratively by the Planning Commission upon written request by Developer so long as the modifications are in "substantial compliance" with the terms of this Agreement, including those modifications described in GLUDMC Section 12.5(1) ("**Minor Change**"). Any change that results in: (a) a change in the uses allowed for the Project to another use not permitted in the Underlying Zone, as modified by this Agreement; (b) an increase in the net site area and the boundaries of the Property contemplated herein; (c) an increase to the overall density of the Project; or (d) a reduction in the minimum periphery setbacks, ("**Major Change**") shall be considered a change that is not in "substantial compliance" with the terms of this Agreement. Any Major Change shall be reviewed by the same procedures applicable to a new master development agreement, as set forth in applicable laws and must be reviewed and approved by the City Council.

3.7. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These costs will be paid pursuant to the completion assurance procedures and other procedures set forth in City ordinances and policies.

3.8. Compliance with the Final Plat and this Agreement. Development of the Project shall be in accordance with Utah's Land Use, Development and Management Act, GLUDMC, the City's future laws which include the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a development application is submitted for a part of the Project (to the extent they are applicable as specified in this Agreement), the final plat and this Agreement.

Grantsville City Draft

4. Infrastructure Improvements; Public Uses.

4.1. Infrastructure Improvements. Developer agrees to construct and/or dedicate project improvements as reasonably directed by the City in the ordinary course, including but not limited to roads, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards.

4.1.1. Developer shall satisfactorily complete construction of all Project improvements for each phase in a good and workmanlike manner, no later than two (2) years after the recording of the plat for that phase, subject to reasonable delays due to events of force majeure.

4.1.2. Developer shall comply with all completion assurance and bonding requirements of the City, as modified in **Exhibit E**.

4.1.3. Developer shall bear responsibility, including premises liability and risk of loss, for all public infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City may not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the public infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said public infrastructure; all of such liabilities shall be assumed by the Developer.

4.1.4. The City agrees to accept all Project improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that (1) the City Planning and Public Works Departments promptly review and approve the plans for any Project improvements prior to construction; (2) Developer permits City Planning and Public Works representatives to inspect upon request any and all of said Project improvements during the course of construction; (3) Developer shall provide Contractor as-built drawings in PDF and native format and GIS shapefiles of as-built conditions per City's GIS requirements and standards ; (4) Developer has warranted the Project improvements as required by the City Public Work Department; and (5) the Project improvements pass a final inspection by the City Public Works.

4.1.5. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee ("**Durability Testing Period**"). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

Grantsville City Draft

4.1.6. The City may require completion of all infrastructure improvements in any phase prior to issuance of any building permits.

4.1.7. The Developer may request and the City may grant in its reasonable discretion extensions and delays for certain infrastructure improvements upon a showing of good cause by Developer, such as completing sidewalks after construction of residential units.

4.1.8. The Developer agrees that in the event it does not: (a) complete all improvements within the time period specified under this Agreement, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in the paragraphs above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the Developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City may not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

4.2. Upsizing. Except as otherwise described herein, the City may not require Developer to "upsize" any future infrastructure improvements (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements (such as credits to otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. The City shall notify the Developer of any known or anticipated upsizing requirements as soon as practicable. Notwithstanding the foregoing, Developer is solely responsible for any costs associated with any public improvements within its development required to serve other phases of the Project or other related development. As of the Effective Date, the City has identified the potential upsizing requirements shown on **Exhibit F**.

4.3. Parks; Open Space. The Project shall contain no less than 41.87 acres as open space ("**Required Open Space**").

4.3.1. Public open space shall be counted toward the Required Open Space, and include impervious surfaces in any planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities.

Grantsville City Draft

4.3.2. Each phase of the Project shall meet the Required Open Space ratio for the entire Project. Previously completed open space may be counted toward the Required Open Space calculation for a proposed phase.

4.3.3. The Developer may request, and the City may grant, in its sole discretion, to meet the proportional Required Open Space requirement for a phase by including open space in the next future phase, provided that the Developer shows good cause for the delay, addresses the shortfall, and provides sufficient detail of the proposed future open space. Notwithstanding the foregoing, in no event may the total open space upon completion of a phase be less than seventy-five percent (75%) of the proportional Required Open Space for the Project to be completed at that phase.

4.3.4. Parks and trails to be dedicated for public use may not make up more than fifty percent (50%) of any phase.

4.3.5. All development and construction for open space and related amenities must be completed within three (3) months of completion of the non-open space development for the applicable phase. Developer may incur fees or other penalties for failure to complete open space development in accordance with this Agreement.

4.4. Additional Requirements. Any additional Project-specific requirements are identified in **Exhibit G**.

5. Homeowners Association.

If a Homeowners Association ("**HOA**") is created as part of the Project to enforce legal deed restrictions or maintain Required Open Space for the Property and that HOA later becomes insolvent or fails to maintain proper documentation and filings with the State of Utah and loses its authority to operate and transact business as a property owners association in the State of Utah, then the City shall have the right to, but is not obligated to, enforce the deed restrictions and maintain the Required Open Space. The City shall have all authority granted to the HOA by virtue of this document and related HOA articles, bylaws, and recorded covenants, conditions, and restrictions, or similar documents, including but not limited to, the authority to impose and collect maintenance fees and other necessary fees and/or assessments to further the upkeep of Property improvements as deemed necessary by the City.

6. Recording.

The responsibilities and commitments of Developer and the City as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the Developer/Owner of the Property, their assignees and successors in interest and this Agreement or a notice thereof shall be recorded in the Office of the Tooele County Recorder by City at Developer's cost.

Grantsville City Draft

7. Default.

7.1. Failure to present a detailed development plan including proposed uses for the Project or any phase thereof, gain City approval, and obtain land use and building permits and complete construction of the Project specified in this Agreement shall constitute a default by Developer, its successors or assigns in interest.

7.1.1. In the event that any of the conditions constituting default by Developer occur, the City finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized. In such case, the City shall examine the reasons for the default and either approve an extension of time or major change to the Project or initiate steps to revert the zoning designation to its former zone.

7.2. Notice. If the Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide a written "**Notice of Default**" to the other Party

7.3. Contents of the Notice of Default. The Notice of Default shall:

7.3.1. Specify the claimed event of default;

7.3.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; and

7.3.3. If the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) days duration, if weather conditions permit.

7.4. Remedies. Upon the occurrence of any default, and after notice as required above, then the parties may have the following remedies:

7.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

7.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

7.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the default has been cured.

7.5. Public Meeting. Before any remedy in Section 7.4 may be imposed by the City the party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.

Grantsville City Draft

7.6. Default of Assignee. A default of any obligations expressly assumed by an assignee shall be deemed a default of Developer.

7.7. Limitation on Recovery for Default – No Damages against the City. Notwithstanding anything to the contrary in this Agreement, Developer is not entitled to seek or recover monetary damages for any breach of this Agreement and expressly waives any such claims. Developer's sole and exclusive remedy, and that of any assignee, shall be specific performance.

8. Vesting.

Upon the Effective Date of this Agreement the Developer's right to construct the Project, under the terms and conditions of this Agreement shall be vested to the fullest extent allowable under Utah Code Ann. Section 10-20-902. Except as expressly and mutually agreed in writing by the Parties, all development of the Project, including any later phases, shall be governed by the applicable law in effect on the Effective Date of this Agreement. Nothing in this Agreement will limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation will not modify Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

8.1. Exceptions. The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 8.1 are subject to the following exceptions:

8.1.1. Master Developer Agreement. The City's future laws or other regulations to which the Developer agrees in writing;

8.1.2. State and Federal Compliance. The City's future laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

8.1.3. Codes. Any City's future laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

Grantsville City Draft

8.1.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

8.1.5. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

8.1.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 *et seq*.;

8.1.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law; and

8.1.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. Section 10-9a-509.

9. Notices. Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally, sent by a nationally recognized overnight courier service, or sent by email. Notice by email shall be effective upon receipt of electronic confirmation of delivery. Notices to the parties shall be sent to the addresses set forth on the Cover Sheet to this Agreement or such other address as a party may designate by notice to the other party.

10. General Provisions.

10.1. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.

10.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project or phase thereof submitted to and approved by the City.

10.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.

10.4. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.

Grantsville City Draft

10.5. This Agreement may be amended only in writing signed by the Parties hereto.

10.6. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.

10.7. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.

10.8. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this Agreement from the defaulting party.

10.9. This Agreement constitutes the entire agreement between the parties. No changes or modifications may be made in this Agreement except in writing signed by both parties.

10.10. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall ensure to the benefit of the Developer's successors and assigns, and if different than Developer, the legal title holder and any ground lessors.

10.11. This Agreement does not create a joint venture relationship, partnership or agency relationship or fiduciary relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

10.12. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.

10.13. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of

Grantsville City Draft

the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

10.14. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

10.15. The singular will include the plural; the masculine gender will include the feminine; "will" and "shall" are mandatory; "may" is permissive.

10.16. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

10.17. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.

10.18. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

10.19. This Agreement is entered into in Tooele County in the State of Utah and shall be construed under the laws of the State of Utah, irrespective of Utah's choice of law rules, and the parties hereto intend that Utah law shall apply to the interpretation thereof.

10.20. Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

10.21. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

10.22. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representatives for the City and Developer are hereby appointed as indicated on the Cover Sheet.

The Parties may change their designated representatives by providing written notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

10.23. No action taken by any Party may be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this

Grantsville City Draft

Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.

10.24. The City may not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.

10.25. Each party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement. Specifically, on behalf of the City, the signature of the City Manager or Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to the Approval Ordinance indicated on the Cover Sheet. Developer further represents and warrants that it is not aware of any material impediment, including contractual obligations, easements, or other property-related or ownership-related issues, to its completion of the development outlined in this Agreement and shall notify City of any new information that would present a substantial obstacle to Developer's consummation of the transactions and activities required and anticipated by this Agreement.

10.26. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.

10.27. Except as expressly modified by this Agreement, any statute or municipal code referred to in this Agreement shall be deemed to include that statute as amended, restated, and/or replaced from time to time, and any successor legislation to the same general intent and effect.

10.28. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Ann. Section 63G-27-201 and could result in termination of this Agreement.

[signature page follows]

Grantsville City Draft

Grantsville City Draft

IN WITNESS WHEREOF, the parties hereto, having been duly authorized, have executed this Agreement this _____ day of _____, 20__.

CITY ACCEPTANCE

_____
Grantsville City
By: _____
Its: _____

Attest:

_____
Grantsville City Recorder

Approval as to Form:

_____
Grantsville City Attorney

DEVELOPER ACCEPTANCE

_____
Developer
By: _____
Its: _____

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the [POSITION TITLE] of [DEVELOPER], a [STATE] [LLC/Corporation/Individual] and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

Grantsville City Draft

Exhibit A

Legal Description of Property

Grantsville City Draft

Parcel: 01-065-0-0074

Legal THE S 1/2 OF NW 1/4 OF SEC 35, T2S, R6W, SLB&M.===(ALSO)=== BEG AT N 1/4 COR OF SD SEC 35 RUN TH E 1440 FT TO W LI OF STATE HWY, TH S 39° 38' E 435.44 FT, TH S 52°02" W 270.50 FT, TH S 37°00'58" E 60 FT, TH S 52°59'02" W 165.39 FT, TH S 63.77 FT, TH E 123.91 FT, TH S 18°36'17" E 175.82 FT, TH S 604.36 FT, TH E 195.23 FT, TH S 442.66 FT, TH E 256.00 FT, TH S 653.24 FT,TH N 89°43'23" E 440.01 FT, TH N 19.36 FT M/L TO DARYL & RANDI SMITH PPTY, TH E 202 FT, TH S 106.5 FT, TH W 2640 FT, TH N 2640 FT TO POB.===EXCPTING THEREFROM: BEG 660 FT S & 330 FT E OF THE N 1/4 COR OF SEC 35, RUN TH E 990 FT, S 825 FT, TH W 660 FT, S 165 FT, TH W 330 FT, TH N 990 FT TO POB.===ALSO=== BEG 320 FT S OF SE COR OF NE 1/4 OF NE 1/4 OF SEC 35, TH W 445 FT, TH S 8.15 FT ALG CLARK ST TO E SEC LI, 100 FT M/L TO POB. BALANCE AFTER LITTLE RENO ESTATES SUBDIVISION FOR 2000 YEAR. 175.42 AC----- LESS 18.883 AC (WD ENTRY #489798). BALANCE OF 1-65-1 AFTER 1-65-45, -165-46, 1-65-47, 1-65-49 AND 1-65-50 FOR 2020 YEAR. 156.537 AC------ LESS 0.012 AC (QCD 500066) BALANCE OF 01-65-48 AFTER 01-65-53 FOR 2020 YEAR. 156.525 AC ------LESS 0.03 AC (QCD ENTRY# 537677) BALANCE OF 1-65-54 AFTER 1-65-64 FOR 2022 YEAR. 156.495 AC LESS 43.48 AC (WD ENTRY# 550387) BALANCE OF 1-65-65 AFTER 1-65-70 FOR 2022 YEAR. 113.02 AC----LESS 68.53 AC (WD #572355) BALANCE OF 1-65-71 AFTER 1-65-72 & 1-65-73 FOR 2023 YEAR. 34.10 AC

Parcel: 01-065-0-0014

Legal N 1/2, OF NW 1/4 OF SEC 35, T2S, R6W, SLM, CONT 80 AC 80.00 AC

Exhibit B

Depiction of Project

[If there are multiple phases, Exhibit B must include a detailed site plan of the phase seeking initial approval and a general depiction of the remaining area to be developed.]

Grantsville City Draft

NW 1/4 SECTION 35
T2S, R6W, SLB&M

N 1/4 SECTION 35
T2S, R6W,
SLB&M

108' ROW BY OTHERS

MACK CANYON ROAD BY OTHERS

MACK CANYON ROAD
(66' ROW)

PRIVATE DETENTION POND FOR COMMERCIAL

CONVENIENCE / GAS COMMERCIAL

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

OPEN SPACE

PARK

DETENTION BASIN

PICKLEBALL

PARKING

GUEST PARKING

FILL IN RAVINE

FENCE

GAS STATION

COMMERCIAL

HIGHWAY 138 (UDOT)

BLUEGRASS WAY

CLARK STREET

ELEV. 4490 WATER PRESSURE ZONE #2
WATER PRESSURE ZONE #3

DEVELOPMENT DATA

OVERALL PARCEL (GROSS)	+/-113.01 ACRES
COMMERCIAL	2.78 ACRES
ROADWAYS	22.57 ACRES
NET DEVELOPMENT AREA	87.66 ACRES
70' WIDE SINGLE FAMILY LOTS	51
80'+ WIDE SINGLE FAMILY LOTS	119
TOTAL	170 (1.50 UNITS/AC) (GROSS DENSITY)
OPEN SPACE	41.87 AC (44.32%)
PARK PARKING	222 STALLS
GUEST PARKING	65 STALLS
TRAILHEAD PARKING	6 TRAILER STALLS 8 CAR STALLS
TRAIL NETWORK	+/- 2.00 MILES

NOTE: ALL LOTS ARE ¼ AC MINIMUM

NOTE: NET DEVELOPMENT = OVERALL - COMMERCIAL - ROADS

PROPOSED ENSIGN SUB

Exhibit C

Modifications to Development Standards

[If none specified, no modifications are applicable.]

Standard	**Existing**	**Modification**	**Applicable Code**

Grantsville City Draft

Exhibit D

Zoning Modifications

[If none specified, no modifications are applicable.]

D-1. The City shall, and hereby does, effective immediately upon approval of this Agreement, rezone all Property in the Project zoned R-1-21, provided that the new R-1-12 zoning designation may be revoked in whole or in part and automatically reverted to R-1-21 zoning designation in the event that Developer, or its successors or assigns, breaches this Agreement.

D-2. Developer shall submit an application to rezone a portion of the Property equal to no less than 2.78 acres of the Property to a suitable commercial zone generally as depicted on Exhibit B prior to or concurrently with submission of the Phase 2 subdivision plat. City may withhold or delay, and Developer hereby consents to such action, recording of the Phase 2 subdivision plat or any subsequent plat until the commercial rezone is approved.

Grantsville City Draft

Exhibit E

Completion Assurance and Bond Requirements

[If none specified, no modifications are applicable.]

Grantsville City Draft

Exhibit F

Upsizing Requirements

[If none specified, no modifications are applicable.]

Grantsville City Draft

Exhibit G

Additional Project-Specific Requirements

[If none specified, no modifications are applicable. Use additional pages as necessary.]

[These provisions are in addition to those modifications from the zoning and development standards or other project-specific items]

G-1. The collector road depicted on Exhibit B abutting the west edge of "Phase 4" and connecting to Mack Canyon Road on the north and the neighboring parcel to the south on the west edge of the Property (the "**Collector Road**"), shall be constructed and dedicated at a width of no less than ninety-four feet (94'), the City's acceptance of which is contingent upon full compliance and inspection by the City. The City may withhold any residential building permit beginning at the 101st residential building permit until the Collector Road is constructed, approved, dedicated, and accepted by the City.

G-2. Notwithstanding Section 4.3, above, all open space and amenities depicted on Exhibit B shall be constructed and dedicated prior to the City's issuance of the 121st residential building permit. Prior to dedication or construction of amenities as part of the open space (other than trails and unimproved open space), Developer shall obtain approval of the type, extent, and general quality of amenities from the City's Community and Economic Development office or designee.

G-3. Prior to or concurrent with the recording of any subdivision plat, Developer shall dedicate or cause to be dedicated the portions of the Property depicted on Exhibit B as part of the 108' right of way for Mack Canyon Road. Such dedication shall be by a subdivision plat or other means reasonably acceptable to the City. The portions of the Property to be dedicated are more specifically described as: [ADD EXHIBIT OR FULL LEGAL].

G-4. Developer shall complete the improvements and obtain a building permit for all commercial structures for the 2.78 acres of commercial uses (the "**Commercial Development**") no later than the completion of the first 100 residential units. The City may withhold any residential building permit beginning at the 101st residential building permit until the improvements for the Commercial Development are completed and all building permits for structures within the Commercial Development as depicted on Exhibit B are issued. Developer may request, for good cause shown, that the City Council amend the completion target for the Commercial Development, which is considered a Major Change under this Agreement.

G-5. Developer shall adhere to the phasing plan, including the numbered order as shown on Exhibit B, unit counts, and general layout as depicted on Exhibit B, which is considered vested upon approval of this Agreement.

Grantsville City Draft

Exhibit G-3

Mack Canyon

[If none specified, no modifications are applicable.]

Grantsville City Draft

AGENDA ITEM # 3

Presentation and Discussion: Discussion of a proposed rezone of parcels 01-065-0-0074, and 01-065-0014 to from R-1-21 to the R-1-12 for the Mack Canyon Subdivision, located approximately near Mack Canyon Road and SR-138.

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

GRANTSVILLE CITY
STAFF REPORT

To: Grantsville City Planning Commission
From: Community Development Department
Date: March 17th, 2026
Agenda Item: Presentation and Discussion – Proposed Rezone for Mack Canyon Subdivision

---

PROJECT SUMMARY

The request is to **rezone the properties from the R-1-21 (Single-Family Residential, 21,000 sq. ft. minimum lot size) zoning district to the R-1-12 (Single-Family Residential, 12,000 sq. ft. minimum lot size) zoning district**.

The purpose of the rezone is to allow the development of the **Mack Canyon Subdivision**, which has been presented to the City as a master planned residential neighborhood that includes residential lots, open space, and a small commercial component.

This agenda item is scheduled as a **discussion item only** to allow the Planning Commission to review the proposal and provide feedback prior to any formal public hearing or recommendation.

PROPERTY INFORMATION

Parcel Numbers:

- 01-065-0-0074
- 01-065-0-0014

Location:
Approximately near **Mack Canyon Road and SR-138**

Current Zoning:
R-1-21 – Single-Family Residential (21,000 sq. ft. minimum lots)

Proposed Zoning:
R-1-12 – Single-Family Residential (12,000 sq. ft. minimum lots)

*** 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.

PROJECT BACKGROUND

The Mack Canyon property was previously introduced to the City as part of a **Planned Unit Development (PUD) concept**. The purpose of the PUD discussion was to review the proposed layout and development pattern for the property.

During staff's review of the proposal, it was determined that the development concept **generally aligns with the requirements of the R-1-12 zoning district**, including lot sizes and density standards.

Because the development concept already complies with the standards of the R-1-12 zoning district, staff and the developer determined that **rezoning the property to R-1-12 would be a more appropriate approach than pursuing a Planned Unit Development**.

The developer has also been working with the City on a **Master Development Agreement (MDA)** that would secure elements of the development concept, including open space areas and a commercial component within the project.

PROPOSED DEVELOPMENT CONCEPT

The Mack Canyon Subdivision is envisioned as a **large residential neighborhood with integrated open space and supporting amenities**. The concept plan includes:

- Single-family residential development consistent with the **R-1-12 zoning district**
- Open space areas distributed throughout the development
- A small commercial area intended to serve the neighborhood
- Internal roadway connections and access to Mack Canyon Road
- Future trail or recreational opportunities within the open space areas

While many of these features could change if the property were simply developed under standard zoning, the **Master Development Agreement is intended to preserve the general development layout presented to the City**.

ZONING ANALYSIS

Current Zoning – R-1-21

The R-1-21 zoning district is intended for **low-density residential development**, with minimum

*** 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.

lot sizes of approximately **21,000 square feet (½ acre)**.

Development under this zoning would likely result in **larger residential lots and lower overall density**.

Proposed Zoning – R-1-12

The R-1-12 zoning district allows **single-family residential development with a minimum lot size of 12,000 square feet (approximately ¼ acre)**.

Rezoning the property to R-1-12 would:

- Allow a **moderate residential density**
- Provide flexibility for neighborhood design
- Support the proposed master planned development layout

STAFF ANALYSIS

The requested rezone would allow the property to develop in a manner consistent with the **Mack Canyon Subdivision concept plan** currently under discussion with the City.

Staff's review indicates that the proposed development pattern aligns with the standards of the **R-1-12 zoning district**, making a rezone a reasonable mechanism for implementing the project.

Additionally, the developer is proposing a **Master Development Agreement** that would secure certain elements of the concept plan, including open space and commercial areas that would not otherwise be required under the base zoning code.

From staff's perspective, the proposed rezone paired with the development agreement provides a framework that:

- Allows residential development consistent with City zoning standards
- Secures planned amenities and open space areas
- Establishes a predictable development pattern for the project area

---

DISCUSSION ITEMS FOR THE PLANNING COMMISSION

The Planning Commission may wish to consider the following during discussion:

- Whether the **R-1-12 zoning district is appropriate for this location**.

*** 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.

- The relationship between the **proposed rezone and the Mack Canyon Master Development Agreement**.
- The overall **development pattern and neighborhood design** proposed for the project area.
- Infrastructure and connectivity considerations associated with future development.

PLANNING COMMISSION ACTION

This item is scheduled for **presentation and discussion only**. No formal action is required from the Planning Commission at this time.

Feedback from the Planning Commission may be used to guide future **public hearing and formal consideration of the rezone request**.

*** 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.

NW 1/4 SECTION 35
T2S, R6W, SLB&M

N 1/4 SECTION 35
T2S, R6W,
SLB&M

108' ROW BY OTHERS

MACK CANYON ROAD BY OTHERS

MACK CANYON ROAD
(66' ROW)

PRIVATE DETENTION POND FOR COMMERCIAL

CONVENIENCE / GAS COMMERCIAL

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

OPEN SPACE

PARK

DETENTION BASIN

PICKLEBALL

PARKING

GUEST PARKING

FILL IN RAVINE

FENCE

GAS STATION

COMMERCIAL

HIGHWAY 138 (UDOT)

BLUEGRASS WAY

CLARK STREET

ELEV. 4490 WATER PRESSURE ZONE #2
WATER PRESSURE ZONE #3

DEVELOPMENT DATA

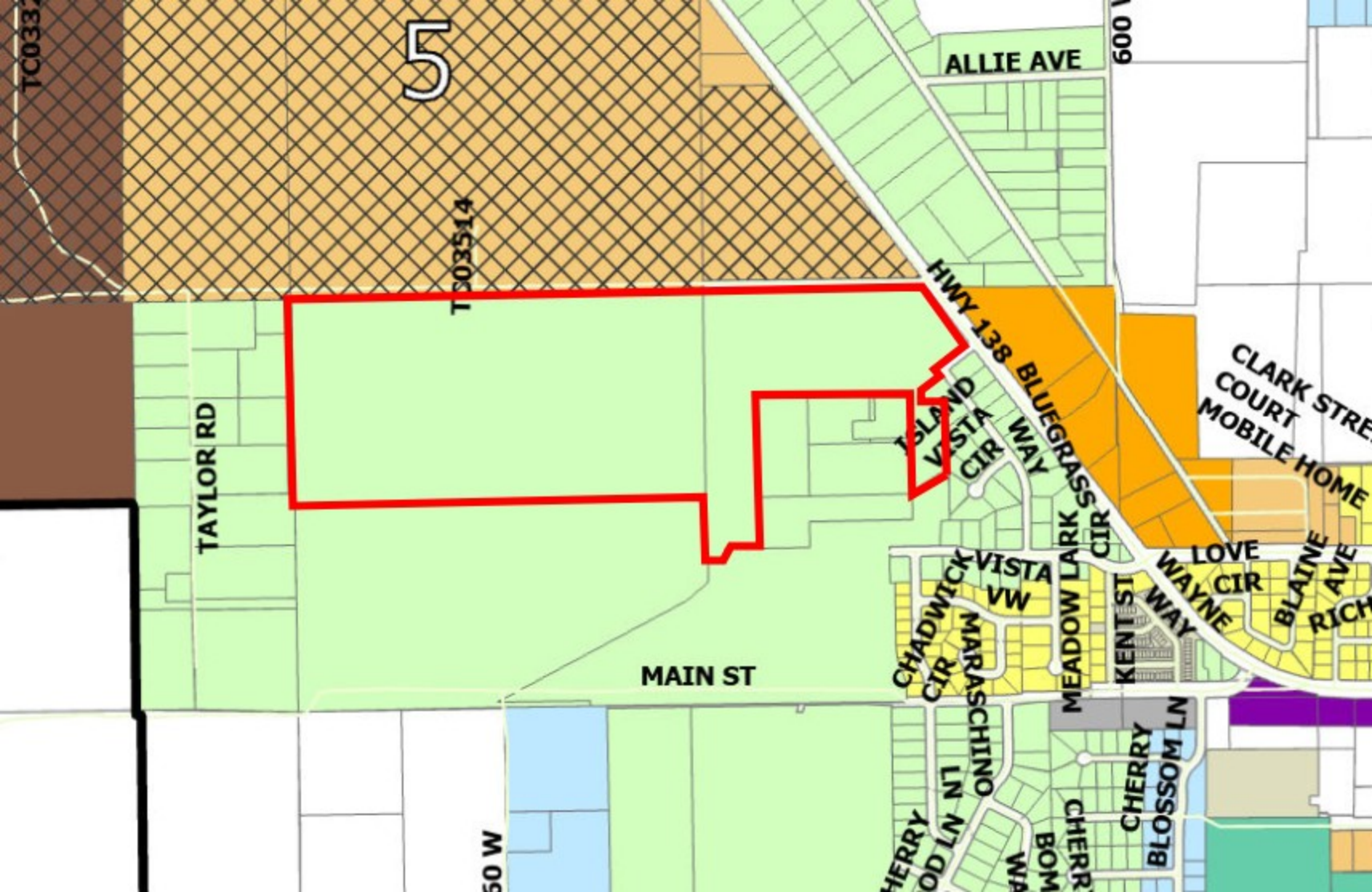
OVERALL PARCEL (GROSS)	+/-113.01 ACRES
COMMERCIAL	2.78 ACRES
ROADWAYS	22.57 ACRES
NET DEVELOPMENT AREA	87.66 ACRES
70' WIDE SINGLE FAMILY LOTS	51
80'+ WIDE SINGLE FAMILY LOTS	119
TOTAL	170 (1.50 UNITS/AC) (GROSS DENSITY)
OPEN SPACE	41.87 AC (44.32%)
PARK PARKING	222 STALLS
GUEST PARKING	65 STALLS
TRAILHEAD PARKING	6 TRAILER STALLS 8 CAR STALLS
TRAIL NETWORK	+/- 2.00 MILES

NOTE: ALL LOTS ARE ¼ AC MINIMUM

NOTE: NET DEVELOPMENT = OVERALL - COMMERCIAL - ROADS

PROPOSED ENSIGN SUB


TC0314
Mack Canyon Rd
SR138 HWY
Lincoln Hwy
600 West
Provident St
Bluegrass Way
Island Vista Cir
Clark Street Court Mobile
Clark St
Jonagold Way
Maraschino Lane
Vista View
Meadow Lark Cir
Kent Street
Parker Place
Wayne Way
Tiebreaker Dr
Parkview Dr
Apple Mill Rd
Main St
Taylor Rd


5
TC03514
TAYLOR RD
ALLIE AVE
HWY 138 BLUEGRASS
CLARK STRE
COURT
MOBILE HOME
ISLAND VISTA CIR
WAY
MEADOW LARK CIR
LOVE
CIR
WAYNE
BLAINE
AVE
VISTA VW
CHADWICK CIR
MARASCHINO
KENT ST
WAY
MAIN ST
CHERRY BLOSSOM LN
CHERRY
LN

MATCH LINE
SEE FLUX ANNEX

27 26

34 35

MACK CANYON ROAD

TAYLOR ROAD

SUNFLOWER WAY

BLUEGRASS WAY

ISLAND VISTA CIRCLE

MEADOW LARK CIRCLE

CHERRY PIE LANE

CHERRY COURT

ERRY AVENUE

BLOSSOM LANE

CHERRY PIE LANE

CHERRY STREE

26

35

35

2

Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)

Medium Density Residential
(Residential uses, allowing a maximum of 4 dwelling units per acre)

T2S

T3S

34 35

3 2

AGENDA ITEM #4

Presentation and Discussion: Discussion of a proposed rezone of parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 from R-1-21 to R-1-12 for the Wellstone Subdivision, located near Pear Street and Quirk Street.

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

GRANTSVILLE CITY
STAFF REPORT

To: Grantsville City Planning Commission
From: Community Development Department
Agenda Item: Presentation and Discussion
Meeting Date: March 17th, 2026

Item

Presentation and Discussion: Discussion of a proposed rezone of parcels **01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002** from **R-1-21 (Single-Family Residential – 21,000 sq. ft. minimum lots)** to **R-1-12 (Single-Family Residential – 12,000 sq. ft. minimum lots)** for the **Wellstone Subdivision**, located generally near **Pear Street and Quirk Street**.

Background

The applicant is proposing to rezone approximately **113 acres** located near **Pear Street and Quirk Street** to allow for the development of the **Wellstone Subdivision**. The property is currently zoned **R-1-21**, which requires a minimum lot size of **21,000 square feet**.

The proposed rezone to **R-1-12** would allow development with a **minimum lot size of 12,000 square feet**, which would provide a slightly higher residential density while still maintaining a single-family residential character.

The applicant has provided a conceptual development plan illustrating potential lot layouts and neighborhood design elements.

Proposed Development Concept

The applicant has presented conceptual plans for the Wellstone development which include a mix of residential lot sizes and housing types. The conceptual plans illustrate:

- Internal neighborhood street connectivity.
- Pedestrian trail connections throughout the subdivision.
- Designated **open space areas and neighborhood amenities**.

*** 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.

One concept plan also identifies a **future school site of approximately 54.8 acres** centrally located within the project area.

The intent of reserving land for a school is to provide a future opportunity for educational facilities to serve both this subdivision and surrounding neighborhoods if a school district chooses to pursue the site.

General Plan / Future Land Use

According to the **Grantsville City Future Land Use Map**, the property is designated **Low Density Residential**, which allows **residential uses at a maximum density of approximately two dwelling units per acre**.

Staff notes that rezoning the property to **R-1-12** may result in densities greater than what is typically anticipated under the Low-Density Residential designation. This will be an important consideration for the Planning Commission when evaluating the proposal.

Staff Discussion

At this stage, the item is being presented as a **discussion item** to allow the Planning Commission to review the concept and provide feedback to the applicant regarding:

- The proposed **rezoning from R-1-21 to R-1-12**
- The concept of reserving land for a **future school site**
- Overall **compatibility with surrounding neighborhoods**

The applicant may refine the proposal and return with a formal rezoning application following Planning Commission feedback.

*** 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.*

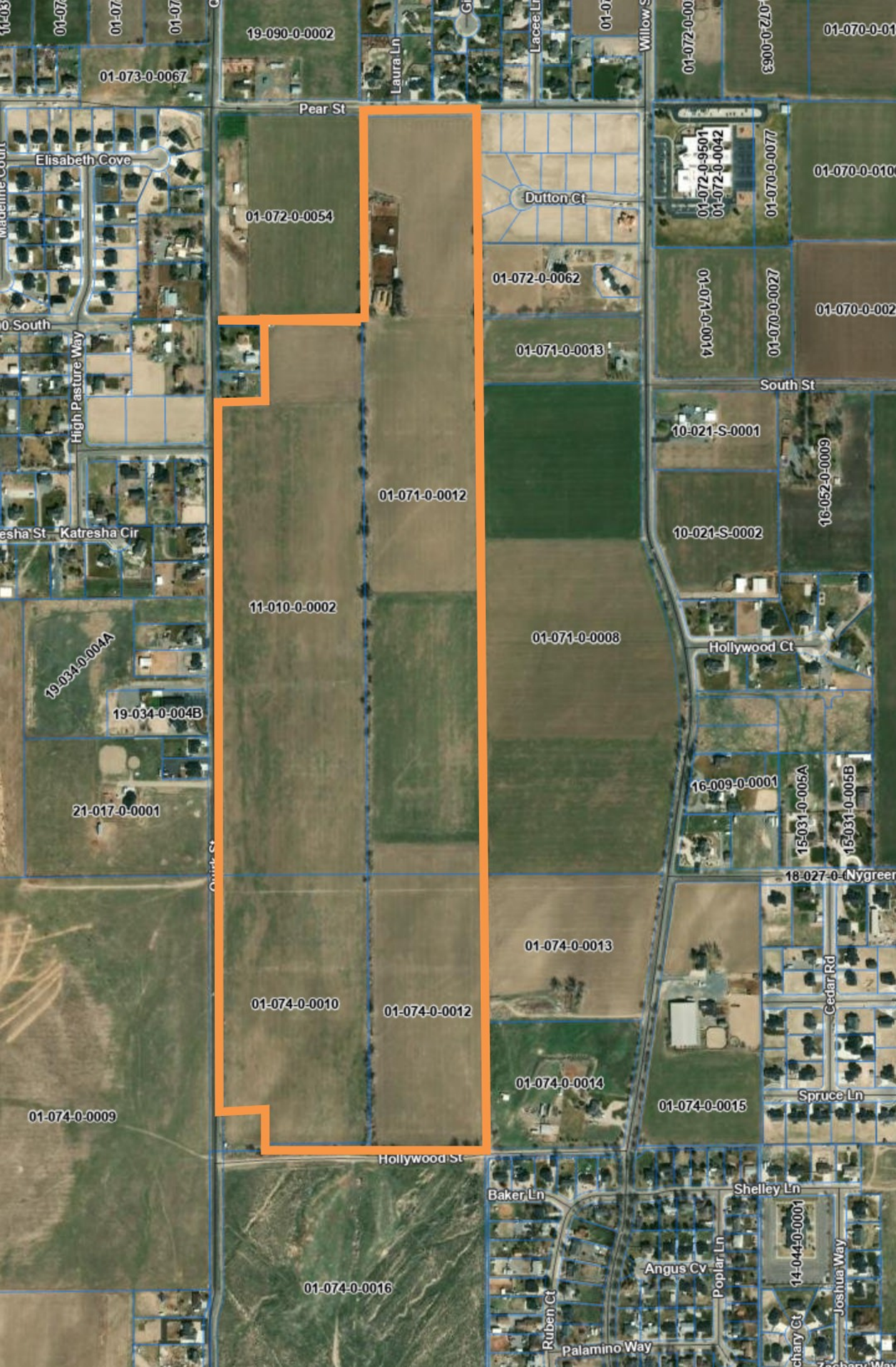
The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential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

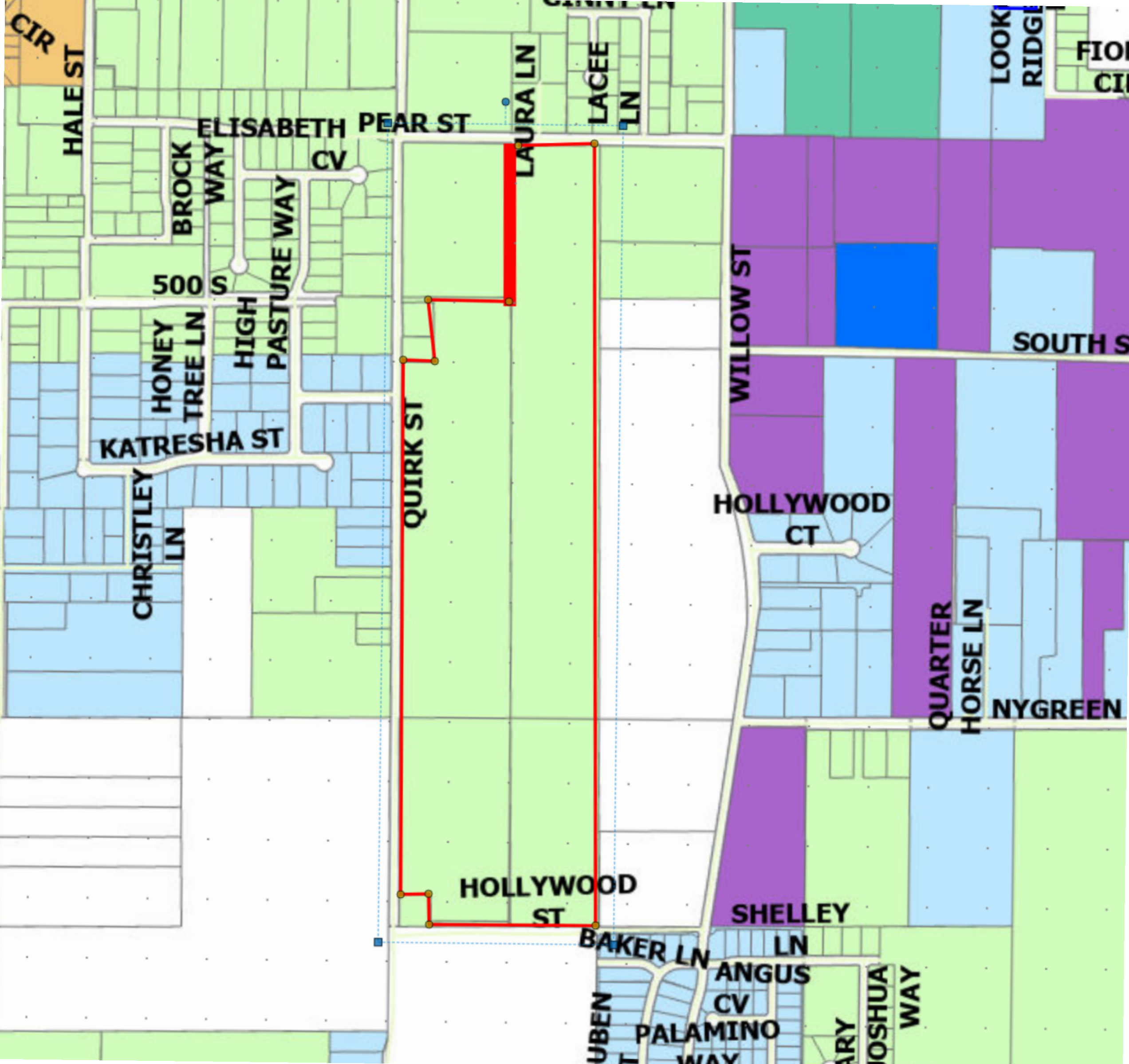
Future School Site
54.807 acres

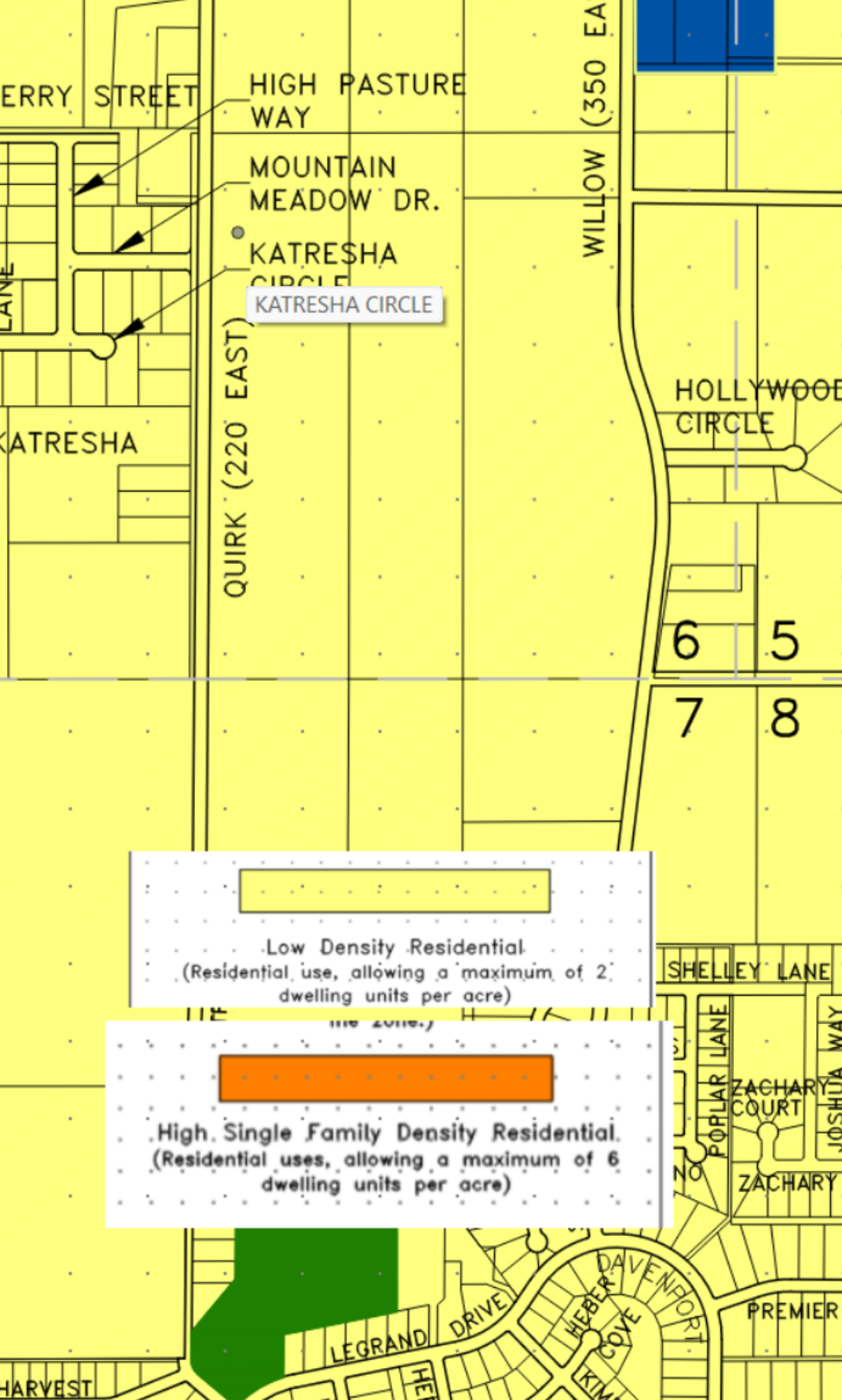
Future Residential
58.497 acres

Quirk St
Willow St
Pear St
Broderick Way
Henson St
Stafford St
Ginny Ln
Ginny Cir
Laura Ln
Lacee Ln
Brock Way
Madeline Court
Elisabeth Cove
Cranberry St
Dutton Ct
500 South
Dristeena Way
Honey Tree Ln
High Pasture Way
Katresha St
Katresha Cir
Christley Ln
South St
Hollywood Ct
Hollywood St
Cedar Rd
Spruce
Baker Ln
Shelley Ln
Angus Cv
Poplar Ln
Joshua Way

01-073-0-0071
01-073-0-0010
01-073-0-0008
01-073-0-0011
11-031-0-0003
01-073-0-0015
01-073-0-0016
01-073-0-0044
01-073-0-0067
01-073-0-0027
19-090-0-0003
19-090-0-0001
19-090-0-0002
01-072-0-0016
01-072-0-0022
01-072-0-0063
01-072-0-9501
01-072-0-0042
01-070-0-0077
01-072-0-0054
01-072-0-0062
01-071-0-0013
10-021-S-0001
16-052-0-0009
01-071-0-0012
11-010-0-0002
01-071-0-0008
19-034-0-004A
19-034-0-004B
01-071-0-0016
21-017-0-0001
16-009-0-0001
15-031-0-005A
01-074-0-0013
01-074-0-0014
01-074-0-0015
01-074-0-0010
01-074-0-0012
01-074-0-0009
01-074-0-0016
14-044-0-0001
24-027-0-0111


19-090-0-0002
01-073-0-0067
Pear St
Elisabeth Cove
01-072-0-0054
Dutton Ct
01-072-0-0062
01-071-0-0013
High Pasture Way
01-071-0-0012
11-010-0-0002
01-071-0-0008
South St
10-021-S-0001
10-021-S-0002
16-052-0-0009
Katresha Cir
19-034-0-004A
19-034-0-004B
21-017-0-0001
Hollywood Ct
16-009-0-0001
15-031-0-005A
15-031-0-005B
01-074-0-0013
01-074-0-0010
01-074-0-0012
01-074-0-0014
01-074-0-0015
Cedar Rd
Spruce Ln
01-074-0-0009
Hollywood St
Baker Ln
Shelley Ln
01-074-0-0016
Angus Cv
Poplar Ln
Ruben Ct
Palamino Way
Joshua Way
14-044-0-0001
Laura Ln
Willow St
01-072-0-0501
01-072-0-0042
01-070-0-0077
01-071-0-0014
01-070-0-0027
01-070-0-0100
01-070-0-0002


CIR
HALE ST
ELISABETH CV
PEAR ST
LAURA LN
LACEE LN
BROCK WAY
PASTURE WAY
500 S
HONEY TREE LN
HIGH
QUIRK ST
KATRESHA ST
CHRISTLEY LN
WILLOW ST
HOLLYWOOD CT
SOUTH S
QUARTER HORSE LN
NYGREEN
HOLLYWOOD ST
BAKER LN
SHELLEY LN
ANGUS CV
PALAMINO WAY
JOSHUA WAY


HIGH PASTURE WAY
MOUNTAIN MEADOW DR.
KATRESHA CIRCLE
KATRESHA CIRCLE
QUIRK (220 EAST)
WILLOW (350 EA
HOLLYWOOD CIRCLE
6
5
7
8
Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)
High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)
SHELLEY LANE
POPLAR LANE
ZACHARY COURT
ZACHARY
LEGRAND DRIVE
DAVENPORT
HEBER COVE
PREMIER

AGENDA ITEM #5

Presentation, Public Hearing, Discussion, and Consideration: Consideration of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street.

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

GRANTSVILLE CITY
STAFF REPORT

To: Grantsville City Planning Commission
From: Community Development Department
Date: March 17th, 2026
Agenda Item: Presentation, Public Hearing, Discussion, and Consideration of the proposed Dave Christensen Single Lot Development and Private Lane located at approximately 417 E Durfee Street.

Application Summary

The applicant, **David Christensen**, is requesting approval of a **Single Lot Development (SLD)** located at approximately **417 E Durfee Street**. The proposal includes the creation of a single residential lot and the construction of a **private lane** that will provide access to the property.

The proposal is being reviewed in accordance with **Chapter 24 of the Grantsville City Land Use and Development Management Code**, which requires Planning Commission approval for Single Lot Developments and private streets.

Project Description

The proposed development consists of:

- **One residential lot**
- Lot size of approximately **53,535 square feet (1.23 acres)**
- Access provided from **Durfee Street** via a **private lane** constructed to city standards
- Associated utility improvements and stormwater management infrastructure

The plat indicates the property is located within the **Northwest Quarter of Section 5, Township 3 South, Range 5 West**, within Grantsville City.

The lot meets the required setback standards shown on the plat:

Minimum yard setbacks include:

*** 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.

- Front yard: **25 feet**
- Rear yard: **20 feet**
- Side yard (main building): **7.5/15 feet** depending on location

Utilities and drainage easements are provided as required along the property boundaries.

Private Lane

Access to the lot will be provided via a **private lane connecting to Durfee Street**.

The private lane is required to meet **Grantsville City engineering and construction standards** and will include:

- Emergency vehicle access
- Utility easements
- Public utility and drainage easements

The plat specifically identifies the access as an **Emergency Vehicle Access and Grantsville City Non-Exclusive Utility Easement**.

Because private streets require Planning Commission approval under **Chapter 2**, the Planning Commission must review and approve the private lane as part of this application.

Utilities and Infrastructure

The development plans include:

- Water service connection
- Sewer service connection
- Stormwater retention design
- Drywell drainage infrastructure
- Erosion control measures during construction

Stormwater retention will be provided with the future development of the lot as outlined in the project notes.

Code Compliance

*** 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.

Staff has reviewed the proposal and finds that:

- The lot **meets minimum zoning requirements**
- The **private lane meets city engineering standards**
- Utility and drainage easements are provided
- Access for emergency services is included

Because the development complies with the applicable code provisions, the Planning Commission's role is primarily to review and approve the **Single Lot Development and private lane**.

Staff Recommendation

Staff recommends **approval** of the proposed Single Lot Development and private lane located at approximately **417 E Durfee Street**, subject to standard development requirements.

With Conditions

1. The private lane shall be constructed in accordance with Grantsville City engineering standards.
2. All required utility, drainage, and access easements shall be recorded with the final plat.
3. Any additional conditions required by the City Engineer or Public Works Department shall be satisfied.

Motion to Recommend Approval

"I move to recommend approval of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street.

Motion to Recommend Approval

(With Modifications or Additional Direction)

"I move to recommend approval of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street. with the following modifications or additional direction:"
(Commissioner clearly states modifications or additional direction for the record.)

Motion to Recommend Denial

*** 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.

"I move to recommend denial of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street."

Motion to Table

"I move to table of the proposed Dave Christensen single lot development and private lane, approximately 417 E Durfee Street."

*** 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.

Grantsville City Development Review
Submittal # 4 03/04/2026

APPROVED
Grantsville City
Planning Department
03/04/2026

APPROVED
Grantsville City
Engineer
03/04/2026

Approved
Grantsville
Irrigation Co.
03/05/2026

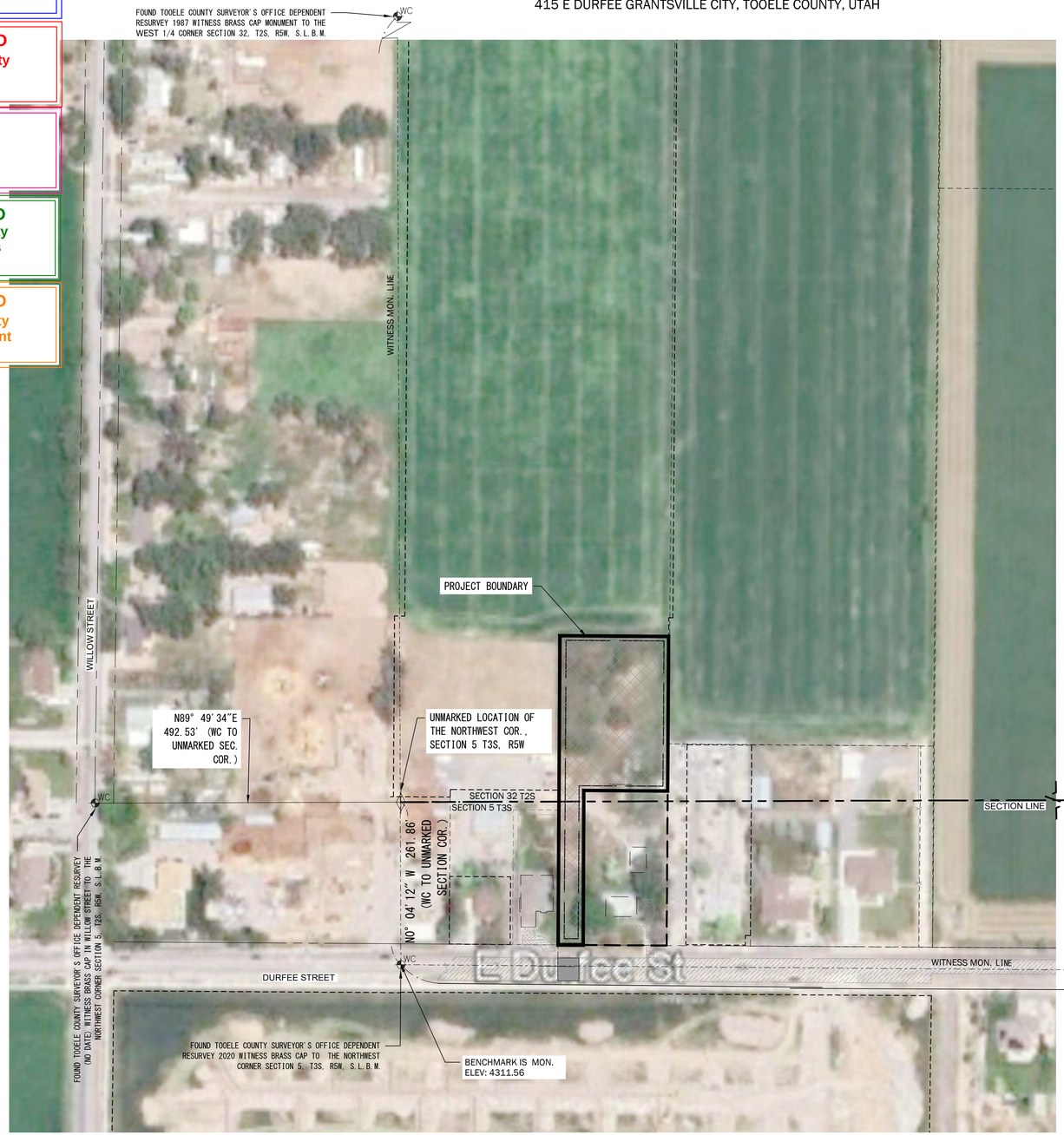
APPROVED
Grantsville City
Public Works
03/05/2026

APPROVED
Grantsville City
Fire Department
03/09/2026

COVER

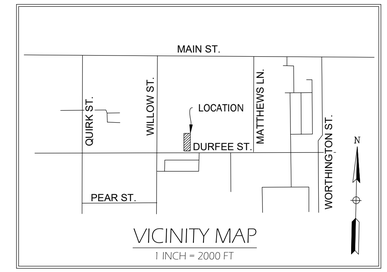
DAVID AND TRACY CHRISTENSEN SINGLE LOT DEVELOPMENT

415 E DURFEE GRANTSVILLE CITY, TOOELE COUNTY, UTAH



1 AREA REFERENCE MAP
SCALE: NTS

Sheet List Table	
Sheet Number	Sheet Title
1	G-001 - COVER
2	G-002 - ABBREVIATIONS AND LEGEND
3	V-102 - PLAT
4	V-103 - RECORD OF SURVEY
5	CS-101 - SITE PLAN
6	PP-01 - PLAN AND PROFILE
7	C-500 - GRANTSVILLE CITY MODIFICATIONS TO APWA
8	C-501 - CIVIL DETAILS
9	C-511 - EROSION CONTROL DETAILS
10	C-551 - CIVIL WATER DETAILS
11	GRANTSVILLE CITY STANDARD NOTES



VICINITY MAP
1 INCH = 2000 FT

CONTACTS:

ENGINEER:	CIVIL PROJ-EX	435-228-6736
SURVEYOR:	CIVIL PROJ-EX	435-228-6736
OWNER REPRESENTATIVE:	DAVID CHRISTENSEN	435-830-0111

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CITY BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

Utah Code 10-9a-509 (1) (g)

A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:

(i) in a land use permit;

(ii) on the subdivision plat;

(iii) in a document on which the land use permit or subdivision plat is based;

(iv) in the written record evidencing approval of the land use permit or subdivision plat;

(v) in this chapter; or

(vi) in a municipal ordinance.

REQUIRED PRE-CONSTRUCTION MEETING DATE:

GRANTSVILLE CITY APPROVAL DATE:

GRANTSVILLE CITY ENGINEER

APPROVED BY CITY ENGINEER - GRANTSVILLE CITY, UTAH. FOR PUBLIC IMPROVEMENTS ONLY SHEETS (_____)

BY: _____ DATE: _____

GRANTSVILLE CITY ENGINEER

"Approval of these plans does not release the developer from responsibility for correction of mistakes, errors or omissions contained therein. If during the course of construction, the public interest requires a modification or a departure from the city specifications, or the approved plans, the city shall have the authority to require such modification or a departure, and to specify the manner which the same is made.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE IRRIGATION COMPANY

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

GRANTSVILLE IRRIGATION COMPANY

No.	Revisions	By	Date
1			.

FOR REVIEW

Designed By BVB
Date Issued 2026.01.13
Project Number 24-45019
Drawn By BVB

Project Name:
DAVID AND TRACY CHRISTENSEN
SINGLE LOT DEVELOPMENT,
GRANTSVILLE, UTAH

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
Barry V. Bunderson
2026.01.13

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

Sheet Name:
G-001

LEGENDS AND ABBREVIATIONS

SYMBOLS

EXISTING		PROPOSED
	UTILITY POLE	
	GUY WIRE	
E E	ELECTRIC TRANSFORMER	E E
	ELECTRIC METER	
E	ELECTRIC MANHOLE	E
TYPE	LIGHT POLE	TYPE
	UTILITY VALVE	
U	UTILITY JUNCTION BOX	U
GV	GAS VALVE	GV
G	GAS METER	G
G	GAS MANHOLE	G
B	BOLLARD POST	B
ABC	MAIL BOX	
	SIGN	
	TREE	
D	STORM DRAIN MANHOLE	D
	STORM DRAIN COMBO BOX	
	CURB INLET	
	CATCH BASIN	
	FLARED END SECTION	
WM	WATER METER	WM
WV	WATER VALVE	WV
W	WATER MANHOLE	W
W	WELL	W
	FIRE HYDRANT	
FR	FIRE RISER	FR
	POST INDICATER VALVE	
IRR	IRRIGATION VALVE	IRR
IRR	IRRIGATION BOX	IRR
S	SANITARY SEWER MANHOLE	S
R.D C.O	ROOF DRAIN / CLEAN OUT	R.D C.O
T COM	COMMUNICATION PEDESTAL	T COM
CABLE	COMMUNICATION JUNCTION BOX	CABLE
COM F.O.	COMMUNICATION MANHOLE	COM F.O.
TR	TRAFFIC MANHOLE	TR
SP	SIGNAL POLE	SP
	TRAFFIC MAST ARM	
TRAFFIC	TRAFFIC JUNTION BOX	TRAFFIC
TP	TEST PIT	TP
	VENT PIPE	
WC	SECTION MONUMENT	WC
	BENCHMARK MONUMENT	
	STREET MONUMENT	
	RIGHT OF WAY MONUMENT	
	REBAR AND CAP	
	NAIL AND WASHER	
PK	P K NAIL	PK
	COPPER / LEAD RIVET	
XXXX	PAY ITEM (CONSTRUCTION ID)	
X	CONSTRUCTION NOTE	

FITTING SCHEDULE

REDUCERS	R10X8 (10'' BY 8'' REDUCER) SMALL END SIZE (in) LARGE END SIZE (in) FITTING DESIGNATION, R = REDUCER
TEES	T8X6 (8'' BY 8'' BY 6'' TEE) BRANCH PIPE SIZE (in) THROUGH PIPE SIZE (in) FITTING DESIGNATION, T = TEE
BENDS	B12.45 (12'', 45° BEND) BEND ANGLE (DEGREES) BEND SIZE (in) FITTING DESIGNATION, B = BEND
CAPS	C12 (12'' CAP) CAP SIZE (in) FITTING DESIGNATION, C = CAP/PLUG

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄/C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LF OR LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
TA	= TOP OF ASPHALT
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TC	= TOP OF CONCRETE
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2/YD2	= SQUARE YARD

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

No.	Revisions	By	Date
1		.	.

FOR REVIEW

Project Number 24-45019

Designed By BVB

Drawn By BVB

Date Issued 2026.01.13

Project Name:

DAVID AND TRACY CHRISTENSEN
SINGLE LOT DEVELOPMENT,
GRANTSVILLE, UTAH

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 OUTLARK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2026.01.13

Sheet Name:

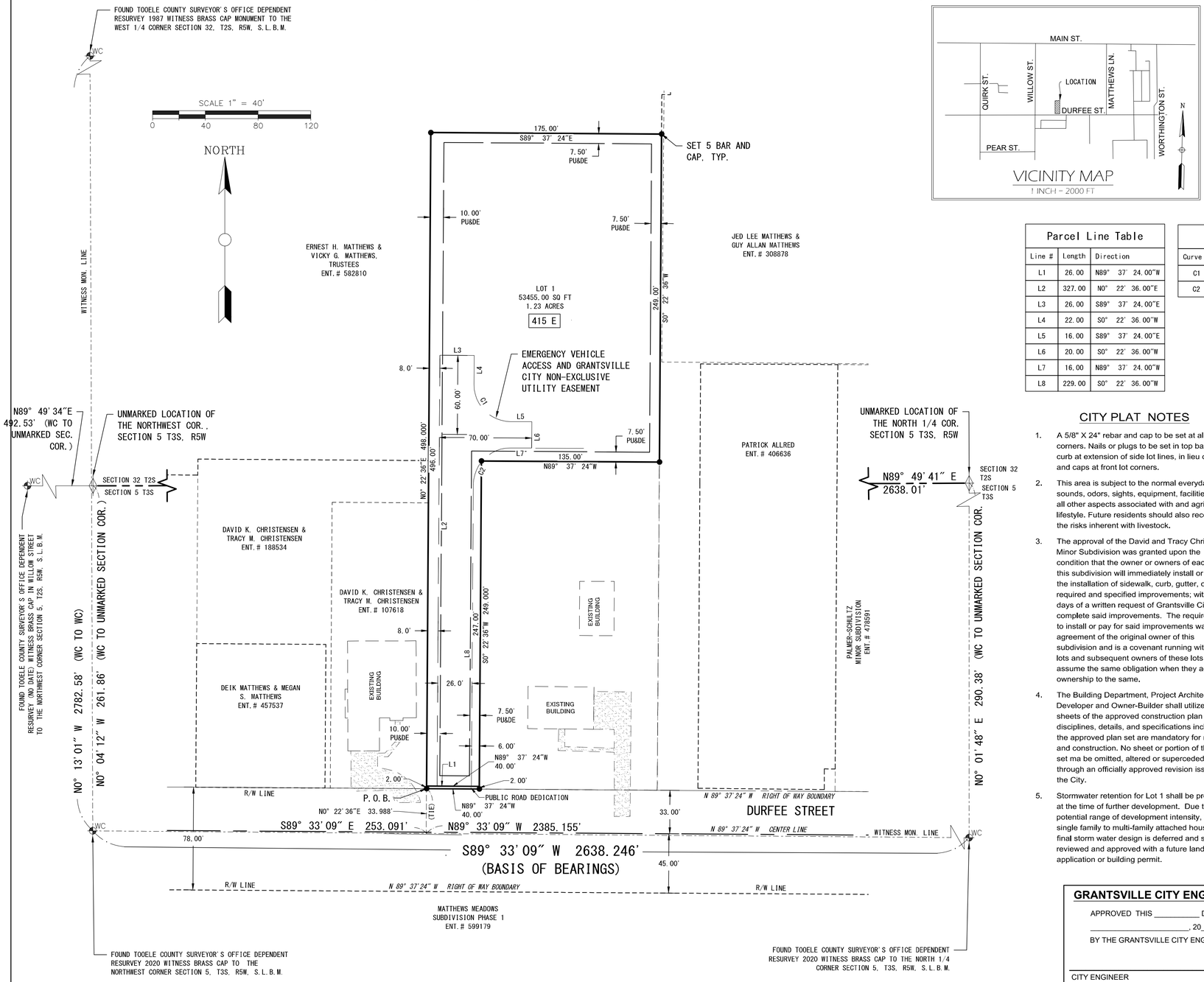
G-002

FINAL PLAT- FOR REVIEW - DAVID AND TRACY CHRISTENSEN MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

PREPARED BY:
CIVIL PROJ-EX, INC.
96 QUIRK
GRANTSVILLE UTAH 84029
PHONE: (435) 228-6736

BARRY V. BUNDERSON NO. 7224167 — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH



LEGEND

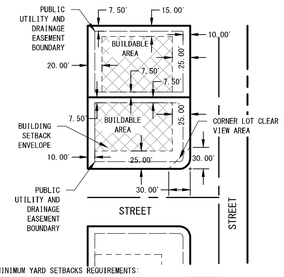
- REBAR, 24 INCH LONG WITH PLASTIC CAP STAMPED "BV BUNDERSON PLS 7224167" TO BE SET.
- FOUND REBAR AND CAP
- SECTION MONUMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE

Parcel Line Table		
Line #	Length	Direction
L1	26.00	N89° 37' 24.00"W
L2	327.00	N0° 22' 36.00"E
L3	26.00	S89° 37' 24.00"E
L4	22.00	S0° 22' 36.00"W
L5	16.00	S89° 37' 24.00"E
L6	20.00	S0° 22' 36.00"W
L7	16.00	N89° 37' 24.00"W
L8	229.00	S0° 22' 36.00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.98	28.00	90° 00' 00"	S44° 37' 24"E	39.60
C2	43.98	28.00	90° 00' 00"	S45° 22' 36"W	39.60

CITY PLAT NOTES

1. A 5/8" X 24" rebar and cap to be set at all lot corners. Nails or plugs to be set in top back of curb at extension of side lot lines, in lieu of rebar and caps at front lot corners.
2. This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with and agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
3. The approval of the David and Tracy Christensen Minor Subdivision was granted upon the condition that the owner or owners of each lot in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter, or other required and specified improvements; within 90 days of a written request of Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall assume the same obligation when they acquire ownership to the same.
4. The Building Department, Project Architect, Developer and Owner-Builder shall utilize all sheets of the approved construction plan set. All disciplines, details, and specifications included in the approved plan set are mandatory for review and construction. No sheet or portion of the plan set ma be omitted, altered or superceded except through an officially approved revision issued by the City.
5. Stormwater retention for Lot 1 shall be provided at the time of further development. Due to the potential range of development intensity, from single family to multi-family attached housing, final storm water design is deferred and shall be reviewed and approved with a future land use application or building permit.



MINIMUM YARD SETBACKS REQUIREMENTS:

FRONT YARD	25 FEET
REAR YARD	20 FEET
SIDE YARD FOR MAIN BUILDINGS	5+/15 FEET
SIDE YARD	4 FEET+
REAR YARD FOR ACCESSORY BUILDINGS	1 FOOT+

ON CORNER LOTS, 2 FRONT YARDS AND 2 SIDE YARDS ARE REQUIRED
+Setback shall be as listed or match the easement width. whichever is greater

1 TYPICAL LOT SETBACKS
SCALE: NTS

SURVEYOR'S CERTIFICATE

I, Barry V. Bunderson, do hereby certify that I am a Professional Land Surveyor, that I hold License No. 7224167 as prescribed by the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act; that I, as Vice President of Civil Proj-Ex, Inc., have completed a survey of the property depicted and described on this plat in accordance with Section 17-23-17, and have verified the measurements shown on this plat. I further certify that by authority of the owners, I have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as DAVID AND TRACY CHRISTENSEN MINOR SUBDIVISION and that the same has been monumented on the ground as represented on this plat.

BOUNDARY DESCRIPTION

Located in the Northwest 1/4 of Section 5, Township 3 South, Range 5 West, and the Southwest 1/4 of Section 32, Township 2 South, Range 5 West, Salt Lake Meridian, Grantsville, Utah.

Beginning at a point on the northerly right of way boundary of Durfee Street, a 78-foot public street, which point is South 89°33'09" East 253.091 feet and North 0°22'36" East 33.988 feet from the Tooele County Dependent Resurvey 2020 Witness Monument in Durfee Street (Basis of Bearing is S 89°33'09" W 2638.246 feet along the witness monument line between the 2020 brass cap witness monument to the Northwest Corner of Section 5 in Durfee Street to the 2020 brass cap witness monument to the North 1/4 Corner of Section 5 in Durfee Street); thence North 0°22'36" East 498.00 feet along a fence and its extension; thence South 89°37'24" East 175.00 feet along a fence; thence South 0°22'36" West 249.00 feet along a fence; thence North 89°37'24" West 135.00 feet; thence South 0°22'36" West 249.00 feet; thence North 89°37'24" West 40.00 feet along said northerly right of way boundary of Durfee Street returning to the point of beginning.

Containing 53,535 s.f, or 1.22889 Acres

Subject to and together with agreements, conditions, restrictions, easements, rights, rights-of-way, reservations, and covenants of record, or apparent use, or enforceable in law or equity.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the hereon described tract of land, hereby cause the same to be subdivided into lots, parcels and streets, together with easements, hereafter known as the

DAVID AND TRACY CHRISTENSEN MINOR SUBDIVISION

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use.The undersigned Owner(s) also hereby convey(s) to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this _____ day of ____ _____ A.D., 20___.

By: David K. Christensen

By: Tracy A. Christensen

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF TOOELE

On the ____ day of _____ A.D., 20___; _____

_____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in State of Utah, who after being duly sworn, acknowledged to me that He/She signed the Owner's Dedication freely and voluntarily for the purposes therein mentioned.

My commission expires _____ _____
residing in _____ Notary Public

DEVELOPER: DAVID CHRISTENSEN
(435) 830-0111
411 EAST DURFEE ST., GRANTSVILLE, UT 84029

DRN: BVB DATE:2026.02.17	SCALE: AS SHOWN	V-102
DES: BVB DATE:2026.02.17	JOB # 24-45019	NO. 1 OF 1
CKD: BVB DATE:2026.02.17		

DAVID AND TRACY CHRISTENSEN MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

GRANTSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE GRANTSVILLE CITY ENGINEER..

_____
CITY ENGINEER

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE GRANTSVILLE CITY PLANNING AND ZONING COMMISSION.

_____
CHAIRPERSON, GRANTSVILLE CITY PLANNING AND ZONING

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

_____
CHIEF, GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____.
BY THE GRANTSVILLE CITY ATTORNEY.

_____
GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY MAYOR

APPROVED THIS _____ DAY OF _____, 20_____
BY THE GRANTSVILLE CITY MAYOR.

MAYOR _____.

ATTEST: CITY RECORDER _____.

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY TREASURER.

_____
TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION.
RECORD OF SURVEY FILE # 2026-_____

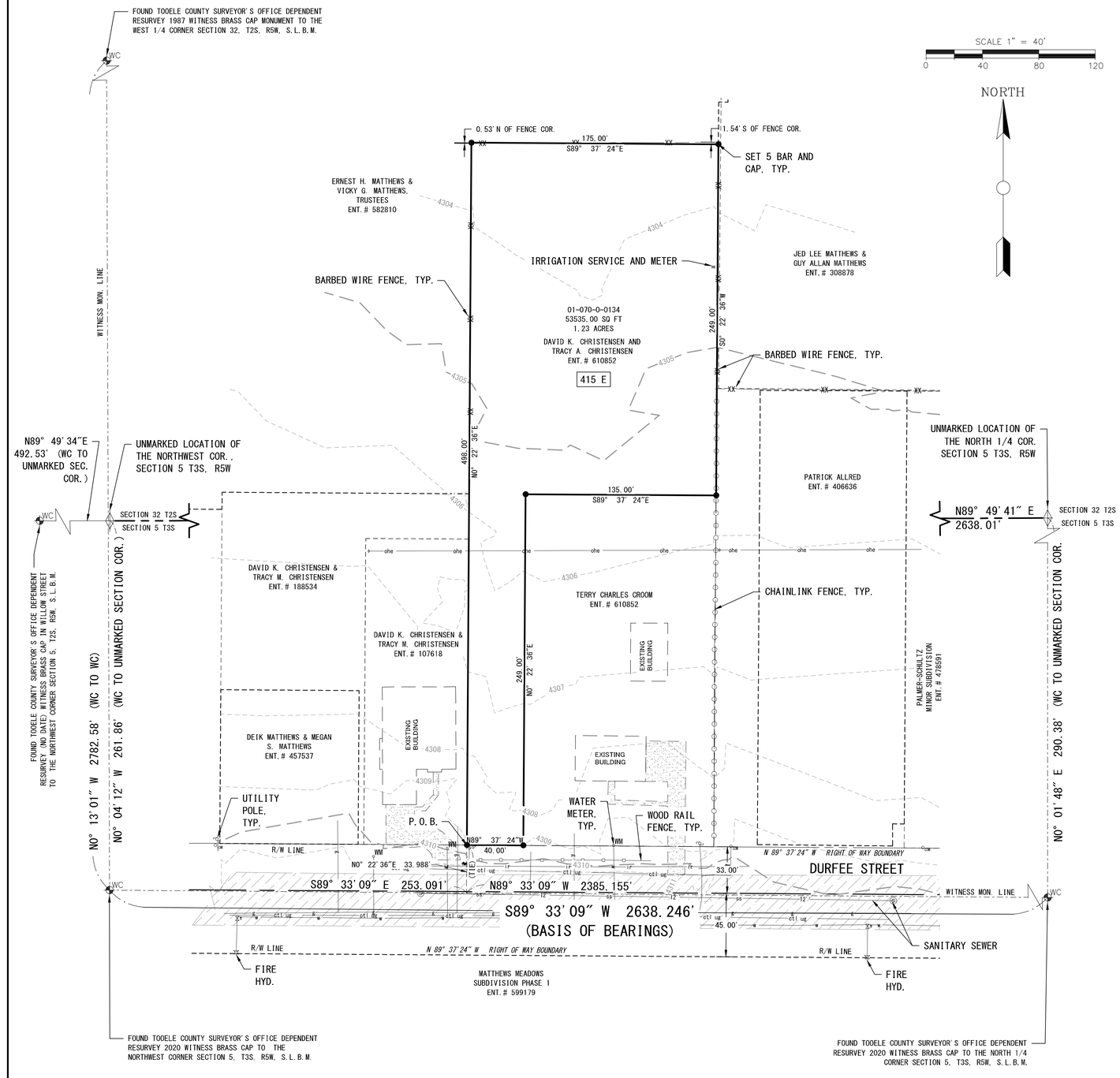
DATE: _____ TOOELE COUNTY SURVEYOR

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____

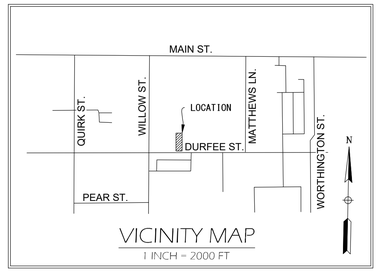
_____
TOOELE COUNTY RECORDER

RECORD OF SURVEY



LEGEND

- ● 5/8" REBAR, 24 INCH LONG WITH PLASTIC CAP STAMPED "BV BUNDERSON PLS 7224167" TO BE SET.
- FOUND REBAR AND CAP
- SECTION MONUMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE



VICINITY MAP
1 INCH = 2000 FT

RECORD BOUNDARY DESCRIPTIONS

Parcel 1-70-134: (Entry No. 610853)

Located in the Northwest 1/4 of Section 5, Township 3 South, Range 5 West, and the Southwest 1/4 of Section 32, Township 2 South, Range 5 West, Salt Lake Meridian, Grantsville, Utah

Beginning at a point on the northerly right of way boundary of Durfee Street, a 78-foot public street, which point is South 89°33'09" East 253.091 feet and North 0°22'36" East 33.988 feet from the Tooele County Dependent Resurvey 2020 Witness Monument in Durfee Street (Basis of Bearing is S 89°33'09" W 2638.246 feet along the witness monument line between the 2020 brass cap witness monument to the Northwest Corner of Section 5 in Durfee Street to the 2020 brass cap witness monument to the North 1/4 Corner of Section 5 in Durfee Street);

thence North 0°22'36" East 498.00 feet along a fence and its extension;

thence South 89°37'24" East 175.00 feet along a fence;

thence South 0°22'36" West 249.00 feet along a fence;

thence North 89°37'24" West 135.00 feet;

thence South 0°22'36" West 249.00 feet

thence North 89°37'24" West 40.00 feet along said northerly right of way boundary of Durfee Street returning to the point of beginning.

Containing 53,535 s.f. or 1.22899 Acres

AS SURVEYED BOUNDARY DESCRIPTIONS

Parcel 1-70-134: (Entry No. 610853)

Located in the Northwest 1/4 of Section 5, Township 3 South, Range 5 West, and the Southwest 1/4 of Section 32, Township 2 South, Range 5 West, Salt Lake Meridian, Grantsville, Utah

Beginning at a point on the northerly right of way boundary of Durfee Street, a 78-foot public street, which point is South 89°33'09" East 253.091 feet and North 0°22'36" East 33.988 feet from the Tooele County Dependent Resurvey 2020 Witness Monument in Durfee Street (Basis of Bearing is S 89°33'09" W 2638.246 feet along the witness monument line between the 2020 brass cap witness monument to the Northwest Corner of Section 5 in Durfee Street to the 2020 brass cap witness monument to the North 1/4 Corner of Section 5 in Durfee Street);

thence North 0°22'36" East 498.00 feet along a fence and its extension;

thence South 89°37'24" East 175.00 feet along a fence;

thence South 0°22'36" West 249.00 feet along a fence;

thence North 89°37'24" West 135.00 feet;

thence South 0°22'36" West 249.00 feet

thence North 89°37'24" West 40.00 feet along said northerly right of way boundary of Durfee Street returning to the point of beginning.

Containing 53,535 s.f. or 1.22899 Acres

SURVEY NOTES

1. This Plat represents a survey of Parcel 01-070-0-0002, lands described at Entry 588193 of the Tooele County Recorder's Office.
2. Dimensions shown are measured. For record dimensions, see reference document(s) noted.
3. Plat does not represent an "ALTA/NSPS Land Title Survey".
3. There may be structures and improvements located on this tract which are not shown hereon.
4. There may be easements which affect the lands shown hereon.
5. The location of underground utilities was not within the scope of work to be accomplished by surveyor. No excavations were made during the progress of this survey to find or verify buried utilities locations.
6. No statement is made concerning subsurface conditions, or the existence or nonexistence of underground or overhead containers or facilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined as a part of this survey.
7. This survey doesn't purport to determine the boundaries of adjoining properties. If any gaps or overlaps of deed lines exist, then boundary line agreements may be necessary to resolve any discrepancies between deed lines and/or lines of occupation after the adjoining properties boundaries have been determined by a real survey.

REFERENCED LAND RECORDS

1. ENTRY NO. 610852 QCD CROOM
2. ENTRY NO. 610853 QCD CHRISTENSEN
3. ENTRY NO. 406636 QCD ALLRED
4. ENTRY NO. 107618 QCD CHRISTENSEN
5. ENTRY NO. 188534 QCD CHRISTENSEN
5. ENTRY NO. 457537 WD MATTHEWS
5. ENTRY NO. 582810 WD MATTHEWS
6. ENTRY NO. 318265 BOUNDARY LINE AGREEMENT MATTHEWS
7. ROS 2012-0012 BY NOLAN C. HATHCOCK
12. ROS 2018-0075 BY DUSTY BISHOP
13. ENTRY NO. 478591 PALMER-SCHULTZ MINOR SUBDIVISION
14. ENTRY NO. 599179 MATTHEWS MEADOWS SUBDIVISION PHASE 1
15. ROS 2024-0088 BY BARRY V. BUNDERSON

SURVEYOR'S NARRATIVE

THE CENTERLINE OF DURFEE STREET HAS BEEN ESTABLISHED BY PREVIOUS SURVEYS INCLUDING TOOELE COUNTY SURVEYOR'S OFFICE FILE # 2018-0075, 2012-0012.AS WELL AS THE PALMER SCHULTZ MINOR SUBDIVISION ENTRY NO. 478591 AND MATTHEWS MEADOWS SUBDIVISION PHASE 1 ENTRY NO. 599179. THE NORTHERLY BOUNDARY OF DURFEE STREET WAS HELD BY THIS SURVEY AT A 33 FT RECORD OFFSET FROM THE PREVIOUSLY ESTABLISHED CENTERLINE. THE EAST AND WEST BOUNDARIES OF THE SUBJECT PARCEL WERE HELD TO BE PERPENDICULAR TO THE CENTERLINE AND MATCHED VERY WELL TO THE EXISTING FENCE LINES ON BOTH THE EAST AND WEST BOUNDARIES OF THE SUBJECT PARCEL. THE NORTHERLY BOUNDARY OF THE PARCEL WAS HELD AT THE RECORD DIMENSION OF 498 FT PARALLEL WITH THE NORTHERLY RIGHT OF WAY BOUNDARY OF DURFEE STREET AND MATCHES THE EXISTING FENCE LINE ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT PARCEL REASONABLY WELL.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 89° 33' 09" W 2,638.246 FEET FROM THE 2020 TOOELE COUNTY SURVEYOR'S DEPENDENT RESURVEY BRASS CAP WITNESS MONUMENT IN DURFEE STREET TO THE NORTHWEST CORNER OF SECTION 5, T3S, R5W, SALT LAKE MERIDIAN: TO THE TOOELE COUNTY SURVEYOR'S DEPENDENT RESURVEY 2020 BRASS CAP WITNESS MONUMENT IN DURFEE STREET TO THE NORTH 1/4 CORNER OF SECTION 5, T3S, R5W, SALT LAKE MERIDIAN

SURVEYOR'S CERTIFICATE

I, Barry V. Bunderson, do hereby certify that I am a Professional Land Surveyor, that I hold License No. 7224167 as prescribed by the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act; that I, as Vice President of CIVIL PROJ-EX, Inc., have completed a survey of the property depicted and described on this plat in accordance with Section 17-23-17, and that this plat represents the results of a survey performed by me and that the information shown heron is true and correct to the best of my knowledge and belief.

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL LAND SURVEYOR
BARRY V. BUNDERSON
NO. 7224167
8.18.2025
Barry V. Bunderson
STATE OF UTAH

DRN: BVB DATE: 2025.08.18	SCALE: AS SHOWN	V-103
DES: BVB DATE: 2025.08.18	JOB # 24-45019	NO. 1 OF 1
CKD: BVB DATE: 2025.08.18		

RECORD OF SURVEY MAP
FOR: DAVID CHRISTENSEN
Located in NW 1/4 of Section 5, T3S, R5W and the SW 1/4 of Section 32, T2S, R5W Salt Lake Meridian, Grantsville, Tooele County, Utah

AGENDA ITEM #6

Presentation, Public Hearing, Discussion, and Consideration: Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2.

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

GRANTSVILLE CITY
STAFF REPORT

To: **Grantsville City Planning Commission**
From: **Community Development Department**
Date: **March 17th, 2026**
Agenda Item: Presentation, Public Hearing, Discussion, and Consideration: **Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2 – Definitions.**

REQUEST

The Planning Commission is being asked to review and consider proposed amendments to **Chapter 2 – Definitions** of the Grantsville City Land Use and Development Management Code. The proposed amendments add new definitions and update existing language that was previously discussed and requested by the Planning Commission and staff.

BACKGROUND

During recent reviews of the Land Use and Development Management Code, staff identified several definitions that needed clarification or expansion to improve interpretation and administration of the code. Additionally, the Planning Commission previously requested that several definitions be added or refined to better align with recent code amendments and development practices.

The purpose of these updates is to ensure that terms used throughout the zoning code are clearly defined and consistently interpreted when reviewing applications, enforcing regulations, and administering land use decisions.

The formatting of Chapter 2 has also been updated to improve readability and organization within the code.

SUMMARY OF PROPOSED AMENDMENTS

The proposed amendments to **Chapter 2 – Definitions** include the following general changes:

*** 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.

Additional Definitions

Several new definitions have been added to clarify terminology used throughout the Land Use and Development Management Code. These additions help ensure that terms referenced in zoning regulations, conditional uses, development standards, and permitting processes are clearly understood.

Updated Definitions

Certain existing definitions have been revised to provide clearer descriptions and improve consistency with other sections of the code. These updates remove ambiguity and assist staff, applicants, and decision-makers when interpreting land use regulations.

Formatting Improvements

The chapter formatting has been reorganized to improve readability and consistency within the municipal code. These formatting adjustments make the definitions easier to locate and reference when reviewing development proposals.

STAFF ANALYSIS

Definitions serve as the foundation for interpreting the zoning code. When terminology is unclear or inconsistent, it can create confusion during application review and enforcement. The proposed updates strengthen the code by ensuring terms are clearly defined and aligned with the regulatory language used throughout the Land Use and Development Management Code.

These amendments are primarily **clarifying and administrative in nature**.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a **positive recommendation** to the City Council for the adoption of the proposed amendments to **Chapter 2 – Definitions** of the Grantsville City Land Use and Development Management Code.

Motion to Recommend Approval

"I move to recommend approval of the Proposed amendments to the Grantsville City Land Use

*** 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.

and Management Code, Chapter 2, and forward a positive recommendation to the City Council."

Motion to Recommend Approval

(With Modifications or Additional Direction)

"I move to recommend approval of the Proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2, with the following modifications or additional direction and forward a positive recommendation to the City Council:"

(Commissioner clearly states modifications or additional direction for the record.)

Motion to Recommend Denial

"I move to recommend approval of the Proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2, and forward a negative recommendation to the City Council."

Motion to Table

"I move to recommend approval of the Proposed amendments to the Grantsville City Land Use and Management Code, Chapter 2, to a future Planning Commission meeting."

*** 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.

Table of Contents

Conditional Use Permits

Chapter 2 Definitions

Chapter 2 Definitions

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

~~(1) "A" FRAME SIGN. Temporary and\or movable sign constructed with two sides attached at the top so as to allow the sign to stand in an upright position.~~

~~(2) ABANDONED SIGN. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity, and/or for which no legal owner can be found.~~

Commented [1]: Needs added to CH 20

(1) ~~(2a)~~ ACCESSORY FARM EMPLOYEE HOUSING (Amendment 8/21/02, complete addition of definition). A single-family dwelling providing the principal residence for a Farm employee and the employees' family.

(2) ~~(3)~~ ACCESSORY USE OR BUILDING. A use or building including solar energy systems and renewable energy uses on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals.

(3) ~~(4)~~ ACTIVE SOLAR SYSTEM. A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or systems necessary to balance or optimize active components.

(4) ~~(5)~~ AGENT. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.

(5) ~~(6)~~ AGRICULTURE. The production of food through the tilling of the soil, the raising of crops, breeding, and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.

(6) ~~(7)~~ AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS). The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.

~~(8) ALLEY. A private access way or thoroughfare minimum 26 feet in travel way width, which is privately owned and maintained and is designed to give secondary access to lots or abutting properties; or provide direct access to townhome garages an alley shall not be considered a street, for the purpose of this Ordinance. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Primary access shall be provided by a standard Residential Street which the residence fronts.~~

Commented [SM2]: Moved under streets

Commented [SM3R2]:

~~Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. If driveways are provided off alleyways the minimum driveway length shall be 25 feet. This 25 feet of driveway length does not include a 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet of a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.~~

(7) ~~(9)~~ ALLUVIAL SOILS. Areas subject to periodic flooding as defined in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

~~(10) ALTERATIONS, SIGN. A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.~~

(8) ~~(11)~~ ALTERATIONS, STRUCTURAL**.** Any change in the supporting members of a building, such as bearing walls, columns beams or girders.

(9) ~~(12)~~ AMUSEMENT PARK. Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.

(10) ~~(13)~~ ANIMAL CLINIC (ALSO ANIMAL HOSPITAL). Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.

~~(14) ANIMATED SIGN. (See and also note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasion by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:~~

~~(a) Naturally Energized – Signs whose motion is activated by wind or other atmospheric impingement. Wind driven signs include flags, banners, pennants, streamers, metallic disks, or other similar devices designed to move in the wind.~~

~~(b) Mechanically Energized – signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.~~

~~(c) Electrically energized – Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. electrically energized animated signs are of two types:~~

~~(1) Flashing Signs – Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase, and in which the intensity of illumination varied from zero (off) to 100 percent (on) during the programmed cycle.~~

~~(2) Illusionary Movement Signs – Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are~~

~~turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns.~~

(11) ~~(15)~~ APPURTENANCES. Appendages and incidental details on buildings are to be allowed such as building projections, coverings for mechanical equipment, etc.

(12) ~~(16)~~ ARCHITECTURAL PROJECTION. Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.

(13) ~~(17)~~ AUTOMOTIVE BODY AND FENDER SHOP. A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame or fenders, and including rebuilding.

(14) ~~(18)~~ AUTOMATIC CAR WASH. A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding 1.5 tons ~~1 & 1/2 tons~~ capacity.

(15) ~~(19)~~ AUTOMOBILE PAINT SHOP. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.

(16) ~~(20)~~ AUTOMOBILE REPAIR FACILITY OR SERVICE STATION**.** A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and repair services performed may include tube and tire repair, battery charging, storage of merchandise, and tune-up of automobiles, including major auto repair.

(17) ~~(21)~~ AUTOMOBILE SALES AREA. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition.

(18) ~~(22)~~ AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD). A lot or portion thereof used for the storage, dismantling, demolition, or abandonment, other vehicles, other machinery, or parts thereof.

(19) ~~(23)~~ AUTOMOBILE SELF SERVICE STATION. A place where gasoline or any other motor fuel for operating motor vehicles is offered for sale and is dispensed to the vehicle by the purchaser, the self-service station may be independent or in conjunction with a retail store.

(20) ~~(24)~~ AUTOMATIC TRUCK WASH. A facility for automatic self-service washing or cleaning of trucks exceeding 1/2 tons capacity.

(21) ~~(25)~~ AVERAGE SLOPE. An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane is 100 percent slope.

~~(26) AWNING. A shelter projecting from and supported by the exterior wall of a building constructed of non rigid materials on a supporting framework. (Compare "Marquee")~~

~~(27) AWNING SIGN. A sign painted on, printed on. or attached flat against the surface of an awning.~~

~~(28) BACK LIT AWNING. (see "Electric Awning Sign")~~

~~(29) BANNER SIGN. A Sign made of fabric or any non rigid material with no enclosing framework.~~

Commented [4]: Ch 20

Commented [5R4]: Needs added to CH 20

Commented [6]: In CH 20

(22) ~~(30)~~ BASEMENT. A story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than 1/2 of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.

(23) ~~(31)~~ BASEMENT HOUSE. A residential structure without a full story structure above grade.

(24) ~~(32)~~ BEGINNING OF CONSTRUCTION. The excavation or re-contouring of the site.

(25) ~~(33)~~ BIKE PATH (BIKE TRAIL, BIKE LANE). A right-of-way designed and constructed for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right-of-way, at grade, or at grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.

~~(34) BILLBOARD. (see "Off Premise Sign").~~

(26) ~~(35)~~ BLOCK. The land is surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat. See City Standards and Master Transportation Plan.

(27) ~~(36)~~ BOARDING HOUSE. A dwelling where, for compensation, and meals are provided for at least 3 but not more than 15 persons.

(28) ~~(37)~~ BUILDABLE AREA. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding 15 percent shall not be considered geotechnically buildable unless it is approved by conditional use permit.

(29) ~~(38)~~ BUILDING. Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.

(30) ~~(39)~~ BUILDING, ACCESSORY. A building which is subordinate to, and the use of which is incidental to that of the main building or use of the same lot.

(31) ~~(40)~~ BUILDING, HEIGHT OF. The vertical distance from the average natural grade surface at the foundation, to the highest point of the building roof or coping.

(32) ~~(41)~~ BUILDING OFFICIAL. The person designated or appointed as the Building Official for Grantsville City by the City Council.

(33) ~~(42)~~ CAMPGROUND. A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.

(34) ~~(43)~~ CAMPING. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.

(35) ~~(44)~~ CANOPY (BUILDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by a building at one or more points or extremities and by columns or posts embedded ~~in the ground at other points or extremities. (compare "Marquee")~~

~~(45) CANOPY (FREESTANDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by columns or posts embedded in the ground.~~

~~(46) CANOPY SIGN. A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.~~

(36) ~~(47)~~ CARPORT. A private garage not completely enclosed by walls or floors. For the purposes of this Code, a carport shall be subject to all the regulations prescribed for a private garage.

(37) ~~(48)~~ CELLAR. A room or rooms having more than 50 percent of the floor to ceiling height under the average level of the adjoining ground.

~~(49) CHANGEABLE SIGN. A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:~~

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

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

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

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

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

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

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

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

(41) ~~(53)~~ CITY COUNCIL. The elected legislative body of Grantsville City.

(42) (54) CLEARVIEW ZONE OR SIGHT TRIANGLE. The area of a corner lot closest to the intersection which is kept free of impairment to allow full view of both pedestrian and vehicular traffic. Such an area is established by marking a point at which the two curb lines intersect, measuring back ~~forty~~

Commented [7]: CH 20

Commented [8R7]: Add to CH 20

Commented [9]: CH 20

Commented [10R9]: add to CH 20

Commented [11]: 4.16 D states 30 feet. We should add AASHTO language to this.

~~(40)~~ thirty (30) feet along the back of the sidewalk of each street, and drawing a line between the two back points to form a triangular area.

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

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

(45) ~~(56.1)~~ COMMERCIAL DRIVEWAY. A driveway providing vehicular access to property used for purposes other than residential.

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

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

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

(49) ~~(60)~~ COMPREHENSIVE PLAN. (See General Plan).

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

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

Commented [SM12]: Add may

(52) ~~(61)~~ CONDITIONAL USE. means a land use that may be allowed within a zoning district upon review and approval of a Conditional Use Permit because the use, due to its nature, operational characteristics, or potential impacts, requires case-specific evaluation to ensure compliance with applicable standards. A Conditional Use shall be approved when reasonable conditions are proposed or can be imposed by the approving authority, to mitigate the reasonably anticipated detrimental effects of the proposed use. The approving authority may deny a Conditional Use only if the reasonably anticipated detrimental effects cannot be substantially mitigated through the proposal or the imposition of reasonable conditions. Conditions of approval shall be stated on the record and shall reasonably relate to mitigating the anticipated detrimental effects of the proposed use. ~~A land use that, because of its unique characteristics or potential impact on Grantsville city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this Code.)~~

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

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

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

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

(57) CORNER LOTS. A corner lot has two front yards prior to construction of a building. Upon construction, the front yard adjacent to the dwelling's primary entrance façade shall remain the Front Yard, and the second front yard shall automatically convert to a Street Side Yard. For purposes of setbacks, fencing, landscaping, and all other yard-based regulations, the required front yard setback shall apply to the designated Street Side Yard.

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

~~(66) COPY, SIGN. The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic or alphabetic form.~~

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

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

(61) ~~(69)~~ COUNTY. The unincorporated area of Tooele County.

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

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

(63) ~~(71.1)~~ CULINARY WATER AUTHORITY. The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

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

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

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

> (a) ~~(74-a)~~ NET DENSITY AND DEVELOPABLE ACREAGE: Net Density shall be determined by using the developable acreage of the entire proposed development. Developable acreage is land which is capable of being improved with landscaping or Dwelling Units. 1. Land allocated to or containing the following purposes or features may not be considered developable acreage and shall be omitted from the total acreage used to determine density: a. Street rights of way (not including public utility easements situated entirely on individual lots); b. Public and private open space and buffers; c. Commercial uses; d. Detention/Retention Basins; e. Geological Hazards and/or related environmental protection zones; f. Slopes of 25% or greater; or g. Is otherwise restricted from being developed for landscaping or with Dwelling Units by contract or law.

(67) ~~(75)~~ DESIGN, SUBDIVISION. The design includes: alignment, grade and width for easements and rights-of-way for utilities; the grading and general layout of lots and streets within the area; location of land to be dedicated for park and/or recreational purposes; and, such specific requirements in the plan and

configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.

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

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

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

(71) DEVIATION**.** A limited, case-specific departure from a numerical or dimensional zoning standard that may be approved administratively when the requested relief is minor, does not alter the essential character of the area, and does not undermine the intent of the underlying regulation. A deviation may only be granted where strict application of the standard would create practical difficulty due to the physical characteristics of the property, and where the requested reduction or modification remains within the maximum administrative deviation allowance established by this Code. A deviation is not a change to zoning, density, use, or any standard expressly requiring a variance.

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

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

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

~~(81) DOUBLE FACED SIGN. A sign with two faces diverged from a common angle of not more than 45 degrees or back to back~~

Commented [13]: Add to CH 20

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

(76) ~~(82.1)~~ DRIVEWAY APPROACH. The improved area between the roadway of a public street and private property intended to provide access for motor vehicles to a well-defined area on private property.

(77) ~~(82.2)~~ DRIVEWAY WIDTH. The width of the driveway measured at the right-of-way parallel with the roadway centerline. Minimum driveway width ~~length~~ shall be ~~25~~ 12-feet and primary access shall be provided by a standard residential street which the residence fronts. Shared driveways shall be a minimum width of 24-feet.

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

(79) ~~(84)~~ DWELLING, FOUR FAMILY (FOUR-PLEX). ~~A building containing only four dwelling units.~~ or QUADPLEX. Means a single building containing four distinct, self-contained housing units, each with its own entrance, kitchen, and bathroom, designed to house separate families or renters under one roof, with layouts that can be side-by-side, stacked, or mixed.

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

(81) ~~(86)~~ DWELLING, MULTIPLE FAMILY. A building containing more than one dwelling unit.

(82) ~~(87)~~ DWELLING, SINGLE FAMILY. A building containing only one dwelling unit.

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

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

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

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

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

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

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

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

~~(95) ELECTRIC AWNING SIGN. (also "Back Lit Awning"). An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.~~

~~(96) ELECTRICAL SIGN. A sign or sign structure in which electrical wiring, connection, or fixtures are used.~~

~~(97) ELECTRONIC MESSAGE CENTER. (see "Changeable Signs, Electrically Activated")~~

Commented [14]: Add to CH 20

Commented [15]: This is in CH 20

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

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

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

(94) ~~(101)~~ FACADE. The entire building front including the parapet.

~~(102) FACE OF A SIGN. The area of a sign on which the copy is placed.~~

(95) ~~(103)~~ FAMILY. One individual, or two or more persons related by blood, marriage, or adoption, living together in a single dwelling unit, and maintaining a common household. A family may include

four, but not more than four, non-related persons living with the residing family, the term family shall not be construed to mean a group of non-related individuals, a fraternity, club, or institutional group.

(96) (104) FAMILY FOOD PRODUCTION **AND THE RAISING OF LARGE, MEDIUM, AND SMALL ANIMALS.**. ~~The raising of animals for family food production, and horses, on adequately sized lots in appropriate locations. At least 10,000 square feet shall be provided for each large animal (horse, cow, etc.) At least 4,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.). At least 500 square feet shall be provided for each small animal (rabbits, poultry, etc) No animal shall be allowed to come closer than 100 fee from any dwelling. Not to include applicant dwelling, gross land area to be used.~~

The raising or keeping of large, medium, and small animals on adequately sized lots in appropriate locations for family food production or personal use, including the keeping of horses.

(a) Large Animals (horses, cows, etc.) — At least 10,000 square feet shall be provided for the first large animal. Each additional large animal shall have an additional 2,000 square feet of open area.

(b) Medium Animals (pigs, sheep, goats, etc.) — At least 1,000 square feet shall be provided for each medium animal, not to exceed six medium animals per half acre.

(c) Small Animals (rabbits, poultry, etc.) — At least 100 square feet shall be provided for each small animal, not to exceed six small animals in any combination per half acre.

(d) Setback From Dwellings — No animal shall be allowed to come closer than 100 feet from any dwelling, excluding the applicant's dwelling. Gross land area shall be used for calculating required area.

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

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

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

~~(108) FESTOONS (SIGN). A string of ribbons, tinsel, small flags, or pinwheels.~~

Commented [16]: add to CH 20

(100) ~~(109)~~ FINAL PLAT. ~~A plat map prepared in accordance with the provisions of this Code, which is designed to be placed on record in the office of the County Recorder.~~ Is the official, legally recorded map showing the precise division of land into lots, streets, and easements for a new development, acting as the final map after preliminary approvals. Prepared by a surveyor, it details dimensions, boundaries, public rights-of-way, and utility locations, and must be approved by local authorities (like a Planning Commission and City Council) before recording in county records.

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

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

~~(111) FLASHING SIGN. (see "Animated sign, Electrically Energized").~~

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

~~(113) FLOODLIGHTED SIGN. (see "Illuminated Sign").~~

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

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

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

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

~~(118) FREESTANDING SIGN. A sign supported permanently upon the ground by poles or braces and not attached to any building.~~

Commented [17]:

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

(109) ~~(120)~~ FRONTAGE. All property fronting either ~~on~~ side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting streets shall determine only the boundary of the frontage on the side of the street which it intercepts, or that common line between a lot

and a public street. Street lines across which access is denied or cannot be had because of topography or for other reasons shall not constitute frontage for purposes of this Code.

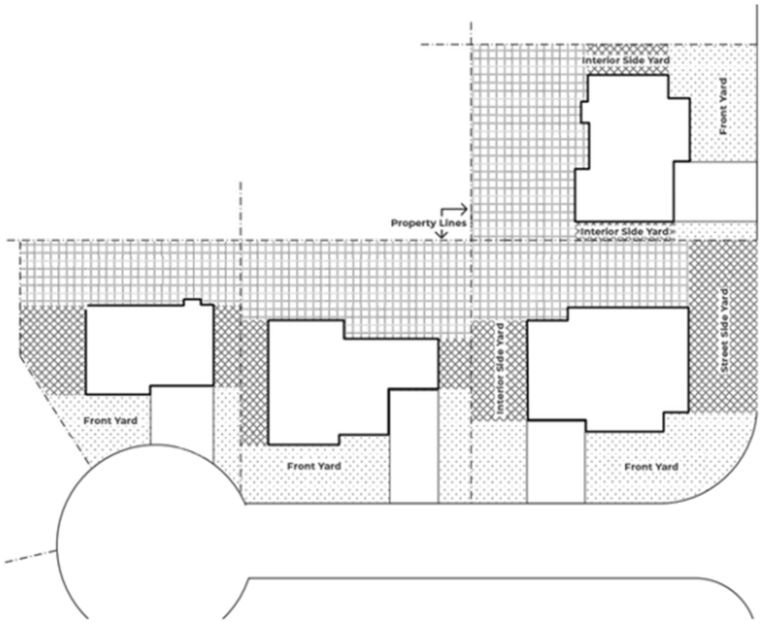
(110) ~~(121)~~ FRONTAGE, BLOCK. All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end streets, or political subdivision boundary, measured along the street line. An intercepting street shall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

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

(112) ~~(123)~~ FRONTAGE, LOT. The lineal measurement of the front lot line.

(113) ~~(123a)~~ FRONT YARD. The permeable area between the front lot line and the front facade of the main building and extending for the full width of the lot. The front yard must front a public street. Note – See corner lots for front yard calculations.

(a) STREET SIDE YARD. The yard area on a corner lot that extends from the street-side lot line to the side façade of the main building, beginning at the point a dwelling is constructed. The street side yard is subject to front yard setbacks, fencing, and visibility requirements applicable to corner lots. For purposes of setback calculations, the required front yard setback shall apply to the designated Street Side Yard.



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

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

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

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

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

(119) ~~(129)~~ GOVERNING BODY. The city council of Grantsville City.

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

(121) ~~(131)~~ GRADE (LOT GRADE, FINISHED GRADE).

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

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

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

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

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

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

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

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

(126) ~~(136)~~ HANDICAPPED RESIDENTIAL FACILITIES. A single-family dwelling or multiple-family dwelling unit that meets the requirements of Part 8 of GLUMDC ~~6~~ and any ordinance adopted under authority of that part.

Commented [18]: This is in CH 20

(127) HOMEOWNERS' ASSOCIATION (HOA). A private, legally established organization created through recorded covenants, conditions, and restrictions (CC&Rs) for the purpose of owning, managing, and maintaining common areas, enforcing private deed restrictions, and administering shared responsibilities within a subdivision or planned community. An HOA operates under bylaws adopted by its members and is governed by a board of directors elected in accordance with those bylaws. An HOA has no authority to approve, deny, or modify land-use applications, building permits, or other regulatory actions administered by the City, and its private covenants do not supersede or replace any requirement of this Code.

~~(137) HEIGHT (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (compare "Clearance")~~

~~(138) HOME OCCUPATION. (Amended 7/97) A secondary use conducted upon property used primarily for residential occupancy, which is carried on by persons residing thereon. Such a use must be clearly incidental and secondary to the use of the property for residential purposes and that does not change the character thereof. A home occupation shall not be authorized to use advertising, except as otherwise permitted herein. No public display related to a home occupation shall be authorized and no noise may be created which is audible at the boundaries of the premises. The intent of this definition is that the conditional use permit approving any home occupation shall assure that the character of the premises and of the neighborhood will remain in harmony with the general intent of the zoning district and that, where uncertainty exists, neighborhood residential values shall be considered paramount.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(142) IDENTIFICATION SIGN. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.~~

~~(143) ILLEGAL SIGN. A sign which does not meet the requirements of this code and which has not received non-conforming status.~~

~~(144) ILLUMINATED SIGN. A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.~~

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

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

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

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

~~(149) IMPROVEMENTS AGREEMENT (DEVELOPMENT AGREEMENT). An agreement between Grantsville City and a developer, wherein the developer agrees to install improvements required by this Code, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.~~

~~(150) INCIDENTAL SIGN. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.~~

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

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

(138) ~~(152a)~~ INTERIOR SIDE YARD. The permeable and visible (not impeded by a fence) area between the lot line and the side facing facade of the main building as illustrated in Drawing 1 (see definition for Front Yard).

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

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

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

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

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

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

(143) ~~(156)~~ LAND, AGRICULTURAL. ~~(Amended 8/21/02 to remove term "not including non-conforming uses").~~ Land used for bona fide agricultural purposes.

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

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

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

(147) ~~(160)~~ LAND USE INTENSITY. The degree to which land is used by man ranging from no use to unremitting, continual, and concentrated use of the land. Land use intensity is normally measured by: type of use (i.e., agricultural, residential, commercial, or industrial; period of use in average hours per day;

numbers of humans, associated animals, and machines which occupy the land during the average hours of use; and the percent of the land covered by man-made structures.

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

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

(150) ~~(163)~~ LEGISLATIVE BODY. The City Council.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(165) ~~(177.1)~~ LOT LINE ADJUSTMENT. The relocation of the property boundary line in a subdivision between two adjoining lots with the cons~~t~~ent of the owners of record.

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

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

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

(169) ~~(181)~~ LOT RIGHT-OF-WAY. A strip of land not less than 26 ~~16~~ feet in width connecting a lot to a street for use as private access to that lot.

Commented [SM19]: This is a requirement in CH 21

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

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

~~(184) LOW PROFILE SIGN (Also "Monument Sign"). A sign mounted directly to the ground with maximum height not to exceed six (6) feet.~~

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

~~(186) MAINTENANCE, SIGN. For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.~~

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

~~(188) MAJOR STREET PLAN. A map of Grantsville City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for Grantsville City.~~

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

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

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

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

~~(193) MARQUEE SIGN. Any sign attached to or supported by a marquee structure.~~

Commented [20]: Add to CH20

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

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

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

(181) **Micro Entrepreneurship:** A low-intensity use consisting of one small, independent business operating at a limited scale, with minimal off-site impacts, and designed to be compatible with surrounding residential or rural uses.

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

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

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

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

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

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

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

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

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

~~(202) MONUMENT SIGN. (see "Low Profile Sign").~~

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

(192) ~~(204)~~ MUNICIPALITY. Grantsville City, other cities, or a town.

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

Commented [SM21]: Approved by council on 2/4/26

Commented [22]: This is in CH 20

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

~~(207) NON-CONFORMING SIGN.~~

~~(a) A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations. (b) A sign which does not conform to the sign code requirements, but for which a conditional use permit has been issued.~~

Commented [23]: This is defined in CH 20

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

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

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

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

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

~~(213) OFF-PREMISE SIGN (also "BILLBOARD"). A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".~~

~~(214) OFF-SITE DIRECTIONAL SIGN. A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.~~

Commented [24]: Add to CH 20

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

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

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

~~(218) ON-PREMISE SIGN. A sign which pertains to the use; product or commodity sold; service performed on the premise and/or property on which it is located.~~

Commented [25]: Add to Ch 20. Off Premise is on CH 20. This definition is better.

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

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

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

(a) The open space shall be open to the sky or shall be open to view on at least two sides.

(b) The space shall be readily accessible by foot traffic from the dwelling unit to which it is accessory.

(c) If the space is provided on a balcony, roof, or other facility above grade, it shall have such protective devices as are deemed necessary by the building inspector to assure reasonably safe usage by the children and adults.

(d) The space shall not be provided from any required front or side yard, parking area, or driveway space.

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

~~(223) OVERHANGING SIGN. (see "Mansard, Roof Sign").~~

(207) OVERLAY DISTRICT: Means a zoning district applied to property in addition to the underlying base zone for the purpose of establishing supplemental regulations, development standards, or review procedures. An Overlay District does not, by itself, authorize any development rights. The Overlay District becomes effective only upon approval of a corresponding master development agreement that implements the standards, conditions, and requirements of the overlay. No rights, deviations, or entitlements provided by an Overlay District may be exercised until the associated master development agreement is approved and executed or amended in accordance with all applicable City procedures.

~~(224) PAINTED WALL SIGN. Any sign which is applied with paint or similar substance on the surface of a wall.~~

(208) ~~(225)~~ PARAPET. The extension of a false front or wall above a roofline.

(209) ~~(226)~~ PARCEL OF LAND. ~~(See "Lot").~~ Means a contiguous quantity of real property described as a unit for purposes of ownership, conveyance, taxation, or development, and consisting of any real property interests recognized as "land".

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

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

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

~~(230) PEDESTAL SIGN. A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.~~

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

~~(232) PERMANENT MONUMENT. Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of Grantsville City for permanent monuments.~~

Commented [26]: Add to CH 20

(214) ~~(233)~~ PERMITTED USE. ~~A use of land which is allowed within a particular district without the necessity of obtaining a conditional use permit.~~ Means a use of land that is expressly allowed within a zoning district as a matter of right, without the need to obtain a Conditional Use Permit, provided the use complies with all applicable standards, regulations, and requirements of this Code.

Commented [27]: This is defined in CH 20

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

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

(217) ~~(236)~~ PLANNING COMMISSION. The Planning Commission of Grantsville City.

(218) ~~(236.1)~~ PLAT. An instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with Utah Code Ann. Section 10-20-803 or 57-8-13.1~~0 9a 603 (2023), and Section 57 8 13 (2003).~~

~~(237) POLE COVER (SIGN). Cover enclosing or decorating poles or other structural supports of a sign.~~

~~(238) POLITICAL SIGN. A temporary sign used in connection with a local, state, or national election or referendum.~~

~~(239) PORTABLE SIGN. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.~~

(219) ~~(240)~~ PREFABRICATED HOUSING. (See Modular Home).

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

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

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

(223) ~~(243)~~ PRE-SECTIONED HOME. (See Modular Home).

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

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

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

~~(247) PRIVATE LANE (Amended 5/97, 2/00, 9/07, 2/09, __/25) A privately owned way or lane which affords the principal means of access to property. A private lane which serves up to two (2) dwelling units shall have a right-of-way width of not less than 36 feet with or without fire hydrants and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be 26 feet wide with or without fire hydrants with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch sized appropriately per Grantsville City Storm Drainage requirements. Any private lane that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the private lane, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads.~~

~~(247a)Private Streets that serves more than two dwelling(2) units or any business activity shall have a right of way width of not less than 54~~ 60 ~~feet and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the pavement need only be 32 feet wide with a slope or crown of 2 to 4%, street shall have a bituminous surface course and include a 30 inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. not to exceed 750 feet in length The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads.~~ The ~~developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". location and specifications for theCurb and gutter shall be painted red private with "No Parking" signs on each end of Private Street every 150 feet of a thru private street and "No Parking" sign on entrance to dead end private streets.street sign shall be determined by the City Public Works Director.~~

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

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

~~(250) PROJECTING SIGN. A sign, other than a flat wall sign which is attached to and projects from a building wall or other structure not specifically designed to support the sign.~~

~~(251) PROPERTY SIGN. A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")~~

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

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

~~(230) (254) PUBLIC STREET. A public way which affords principal means of access to abutting properties.~~

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

Commented [28]: This is defined in CH 20

Commented [29]: This is defined in CH 20

Commented [30]: Do we specify here that this is not allowed?

Commented [NA31]: Moved to Streets section

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

~~(257) REAL ESTATE SIGN. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.~~

Commented [32R31]:

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

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

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

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

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

(238) ~~(262.1)~~ RECORD OF SURVEY MAP. A map of a survey of land prepared in accordance with Utah Code Ann. Section 17-23-14, 17-23-17, 17-23-20, and the recording requirements of Utah Code §57-3-106.~~10-9a-603 (2023), Section 17-23-17 (2023), Section 17-27a-603 (2023), and Section 57-8-13 (2003).~~

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

(240) ~~(263.1)~~ RESIDENTIAL DRIVEWAY. A driveway providing vehicular access to property used for residential purposes. This includes driveways for single family detached/attached and two-family structures.

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

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

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

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

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

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

~~(270) ROOF SIGN. Any sign erected partly or wholly over or on the roof of a building. A structure having main supports embedded in the ground shall not be considered to be a roof sign even if the sign's supports pass through a roof, canopy, or parapet of a building. (compare "Mansard, "Wall Sign")~~

Commented [33]: This is defined in CH 20

~~(271) ROTATING SIGN. (see "Animated Sign , Mechanically Energized").~~

Commented [34]: This is defined in CH20, but this definition is best. Update CH 20

(247) ~~(271.1)~~ SANITARY SEWER AUTHORITY. The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater services.

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

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

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

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

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

(253) ~~(277)~~ SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the Front yard setback to the Rear Yard setback. The width of the side yard is measured from the lot line to the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

~~(278) SIGN. Any device, structure, fixture, or placard using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, person, entity,~~

~~interest, product, goods, or services. It includes any structural supports, lighting systems, attachments, ornaments or other features.~~

Commented [35]: This is defined in CH 20

~~(279) SIGN, AREA OF.~~

~~(a) Projecting and Freestanding – the area of a freestanding or projecting sign shall have only one side of any double or multiple-faced sign counted in calculating its area. The area of the sign shall be measured as follows if the sign is composed of one (1) or more individual cabinets. A rectilinear line of not more than eight (8) sides shall be drawn around and enclosing the perimeter of each cabinet or module. The area shall then be summed and totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing, decorative roofing, support structures, etc., provided that there is no written advertising copy on such embellishments.~~

Commented [36]: This is defined in Ch20

~~(b) Wall Sign – The area shall be within a single, continuous perimeter composed of any rectilinear line, geometric figure which encloses the extreme limits of the advertising message, If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.~~

Commented [37]: This is defined in CH 20

~~(280) SIGN CLEARANCE. The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishment, if extended over that grade.~~

Commented [38]: This is defined in Ch 20

~~(281) SIGN, ELECTRONIC MESSAGE. (see "Animated Sign, Electrically Energized").~~

~~(282) SIGN, FREE-STANDING. (see "Freestanding Sign").~~

~~(283) SIGN IDENTIFICATION AND INFORMATION. (see "Identification Sign").~~

~~(284) SIGN ILLUMINATED. (see "Illuminated Sign").~~

~~(285) SIGN, MARQUEE. (see "Marquee Sign").~~

Commented [39]: Define in CH 20

~~(286) SIGN SETBACK. The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street or road.~~

Commented [40]: This is defined in CH 20

(254) ~~(286.1)~~ SINGLE USE RESIDENTIAL DEVELOPMENT. A development that contains only single-family dwellings, two family dwellings, or townhomes which are subject to the processes prescribed in Utah Code Ann. 10-20 ~~9a-604.1 (2023) and 10-9a-604.2 (2023~~).

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

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

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

(258) ~~(290)~~ SKETCH PLAN. A generalized layout of a proposed subdivision or development, with accompanying general proposal and intentions of the subdivider or developer, and relating the proposed

subdivision or development to its area, public, utilities, facilities, services, and to special problems which may exist in the area.

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

~~(292) SNIPE SIGN. A temporary sign or poster affixed to a tree, fence, etc.~~

Commented [41]: Define in CH 20

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

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

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

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

(264) ~~(296.1)~~ SPECIFIED PUBLIC UTILITY. An electrical corporation, gas corporation, telephone corporation, franchise or other quasi-public utility as those terms are defined in Utah Code Ann. Section 54-2-1 ~~(2016)~~.

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

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

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

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

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

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

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

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

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

(272) ~~(303.1)~~ STREET. A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, or other way, and which may be classified as Rural, Residential, Local, Collector, Arterial, and Main Street or as otherwise defined in the Grantsville City Street Master Plan.

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

(a) ~~(8)~~ ALLEY. Per Grantsville City Alley Street Cross Section. A private access-way or thoroughfare minimum 26-feet in travel way width, which is privately owned and maintained and is designed to give secondary access to lots or abutting properties; or provide direct access to townhome garages. An alley shall not be considered a street. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Primary access shall be provided by a standard Residential Street which the residence fronts. Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. If driveways are provided off alleyways the minimum driveway length shall be 25 feet. These 25 feet of driveway length does not include a 30-inch-wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet of a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.

(b) ~~(a)~~ Arterial - A limited access street which is designed to carry through traffic with their only access being from Collector streets and State roads at intervals of no less than 1/2 mile. Arterial streets are intended to serve up to 3500 or more ~~to 8000~~ average daily trips when the service area is fully developed.

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

~~(c) Cul-de-sac-A Street which is designed to remain permanently closed at one end with the closed end terminated with a vehicular turnaround.~~

Commented [42]: Define in CH 20

Commented [43]: We may need to amend these definitions to match the state requirements

Commented [44R43]: see city standards

Commented [45R43]: shall follow the classification in the mtp

Commented [46R43]: move other defined streets here

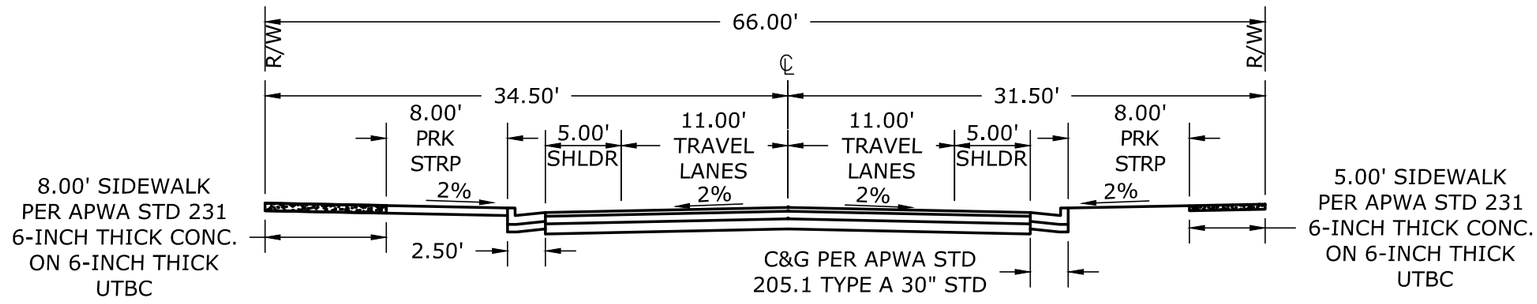
(d) ~~(71)~~ CUL-DE-SAC. A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround. For purposes of this code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac,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

(e) (~~d)~~ Local – Per Grantsville City Local Street Cross section. A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets.

(f) ~~(188)~~ MAJOR STREET PLAN. A map of Grantsville City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for Grantsville City.

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

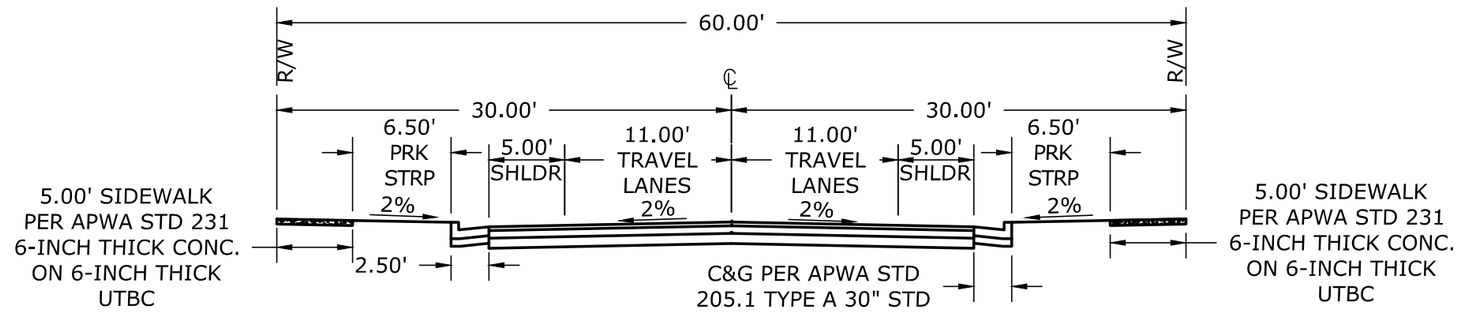
(h) ~~(247a)~~ PRIVATE STREET. Per Grantsville City Private Street Cross section. That serves more than two dwelling (2) units or any business activity intend to serve up to 1,000 average daily trips. ~~shall have a right of way width of not less than 54 feet and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the pavement need only be 32 feet wide with a slope or crown of 2 to 4%, street shall have a bituminous surface course and include a 30 inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2.~~ Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. not to exceed 750 feet in length The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". location and specifications for the Curb and gutter shall be painted red private with "No Parking" signs on each end of Private Street every 150 feet of a thru private street and "No Parking" sign on entrance to dead end private streets. Street sign shall be determined by the City Public Works Director.



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

1 SINGLE FAMILY RESIDENTIAL PUBLIC STREET

SCALE: 1" = 10'



2 SINGLE FAMILY RESIDENTIAL PRIVATE STREET

SCALE: 1" = 10'

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

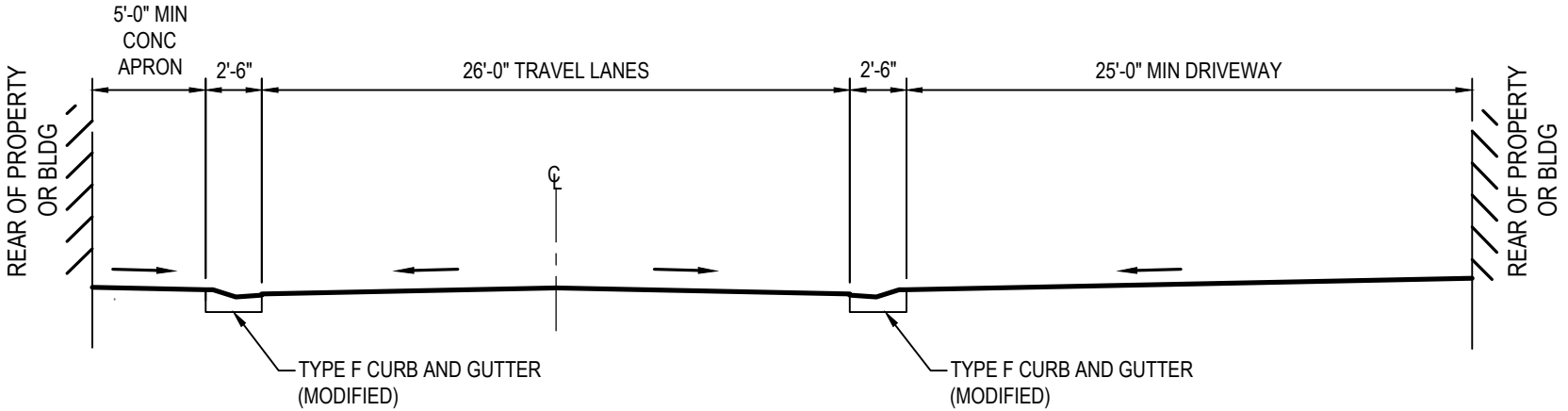
SINGLE FAMILY RESIDENTIAL ROAD SECTION

SCALE: NTS

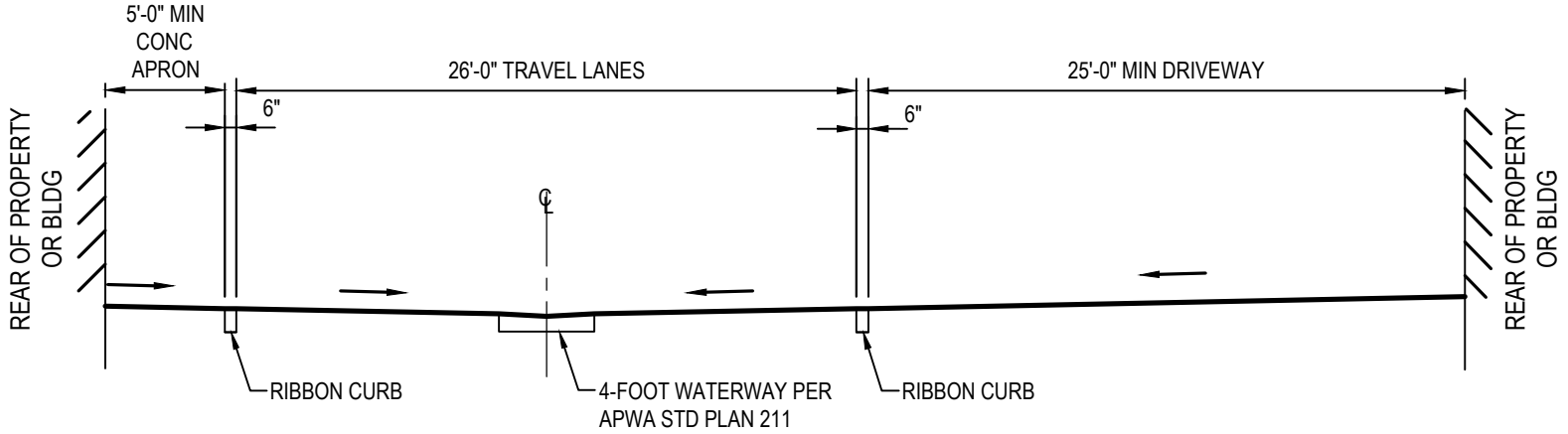
APPROVED BY: CITY ENGINEER	APPROVED BY: PUBLIC WORKS DIRECTOR	APPROVED DATE:	DETAIL SERIES	PLAN
Draft Print 02/25/2026 11:03:29 AM		Draft Print 02/25/2026 11:03:32 AM		R SFR

GRANTSVILLE INCORPORATED 1867

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



ALLEY WITH CROWN



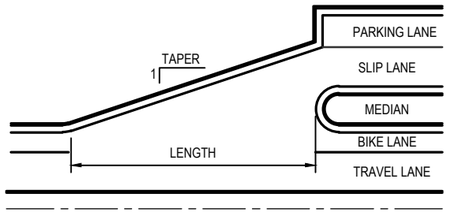
ALLEY WITH REVERSE CROWN

1 TYPICAL ALLEY SECTION

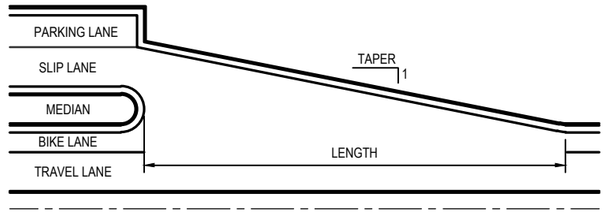
SCALE: 1/8" = 1'=0"

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

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



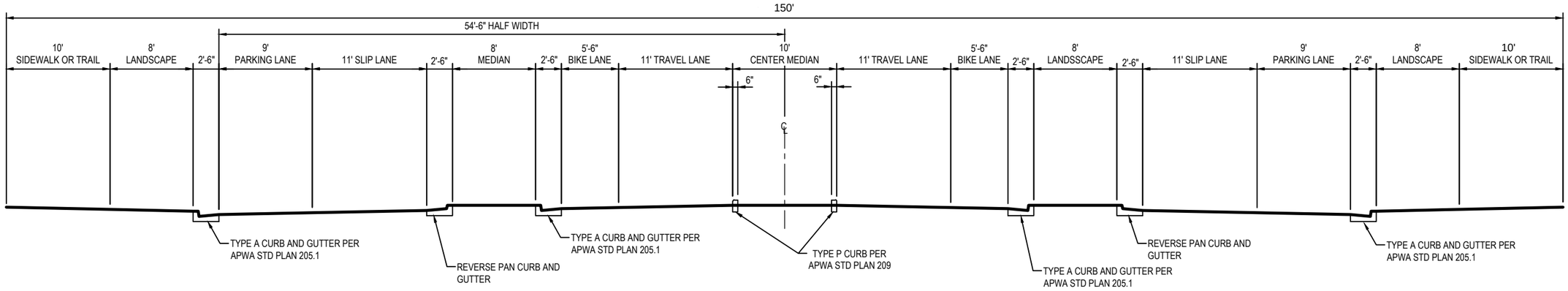
SLIP LANE MERGE TURN IN DETAIL



SLIP LANE TURN-OUT DETAIL

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

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

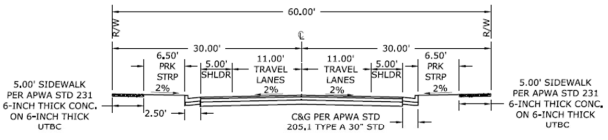


1 ARTERIAL OR COLLECTOR STREET WITH SLIP LANE

SCALE: NONE

GRANTSVILLE CITY

Detail Title



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

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

SINGLE FAMILY RESIDENTIAL ROAD SECTION

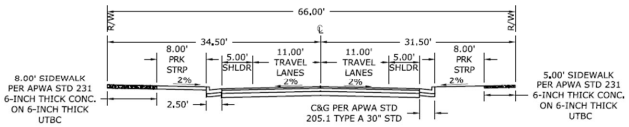
APPROVED BY: CITY ENGINEER	APPROVED BY: PUBLIC WORKS DIRECTOR	APPROVED DATE:	DETAIL SERIES	SCALE: NTS PLAN
Draft Print 02/26/2024 11:03:28 AM		Draft Print		R SFR

(i) ~~(c)~~ Public Street-A Street or road which has been dedicated or abandoned to the public and accepted by the proper public authority and affords principal access to abutting properties.

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

(k) ~~(g) Residential or Standard Residential A Street which is designed to serve abutting land uses only. Standard residential streets are intended to serve up to 1500 average daily trips from no more than 150 residential or equivalent units. Residential streets may be developed to a Rural Residential Road Standard if the street meets criteria found in the Grantsville City Street Master Plan.~~

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

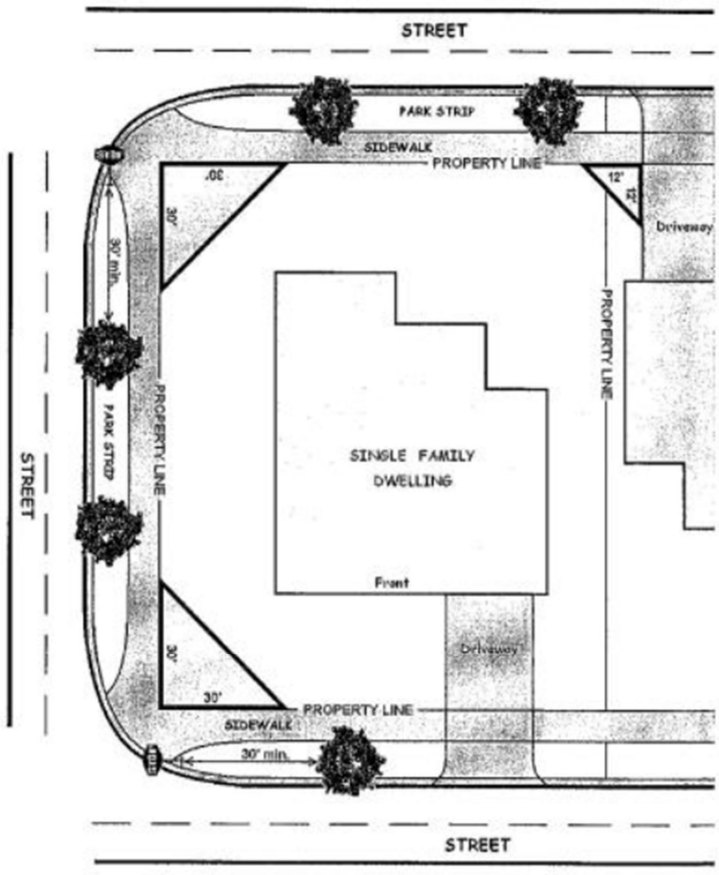


APPLIED ONLY IN ZONES R-1-8, R-1-12, R-1-21, RR-1, RR-2.5, RR-5 WITH TRAFFIC NOT EXCEEDING 1,000 TRIPS PER DAY

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

(m) ~~(h)~~ Stub Streets-A Street or road extending from within a subdivision boundary and temporarily terminating with temporary turnaround (cul-de-sac). Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to a connecting street.

(n) ~~(304a)~~ STREET SIDE YARD. The permeable and visible (not impeded by a fence) area between the secondary street lot line and the side facing facade of the main building as illustrated in Drawing 1 (see definition for Front Yard).



(o) ~~(304 h)~~ SLIP LANE. (Amended ___/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300-feet from street intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.

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

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

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

1. "Subdivision" includes:

    (a) The or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and

    (b) Except as provided for in the following Subsection regarding the division or partition of agricultural land, divisions of land for residential and non-residential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

2. "Subdivision" does not include:

    (a) A bona fide division or partition of agricultural land for the purposes of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;

    (b) A recorded document, executed by the owner of record;

    (c) Revising the legal description of multiple parcels into a legal description encompassing all such parcels; or

    (d) Joining a lot to a parcel.

3. A boundary line agreement recorded with the Tooele County Recorder between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Utah Code Ann. Section 10-20-507, 10-20-806, and 15-1-45 ~~10-9a-524 (2021) and 10-9a-608 (2023)~~, if:

    (a) No new dwelling lot or housing unit will result from the adjustment; and

    (b) The adjustment will not violate any applicable land use ordinance.

    (c) A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division;

        i. Is in anticipation of future land use approvals on the parcel or parcels;

        ii. Does not confer any land use approvals; and

iii. Has not been approved by the land use authority.

(d) A parcel boundary adjustment;

(e) A lot line adjustment;

(f) A road, street, or highway purpose; or

(g) Any other division or land authorized by law.

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

~~(309) SUBDIVISION IDENTIFICATION SIGN. A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.~~

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

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

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

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

~~(314) TEMPORARY SIGN. A sign not constructed or intended for long-term use, with a maximum time period of ninety (90) days.~~

Commented [47]: Define in CH 20

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

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

(284) ~~(317)~~ TWIN HOME DWELLINGS. (Amendment 7/97) A two-family dwelling that is divided into attached single-family dwellings as the result of a division of the property upon which the two dwellings are situated into two separate lots along the common wall of the two single-family dwellings. The adjoining lots occupied by a twin home shall have the minimum square footage required for any lot in the zoning district in which the property is located, plus the additional square footage of the ~~required for an additional~~ dwelling unit in the same zone. Twin home dwellings shall be either approved as a part of an initial subdivision application and approval process or as a result of the subdivision amendment process specified by the provisions of Chapter 21, ~~Section 10~~ of this Code.

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

~~(318) UNDER-CANOPY SIGN. A sign suspended beneath a canopy, ceiling, roof, or marquee.~~

Commented [48]: This conflicts with CH 20. Needs amended

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

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

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

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

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

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

~~(323) "V" SIGN. A sign consisting of two essentially equal faces, positioned at an angle subtending less than 179 degrees.~~

Commented [49]: Define in CH 20

(290) VARIANCE. A discretionary approval granted by the designated appeal authority that allows a property to deviate from a zoning requirement when, due to unique physical conditions of the property, strict enforcement of the ordinance would result in unnecessary or unreasonable hardship. A variance may only be granted upon findings required by state law and this Code, and may not authorize a use that is otherwise prohibited, increase density, or grant relief from procedural requirements. A variance runs with the land and remains subject to all conditions imposed at the time of approval.

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

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

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

~~(327) WALL SIGN. A sign attached essentially parallel to and extending not more than twenty-four (24) inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letters, and cabinet signs, and signs on a mansard.~~

Commented [50]: Define in CH 20

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

(295) ~~(329~~) WATER RISER CONNECTION. That portion of the water supply system which extends vertically to at least ground elevation and terminates at the water inlet pipe for each mobile home lot or dwelling.

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

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

Commented [51]: Define in CH 20

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

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

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

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

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

~~(336) YARD, FRONT. (See: Front Yard Setback). Note - On a corner lot there are two front yards.~~

(303) ~~(337)~~ YARD, REAR. (See: Rear Yard Setback)

(304) ~~(338)~~ YARD, SIDE. (See: Side Yard Setback)

(305) ~~(339)~~ ZONE. (See "District, Zone")

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

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

AGENDA ITEM #7

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

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

GRANTSVILLE CITY
STAFF REPORT

To: **Grantsville City Planning Commission**
From: **Community Development Department**
Date: **March 17th, 2026**
Agenda Item: Presentation, Public Hearing, Discussion, and Consideration: **Consideration of proposed amendments to the Grantsville City Land Use and Development Management Code, Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.**

REQUEST

The Planning Commission is being asked to review and consider proposed amendments to several chapters of the **Grantsville City Land Use and Development Management Code**. The amendments address procedural clarifications, administrative authority, conditional use permit procedures, development standards, landscaping requirements, use tables, sign regulations, and subdivision procedures.

These updates are intended to improve clarity, strengthen enforcement mechanisms, and ensure the code is applied consistently during development review.

BACKGROUND

Staff has conducted a comprehensive review of several chapters of the Land Use and Development Management Code to address areas where clarification, modernization, or procedural improvements were needed.

Many of the changes are administrative and organizational in nature. Several sections were reformatted and renumbered to improve readability and consistency throughout the code. Other amendments provide clearer direction on conditional use permits, development standards, and subdivision procedures.

These changes also help ensure the code aligns with current development practices and state law requirements.

*** 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.

SUMMARY OF PROPOSED AMENDMENTS

Chapter 4 – Supplementary and Qualifying Regulations

Amendments to Chapter 4 clarify certain development standards and safety requirements.

Updates include clearer standards related to **clear-view areas at street intersections and driveways** to maintain adequate sight distance for pedestrian and vehicle safety. These provisions establish height limits for fencing, walls, vegetation, and other potential visual obstructions within designated visibility triangles.

Code changes Ch 4, 6, 7, 8, 9.

These updates strengthen life-safety standards and ensure intersections remain free from visual obstructions.

Chapter 6 – Off-Street Parking and Loading

Updates to Chapter 6 provide additional clarity regarding secondary access requirements and related development standards. The changes help ensure that facilities remain compatible with the scale and intensity of development while maintaining consistency with other zoning provisions.

These revisions are primarily organizational and clarifying in nature.

Chapter 7 – Conditional Uses

Chapter 7 received several procedural updates to improve how Conditional Use Permits (CUPs) are reviewed, modified, and enforced.

Key changes include:

- Clarification of **Planning Commission authority** when approving, modifying, or denying conditional use permits.
- Establishment of procedures allowing **administrative review of minor modifications** when impacts do not extend beyond the property.
- Creation of a structured process for **revocation of conditional use permits**, including issuance of an Order to Show Cause and a formal hearing before the Planning Commission.

*** 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.

These updates provide clearer procedures for applicants, staff, and decision-makers when reviewing conditional uses.

Chapter 8 – Regulation of General Applicability

Amendments to Chapter 8 address general development regulations and include updates related to:

- **Home occupation standards**, including limits on floor area, customer visits, and operational impacts to ensure residential compatibility.
- Clarification of approval procedures for certain developments requiring **City Council review prior to building permits**, particularly projects involving multiple non-residential occupants or multi-unit residential structures.
- Requirements ensuring **essential infrastructure improvements**, such as water, sewer, streets, and utilities, are completed prior to building permit issuance in subdivisions or multi-lot developments.

These updates ensure development occurs with adequate infrastructure and compatibility with surrounding neighborhoods.

Chapter 9 – Landscaping and Buffers

Amendments to Chapter 9 strengthen landscaping requirements and clarify enforcement provisions.

Updates include:

- Clearer purpose statements emphasizing compatibility between adjacent land uses and protection of community character.
- Requirements that **landscape plans must be approved prior to issuance of building permits or occupancy permits**, ensuring landscaping is installed as approved.
- Authority for staff to make limited modifications when necessary to address public safety concerns.
- Added definitions and standards for **parkways and landscaping within the public right-of-way**.

These changes help improve enforcement and maintain community aesthetics.

*** 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.

Chapters 14, 15, and 16 – Use Tables

Amendments to the zoning use tables update codes and symbols used to identify **permitted uses, conditional uses, and prohibited uses** within zoning districts.

These revisions improve clarity when interpreting which uses are allowed in each zoning district and help ensure consistency across the zoning code.

Chapter 20 – Sign Regulations

Updates to Chapter 20 primarily refine and clarify **sign definitions**, including types of signs such as A-frame signs, animated signs, and abandoned signs.

These revisions improve interpretation and enforcement of sign regulations.

Chapter 21 – Subdivision Regulations

Amendments to Chapter 21 update procedures related to subdivision applications and review processes.

Key updates include:

- Clarifying the **different subdivision review levels** based on project size and complexity.
- Establishing clearer procedures for **single lot development, minor subdivisions, and larger subdivision processes**.
- Providing standards for determining the appropriate subdivision review process and required improvements.

These changes help streamline the subdivision process while maintaining appropriate review standards.

STAFF ANALYSIS

The proposed amendments are primarily intended to:

- Improve clarity and organization of the municipal code
- Provide clearer procedures for land use applications

*** 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.

- Strengthen enforcement and administrative authority
- Improve compatibility between land uses
- Ensure development occurs with adequate infrastructure and design standards

Overall, the amendments help modernize the Land Use and Development Management Code and make it easier for applicants, staff, and decision-makers to administer.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a **recommendation of approval** to the City Council for the proposed amendments to Chapters **4, 6, 7, 8, 9, 14, 15, 16, 20, and 21** of the Grantsville City Land Use and Development Management Code.

SAMPLE MOTION

Motion to Recommend Approval

"I move to recommend approval of the Proposed Grantsville City Annexation Policy Plan amendments to the Grantsville City Land Use and Management Code, Chapters listed on the agenda and forward a positive recommendation to the City Council."

Motion to Recommend Approval

(With Modifications or Additional Direction)

"I move to recommend approval of the Proposed amendments to the Grantsville City Land Use and Management Code, Chapters listed on the agenda and forward a positive recommendation to the City Council:"

(Commissioner clearly states modifications or additional direction for the record.)

Motion to Recommend Denial

"I move to recommend denial of the Proposed amendments to the Grantsville City Land Use and Management Code, Chapters listed on the agenda and forward a negative recommendation to the City Council."

Motion to Table

*** 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.

“I move to table the Proposed amendments to the Grantsville City Land Use and Management Code, Chapters listed on the agenda to a future Planning Commission meeting.

*** 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.

Table of Contents

Conditional Use Permits

Chapter 4 Supplementary And Qualifying Regulations

Chapter 6 Off-Street Parking And Loading

Chapter 7 Conditional Uses

Chapter 8 Regulation Of General Applicability

Chapter 9 Landscaping And Buffers

Chapter 14:14.6 Codes And Symbols, Use Table 14.1

Chapter 15: 15.7 Codes And Symbols And Use Table 15.1

Chapter 16: 16.8 Codes And Symbols And Use Table 16.1

Chapter 20 Sign Regulations

Chapter 21 Subdivision Regulations

Before

4.16 Clear View Of Intersecting Streets

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

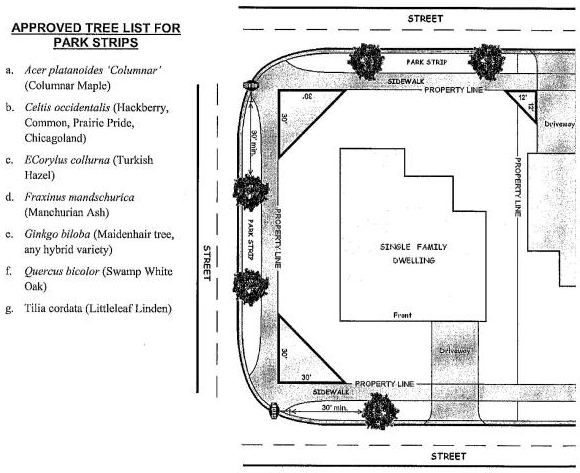
B. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

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

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

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

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



After

4.16 Clear View Of Intersecting Streets

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

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

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

(a) Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.

(b) Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.

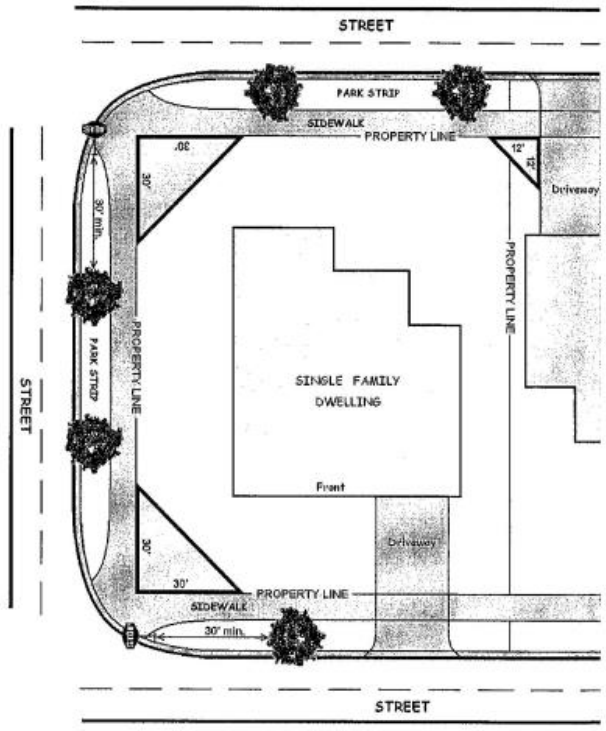
(c) Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.

(d) No sign shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.

(e) No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

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

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



HISTORY
Repealed & Reenacted by Ord. 2021-03 on 2/3/2021
Amended by Ord. 2025-31 on 7/9/2025

Before

6.14 Purpose

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

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

6.14.1 Driveway Construction Requirements

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

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

6.14.2 Secondary Access Permit Required

1. Permit

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

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

6.14.3 Tempering With City Infrastructure

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

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

6.14.4 Driveway Location

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

3. Right-of-Way
    1. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

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

6.14.5 Residential Districts

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

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

6.14.6 Commercial Or Industrial Districts

1. The following restrictions shall apply to all commercial or industrial district driveways:
    1. All driveways shall be paved in their entirety, using either concrete or asphalt.

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

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

6.14.7 Public Safety Access Driveway

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

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

6.15 Access Requirements For Other Than Residential Lots

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

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

Amended 04/05 by Ordinance 2005-08

HISTORY
AmendedbyOrd.2021-23on5/19/2021
Amended by Ord. 2025-31 on 7/9/2025

6.16 Maintenance Of Parking Lots

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

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

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

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

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

Amended 04/05 by Ordinance 2005-08

After

Chapter 6 Off-Street Parking And Loading

Commented [SM1]: Update for secondary access.

6.14 Driveway Regulations

6.14.1 Driveway Construction Requirements
6.14.2 Secondary Access Permit Required
6.14.3 Tempering With City Infrastructure
6.14.4 Driveway Location
6.14.5 Residential Districts
6.14.6 Commercial Or Industrial Districts
6.14.7 Public Safety Access Driveway

6.14 Purpose

(1) Purpose

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

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

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

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

6.14.1 Driveway Construction Requirements

(1) Driveway Construction

(a) Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.

(b) All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.

(c) No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.

(d) No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes, and sewer cleanouts.

(i) Any person, company, or enterprise found violating this Section shall be fined up to $1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.

(ii) Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.

~~1. Variations from the requirements of this Chapter may only be approved by the City Council.~~

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

6.14.2 Secondary Access Permit Required

(1) Permit

(a) A driveway permit is required prior to the construction of a secondary access to any lot.
(b) Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.
(c) Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter.
(d) Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter.

(e) The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable.

(2) Requirements:

(a) Minimum Frontage; A lot must have a minimum frontage of 150 feet to qualify for a secondary access permit.
(b) Driveway Width; Driveway approaches located in front or corner yards shall not exceed thirty feet (30') in width.
(c) Parking Compliance; All required parking spaces located elsewhere on the lot shall comply with the applicable parking standards of this Chapter.
(d) Parkway Parking Prohibited; No parkway or public right-of-way adjacent to or near the lot may be used for parking.
(e) Number and Total Width of Driveway Approaches.
(i) No more than two (2) driveway approaches are permitted.
(ii) The combined width of two or more driveway approaches may not exceed one-third (1/3) of the lot frontage along which the approaches are constructed.
(iii) A minimum separation of twelve feet (12') shall be maintained between driveway approaches, excluding flares.
(f) Access to Arterial or Collector Streets; A secondary driveway shall not access an arterial or collector street unless approved by both the City Engineer and the City Council.
(g) Minimum Separation Requirements.

(i) Driveways shall not be located closer than:
(A) Twelve feet (12') to each other (not including flares); and
(B) Sixty feet (60') from the point of intersection of any road or street right-of-way, measured from the back of sidewalk or property line to the edge of the driveway.
(h) Circular Driveways; Circular driveways are permitted only on local residential streets.
(i) A minimum lot frontage of one hundred and fifty feet (150') is required: For corner lots, a minimum spacing of thirty-five feet (35') from the curb line to the leading edge of the driveway is required.
(j) Setback from Property Lines; A secondary driveway must be located no closer than ten feet (10') from any adjacent property line, measured from the property line to the edge of the driveway, excluding flares.

(3) Secondary Access Permit – Approval Criteria

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

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

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

6.14.3 Tempering With City Infrastructure

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

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

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

6.14.4 Driveway Location

(1) Streets and Roadways
- (a) Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein.
- (b) Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the Planning Commission ~~City Council~~ prior to construction.
  - (i) Approval will be granted only if access to the property off another road is impossible or overly burdensome.
- (c) Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals.

(2) Shared Access; Shared access driveways between adjacent lots are hereby encouraged.

(3) Right-of-Way; Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

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

6.14.5 Residential Districts

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

(B) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.

(viii) Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.

(ix) Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

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

6.14.6 Commercial Or Industrial Districts

(1) The following restrictions shall apply to all commercial or industrial district driveways:

(a) All driveways shall be paved in their entirety, using either concrete or asphalt.

(b) All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.

(c) No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.

(i) Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at least one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

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

6.14.7 Public Safety Access Driveway

(1) Public Safety Access Driveway Required

(a) The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:

(i) A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.

(ii) If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.

(iii) The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.

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

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

6.15 Access Requirements For Other Than Residential Lots

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

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

(3) *Amended 04/05 by Ordinance 2005-08*

(4) HISTORY
Amended by Ord. 2021-23 on 5/19/2021
Amended by Ord. 2025-31 on 7/9/2025

6.16 Maintenance Of Parking Lots

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

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

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

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

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

Amended 04/05 by Ordinance 2005-08

BEFORE

7.1 Definition Of Conditional Use

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

7.2 No Presumption Of Approval

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

7.3 Site Plan And Permit Required

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

7.4 Fee

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

(2) Application fees are not refundable

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

7.5 Application

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

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

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

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

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

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

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

(d) The zoning classification, zoning district boundaries and present use of the subject property;

(e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.

(f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;

(g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner, or engineer on the project;

(h) A complete description of the proposed conditional use;

(i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:

i. actual dimensions of the subject property;

ii. exact sizes and location of all existing and proposed buildings or other structures;

iii. driveways;

iv. parking spaces;

v. safety curbs;

vi. landscaping;

vii. location of trash receptacles;

viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) Geotechnical Report;

(l) Sewer and Water Modeling

(m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(n) mailing labels and first-class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and

(o)Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY
Amended by Ord. 2021-12 on 4/28/2021
Amended by Ord. 2022-06 on 5/4/2022
Amended by Ord. 2024-35 on 12/4/2024
Amended by Ord. 2025-39 on 12/3/2025

7.6 Staff Report And Site Plan Report

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

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

7.7 Public Hearing

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

7.8 Determination

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

(a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;

(c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;

(d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;

(e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;

(f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;

(g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

(i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;

(j) The internal circulation system of the proposed development is properly designed;

(k) Existing and proposed utility services are adequate for the proposed development;

(l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

(m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

(n) Landscaping is appropriate for the scale of the development;

(o) The proposed use preserves historical, architectural and environmental features of the property; and

(p) Operating and delivery hours are compatible with adjacent land uses.

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

7.9 Planning Commission Action

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

(1) approve the conditional use;

(2) approve the conditional use subject to specific modifications;

(3) postpone a decision pending consideration of additional information to be submitted by the applicant; or

(4) deny the conditional use.

7.10 Effect Of Approval Of Conditional Use

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

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

7.11 Appeals Of Decision

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

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

7.12 Inspection

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

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

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

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

7.13 Time Limit

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

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

7.14 Notification Required

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

Amended 01/03 by Ordinance 2003-02

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

7.15 Amendment Of A Conditional Use Permit

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

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:

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

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

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

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

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

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

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

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

7.16 Revocation

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

Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a findings of fact and it's ruling.

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

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

AFTER

Chapter 7 Conditional Uses

7.1 Definition Of Conditional Use

Conditional Use Permit means a permit issued pursuant to this Code authorizing a Conditional Use on a specific property, subject to conditions imposed by the approving authority to mitigate or eliminate detrimental impacts. A Conditional Use Permit may be granted only when the approving authority determines, based on substantial evidence, that all required conditions can be met and that the proposed use will be compatible with surrounding properties. ~~A conditional use permit is a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.~~

7.2 No Presumption Of Approval

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

7.3 Approval Criteria

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

7.~~4~~3 Site Plan And Permit Required

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

7.5 4 Fee

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

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

7.65 Application

(1) The Planning Commission may authorize the Community Development Director, Zoning Administrator, or their designee to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee.
(2) The Community Development Director, Zoning Administrator, or their designee shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to the Planning Commission for its consideration.
(3) The Community Development Director, Zoning Administrator, or their designee does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.
(4) All applications for a conditional use permit shall include:
    (a) The applicant's name, address, telephone numbers and interest in the property;
    (b) The owner's name, address, and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
    (c) The street address and legal description of the subject property;
    (d) The zoning classification, zoning district boundaries and present use of the subject property;
    (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.

(f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
(g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner, or engineer on the project;
(h) A complete description of the proposed conditional use;
(i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
(i) actual dimensions of the subject property;
(ii) exact sizes and location of all existing and proposed buildings or other structures;
(iii) driveways;

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

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

Amended 01/03 by Ordinance 2003-02
HISTORY
Amended by Ord. 2021-12 on 4/28/2021
Amended by Ord. 2022-06 on 5/4/2022
Amended by Ord. 2024-35 on 12/4/2024
Amended by Ord. 2025-39 on 12/3/2025

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

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

~~**7.7 Public Hearing**~~

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

7.8 Determination

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

(a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;

(c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;

(d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;

(e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;

(f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;

(g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

(i) That the conditions imposed are not capricious, arbitrary, or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;

(j) The internal circulation system of the proposed development is properly designed;

(k) Existing and proposed utility services are adequate for the proposed development;

(l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

(m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
(n) Landscaping is appropriate for the scale of the development;
(o) The proposed use preserves historical, architectural, and environmental features of the property; and
(p) Operating and delivery hours are compatible with adjacent land uses.

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

7.9 Planning Commission Action

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

(a) approve the conditional use;

(b) approve the conditional use subject to specific modifications;

(c) postpone a decision pending consideration of additional information to be submitted by the applicant; or deny the conditional use.

7.10 Effect Of Approval Of Conditional Use

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

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

7.11 Appeals Of Decision

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

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

7.12 Inspection

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

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

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

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

7.13 Time Limit

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

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

7.14 Public Hearing and Notification Required

When the Planning Commission considers an application for a conditional use permit, ~~at the work meeting,~~ notification shall be sent by mail to all landowners appearing on the tax rolls of Tooele County Assessor that adjoin the properties~~property~~ ~~or~~ within 500 feet. ~~an area that the Planning Commission or the Community Development Director, Zoning Administrator, or their designee deems to be impacted.~~ It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

Amended 01/03 by Ordinance 2003-02
HISTORY
Amended by Ord. 2025-39 on 12/3/2025

7.15 Amendment Of A Conditional Use Permit

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

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:

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

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

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

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

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

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

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

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

7.16 Revocation

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

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning

Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

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

7.18 Proposed Uses Not Listed in the Use Table

(1) When a proposed land use is not expressly listed as a permitted, conditional, or prohibited use within the applicable zoning district, the applicant may request a determination of use classification pursuant to this section.

(2) Upon receipt of a complete request, the Community Development Director, Zoning Administrator, or their designee shall evaluate the proposed use based on the following factors:
(a) similarity in nature, scale, intensity, and operational characteristics to existing listed uses;
(b) compatibility with the purpose and intent of the zoning district;
(c) consistency with the General Plan and Future Land Use Map;
(d) potential impacts on surrounding properties; and
(e) whether the use is reasonably anticipated to require conditions to mitigate detrimental impacts.

(3) The Community Development Director, Zoning Administrator, or their designee may issue a written determination classifying the proposed use as:
(a) a permitted use;
(b) a conditional use; or
(c) a prohibited use.

(4) The determination shall include written findings supporting the classification.

(5) If the proposed use cannot be reasonably classified under existing categories, the applicant may petition the City to amend the use table or create a new use category. Such amendments shall follow the procedures for legislative land use amendments, including public hearings and City Council approval.

(6) Any determination made under this section may be appealed in accordance with Chapter 7.11.

Commented [2]: Why this works
This language:

Tracks Utah law (cities must approve a conditional use if conditions can mitigate impacts).

Creates a clear threshold test before applying the detailed findings in 7.8.

Clarifies the burden of proof (on the applicant).

Commented [3]: Why this satisfies SB 179
SB 179 requires cities to:

Provide a clear process for proposing new uses

Allow administrative classification of unlisted uses

Allow applicants to petition for legislative amendments

Provide an appeal path

BEFORE

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:

(a) The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;

(b) Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;

(c) A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)

(d) The residence must be the principal residence of the applicant;

(e) Tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference or noise are prohibited;

(f) Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;

(g) Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated.

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

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

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

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

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

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

(c) Bookkeeping and other similar computer activities.

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

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

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

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

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

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

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

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

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

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

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

(a) provisions of this Ordinance are satisfied;

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

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

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

(e) proposed home occupation will not adversely affect the public health, safety or welfare; and

(f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(8) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

(a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;

(b) violation or disregard of any condition issued in approval of the permit; or

(c) violation of any of the provisions of this Ordinance anywhere on the property.

(9) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23.

(10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.

(11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8.6 Municipal Ordinances Governing Elderly Residential Facilities
(1) The purpose of this chapter is to establish that a residential facility for elderly persons shall:

(a) not be operated as a business;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

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

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

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

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

(2) A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a building permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family swellings, Grantsville City may decide

only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The building permit process shall require that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) A residential facility for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes are a permitted use in any area where residential dwellings are allowed, except in areas developed under a PUD application or a Zoning Overlay District. Grantsville City may decide only whether or not the residential facility conform to ordinances adopted by Grantsville City under this part. The permit process requires that: a. the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

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

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

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

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

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

8.9 Micro Entrepreneurship

Micro Entrepreneurship A. Purpose & Intent The purpose of the Micro Entrepreneurship use is to support small, locally owned businesses that operate at a low-intensity and neighborhood-compatible scale. This

use is intended to encourage economic vitality, self-employment, and innovation while preserving Grantsville City's rural character and minimizing land-use impacts such as traffic, noise, and visual clutter.

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

C. Permitted Components (What's Allowed) The following activities may be permitted individually or in combination, subject to the Planning Commission approval and conditions: 1. Artisan or craft production. (e.g., woodworking, art, textiles, small-batch goods) 2. Cottage-scale and Micro Enterprise Kitchen food production consistent with Utah State Law 4-5a, 26B-7-416, and Tooele County Health Department. 3. Professional or creative offices. (e.g., design, consulting, technology services) 4. Personal services by appointment. (e.g., tutoring, repair services) 5. On-site and online sales of goods and produce. 6. Accessory storage directly related to on-site activities. a. Accessory Structure Standards: b. The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10' x 10') in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards.

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

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

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

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

H. Enforcement & Flexibility 1. Conditions of approval may be imposed to address site-specific impacts. 2. Expansion, additional tenants, or changes in activity type require review and new approval. 3. Activities

not expressly approved are prohibited. I. Required Attachments 1. Site plan meeting Chapter 11 Site Plan Review requirements

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

8.10 City Council Review And Approval Of Certain Developments Required

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

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

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

Amended 05/05 by Ordinance 2005-09

HISTORY
Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2025-31 on 7/9/2025
Amended by Ord. 2025-39 on 12/3/2025
Amended by Ord. 2026-07 on 2/4/2026

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

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

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

HISTORY
Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2026-07 on 2/4/2026

AFTER

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:

(a) ~~The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;~~ The home occupation must remain subordinate to the primary residential use of the dwelling and shall not alter the residential character of the dwelling or neighborhood.

(b) ~~Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;~~ The occupation shall occupy no more than 25% of the gross floor area of the dwelling unit or 500 square feet, whichever is less.

(c) ~~A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)~~ Only residents of the dwelling may engage in the occupation, unless otherwise authorized by permit.

(d) The residence must be the principal residence of the applicant;

(e) The occupation shall not produce t~~T~~ools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference ~~or~~ noise ~~are prohibited;~~ traffic, or other impacts detectable beyond the property boundaries.

(f) ~~Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;~~ No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way.

(g) ~~Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated~~. No more than two clients or customers per day may visit the premises. Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers).

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) ~~Only one non-illuminated name plate, not exceeding two hundred square inches, and mounted flat against building; and~~ No on-site advertising or signage is permitted, except as specifically allowed by ordinance.

(j) ~~Except for home occupations authorized by a conditional use permit, no advertising by any method shall identify the home address.~~ Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved.

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

(a) Artists, illustrators, writers, photographers, editors, drafters, publishers~~;(b)~~ Consultants, private investigators, f~~ield representatives and other similar activities where the entire work of the business, except for~~ record keeping, and ~~telephone, are conducted off of the premises; and (c)~~ Bookkeeping ~~and other similar computer activities.~~

(b) ~~Home occupations that require a client to come to the home for service including barbers, beauticians, tax accountants, home instruction of musical instruments, voice and educational subjects and similar or professional services. Physicians, therapists or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (Amended 5/02).~~ Home occupations that require a client to come to the home for service may be permitted, provided no more than two clients or customers per day visit the premises. Physicians, therapists, or other health care providers must obtain approval of a home occupation permit from the Planning Commission.

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

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

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

(a) ~~The expected number of clients per day; (Amended 6/00).~~ Confirmation that client traffic will not exceed two clients or customers per day.

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

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

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

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

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

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

(a) provisions of this Ordinance are satisfied;

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

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

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

(e) proposed home occupation will not adversely affect the public health, safety, or welfare; and

(f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(a) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may

Commented [4]: create a process and fees

Commented [5]: double check with defintion

terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

(b) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;

(c) violation or disregard of any condition issued in approval of the permit; or

(d) violation of any of the provisions of this Ordinance anywhere on the property.

(8) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23.

(9) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.

(10) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

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

HISTORY

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

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

8.9 Micro Entrepreneurship

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

(2) Use Description (What It Is)

Micro Entrepreneurship is a small-scale use consisting of **one** independent micro-business operating within a single building or site. Activities are primarily conducted indoors and are characterized by:

(a) No more than **two (2) employees**, which means the owner of the property and 1 employee, and

(b) Customer traffic limited to approximately **two to four (2-4) customers per hour**, except for holidays and City events, and

(c) Low environmental impact.

Indoor activities are defined as business operations conducted entirely within an enclosed structure, including production, preparation, assembly, storage, office work, instruction, and customer interactions, with some regular outdoor business activity.

The use may include small scale, small services, or limited sales that are incidental and proportional to the small scale of the operation.

This use is not intended for industrial operations, large-scale retail, or high-traffic commercial centers.

(3) Permitted Components (What's Allowed)

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

(a) Artisan or craft production. (e.g., woodworking, art, textiles, small-batch goods)

(b) Cottage-scale and Micro Enterprise Kitchen food production consistent with Utah State Law 4-5a, 26B-7-416, and Tooele County Health Department.
(c) Professional or creative offices. (e.g., design, consulting, technology services)
(d) Personal services by appointment. (e.g., tutoring, repair services)
(e) On-site and online sales of goods and produce.
(f) Accessory storage directly related to on-site activities.
    (i) Accessory Structure Standards; The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10' x 10') in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards.

(4) Operational Limitations (How It Operates)

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

(5) Compatibility Standards

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

(6) Site & Development Standards

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

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

(8) Enforcement & Flexibility

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

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

8.9 8.10 City Council Review And Approval Of Certain Developments Required

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

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

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

Amended 05/05 by Ordinance 2005-09
HISTORY
Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2025-31 on 7/9/2025
Amended by Ord. 2025-39 on 12/3/2025

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

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

Section added 03/09 with the adoption of Ordinance 2009-06
HISTORY
Amended by Ord. 2025-05 on 1/30/2025

BEFORE

9.1 Purpose

The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare

of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources.

9.2 Enforcement Of Landscape Requirements

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

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

9.3 Landscape Plan

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

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

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

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

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

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

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

(f) Existing and proposed grading of the site indicating contours at two foot intervals. Proposed berming shall be indicated using one-foot contour intervals;

(g) Elevations of all fences and retaining walls proposed for location on the site;

(h) Elevations, cross-sections and other details as determined necessary by the Community Development Director, Zoning Administrator, or their designee.

(i) Water efficient irrigation system (separate plan required); and

(j) Summary data indicating the area of the site in the following conditions:

i. Total area and percentage of the site in landscape area;

ii. Total area and percentage of the site in domestic turf grasses; and

iii. Total area and percentage of the site in drought tolerant plant species.

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

9.4 Selection, Installation, And Maintenance Of Plant Materials

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

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

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

9.5 Parkway Landscaping

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 9-1, Parkway Design Standards *

Parkway Materials	Parkway
Turf[1]	Permitted
Evergreen Ground Cover[2]	Permitted - less that 18" in height at maturity
Shrubs[3]	Permitted - less than 18" in height at maturity
Trees	Permitted - See Section 9.5.6
Flowers[4]	Permitted - flower bed not to exceed 24" in height at maturity
Bark and Mulch	Permitted
Driveway and Walkways (carriage to street)	Permitted

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

Notes:

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

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

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

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

4 Flowers shall not include thorn bearing species.

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

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

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

AFTER

Chapter 9 Landscaping And Buffers
9.1 Purpose
The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and

Commented [SM6]: Define, parkway, park strip, and median

welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance, and expand the urban forest and promote the prudent use of water and energy resources.

9.2 Enforcement Of Landscape Requirements

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

(1) Definitions

(a) Parkway; Parkway means the portion of the public right-of-way located between the back of curb and the sidewalk, or between the curb and the property line where no sidewalk exists, intended for landscaping, street trees, or utilities.

(b) Park Strip; Park Strip means the linear landscaped area within the parkway, typically located between the curb and sidewalk, designed for street trees, turf, groundcover, or other approved plantings.

(c) Median; Median means the raised or flush landscaped or hardscaped area located between opposing travel lanes within a public or private street right-of-way, intended to provide visual separation, traffic control, and support approved landscaping or streetscape features.

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

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

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

(4) Failure to Maintain.

(a) Failure to install or maintain required landscaping within a parkway, park strip, or median constitutes a violation of this Ordinance and may result in:

(i) issuance of a notice of violation;
(ii) withholding or revocation of a certificate of occupancy;
(iii) correction by the City with costs billed to the responsible party; or
(iv) any other enforcement action authorized by this Code.

(5) City Authority to Modify Requirements; The Community Development Director, Zoning Administrator, or their designee may modify landscaping requirements within a parkway, park strip, or median.

(6) **Restoration After Damage;** Any damage to landscaping within a parkway, park strip, or median caused by construction, parking, utility work, or other activity shall be repaired or replaced by the responsible party within the timeframe specified by the City.

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

9.3 Landscape Plan

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

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

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

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

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

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

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

(f) Existing and proposed grading of the site indicating contours at two-foot intervals. Proposed berm(s) shall be indicated using one-foot contour intervals;

(g) Elevations of all fences and retaining walls proposed for location on the site;

(h) Elevations, cross-sections, and other details as determined necessary by the Community Development Director, Zoning Administrator, or their designee.

(i) Water efficient irrigation system (separate plan required); and

(j) Summary data indicating the area of the site in the following conditions:

(i) Total area and percentage of the site in landscape area;

(ii) Total area and percentage of the site in domestic turf grasses; and

(iii) Total area and percentage of the site in drought tolerant plant species.

HISTORY

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

9.4 Selection, Installation, And Maintenance Of Plant Materials

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

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

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

9.5 Parkway Landscaping

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

(2) All parkways shall be landscaped in conformance with the provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted. Parkway trees shall be required and meet the following specifications:
   (a) Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;
   (b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;
   (c) Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;
   (d) A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Community Development Director, Zoning Administrator, or their designee; and
   (e) The Community Development Director, Zoning Administrator, or their designee may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of

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

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

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

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

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

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

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

(3) Permitted and Prohibited Materials in Parkways

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

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

(a) **Decorative Rock:** Rock, crushed gravel, or cobble is permitted if it is **1.5 inches or larger** in diameter (sized to prevent material from washing into the storm drain system). All rock must be contained behind the curb or a concrete mow strip to prevent migration into the roadway or sidewalk.

(b) **Pavers and Flagstone:** Brick, concrete pavers, or natural stone may be used. To ensure the health of street trees, pavers must be installed on a permeable base or spaced to allow water infiltration.

(c) **Concrete Strips (Carriageways):** Concrete strips are permitted to provide step-out access from the curb to the sidewalk. Strips shall not exceed 24 inches in width and must be spaced at 25 feet to allow for adequate tree irrigation.

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

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

(a) **Material smaller than 1 inch (Pea Gravel/Sand):** Prohibited as it is easily displaced into the roadway, creating slip hazards for pedestrians/cyclists and clogging storm drains.

(b) **Bark or Wood Chips:** Prohibited due to low density; materials float during storm events and obstruct drainage infrastructure.

(c) **horn-bearing plants:** Prohibited to prevent injury to pedestrians and cyclists.

(d) **Visual Obstructions:** Ground cover and shrubs that exceed **18 inches** in height at maturity are prohibited to preserve sight lines for vehicles and pedestrians.

(e) **Concrete:** Concrete, including poured-in-place concrete and pre-cast concrete panels is prohibited where its installation would obstruct required landscaping, interfere with stormwater infiltration, increase runoff into the public right-of-way, or conflict with the City's adopted streetscape and parkway design standards.

(4) **Street Trees** The developer or property owner is responsible for the planting and irrigation of street trees as required by Table 9-1. Hardscape installations must include a tree well with a minimum diameter of 36 inches (or equivalent square footage) around the trunk to allow for growth and water access.

(5) **Utility Clearance (Water Meters)** To ensure access for maintenance and meter reading, **no concrete, pavers, or permanent hardscape may be poured or installed within two (2) feet of any water meter**, fire hydrant, or utility box. This clearance area must be covered with removable material, such as decorative rock, to allow City crews unobstructed access to the infrastructure.

~~**Table 9-1, Parkway Design Standards ***~~

~~**Parkway Materials**~~	~~**Parkway**~~
~~Turf[1]~~	~~Permitted~~
~~Evergreen Ground Cover[2]~~	~~Permitted - less that 18" in height at maturity~~
~~Shrubs[3]~~	~~Permitted - less than 18" in height at maturity~~
~~Trees~~	~~Permitted - See Section 9.5.6~~
~~Flowers[4]~~	~~Permitted - flower bed not to exceed 24" in height at maturity~~
~~Bark and Mulch~~	~~Permitted~~
~~Driveway and Walkways (carriage to street)~~	~~Permitted~~
~~Other Impervious Materials (brick pavers, concrete)~~	~~Not to exceed 25% of the park strip area~~
~~Street Trees~~	~~Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.~~
~~Irrigation[5]~~	~~Required for plant materials~~
~~Prohibited Materials[6]~~	~~Large rocks, asphalt, thorny bearing plants, ground cover and shrubs exceeding 18" in height.~~

9.5.6 Permitted Landscape Plants

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

(2) Shade Trees

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

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

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

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

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

(3) Shrubs

Deciduous Shrubs; The following deciduous shrubs are permitted:

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

(4) Evergreen Shrubs

The following evergreen shrubs are permitted.

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

(5) Ornamental Grasses

The following ornamental grasses are permitted:

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

(6) Perennials

The following perennial species are permitted:

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

(7) General Landscaping Requirements Permitted and not Permitted

(a) Turf grass is prohibited within medians.
(b) Turf grass is permitted within parkways only where slopes do not exceed fifty percent (50%).
(c) Evergreen groundcovers and shrubs shall not exceed eighteen (18) inches in mature height.
(d) Thorn-bearing shrubs or groundcovers are prohibited.
(e) Drip irrigation systems are required for all plant materials.
(f) Trees are permitted in both medians and parkways. Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
(g) Bark, Mulch, Gravel, and concrete, is permitted in parkways.
(h) Impervious materials are permitted in medians.(Brick pavers, Concrete)
(i) Flowers are permitted. Flower bed not to exceed 24" in height at maturity.
(j) Driveway and Walkways (carriage to street) are permitted.
(k) Irrigation is required for plant materials.
(l) Prohibited Materials - Large rock exceeding 1-½" inch, asphalt, concrete, thorny bearing plants, ground cover and shrubs exceeding 18" inches in height.

9.5.7 Applicability Standards ~~Notes~~:

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

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

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

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

(d) Flowers shall not include thorn bearing species.

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

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

14.6 Codes And Symbols, Use Table 14.1

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

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

USE	A	RR-5	RR-2.5	RR-1

Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals, and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
Family Food Production and the Raising of Large, Medium, and Small Animals. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area~~.~~, not to exceed more than 6 medium animals per half acre. Each small sized animal (fully grown) shall have 100 sq ft of open area~~.~~, not to exceed more than 6 medium animals per half acre. The area of stables, barns, and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential	P	P	P	C

dwelling on an adjoining lot measured at the nearest corner.				
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any preexisting residential dwelling located on an adjoining lot measured at the nearest corner and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling measured at the nearest corner.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C	C
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	P	C	C	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C

Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)	C	C	C	C
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
RESIDENTIAL	**A**	**RR-5**	**RR-2.5**	**RR-1**
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	-C	C-
Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	P~~C~~	P~~C~~	P~~C~~	P~~C~~
Household Pets, other than a sportsman permit	P	P	P	P
INSTITUTIONAL	**A**	**RR-5**	**RR-2.5**	**RR-1**

Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
~~Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations~~	~~C~~	~~-~~	~~-~~	~~-~~
POWER GENERATION (Primary Power for on-site use)	**A**	**RR-5**	**RR-2.5**	**RR-1**
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C
RECREATION, CULTURAL & ENTERTAINMENT	**A**	**RR-5**	**RR-2.5**	**RR-1**
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
~~Pedestrian Pathways, Trails & Greenways~~	~~P~~	~~P~~	~~P~~	~~P~~
Community Gardens	P ~~-~~	P~~C~~	P~~C~~	P~~C~~
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
MISCELLANEOUS	**A**	**RR-5**	**RR-2.5**	**RR-1**
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P

Public/Private Utility Buildings and Structures	C	C	C	C
Veterinary Offices	P	P	P	P
Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C
~~Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1—249 Beds)~~	-	-	-	-
~~Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)~~	-	-	-	-

HISTORY
Amended by Ord. 2022-14 on 8/3/2022
Amended by Ord. 2025-05 on 1/30/2025
Amended by Ord. 2025-31 on 7/9/2025

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

C

USE	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C

The tilling of the soil, the raising of crops, horticulture, and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Keeping of Large, Medium, and Small Animals ~~and the Raising of Horses.~~ The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area~~.~~, not to exceed more than 6 medium animals per half acre. Each small sized animal (fully grown) shall have 100 sq ft of open area~~.~~, not to exceed more than 6 medium animals per half acre. The area of stables, barns, and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	- ~~C~~	-
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on a lot measured at residence the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft. and must have 4,000 sq ft for each additional animal over 5.	-	C	C	- ~~C~~	-

Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft..	-	C	C	- ~~C~~	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
RESIDENTIAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C	C	C
Group Home, Large	C	C	C	C	C
Transitional Treatment Home, Small	C	C	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	P~~C~~	P~~C~~	P~~C~~	P~~C~~	P~~C~~
Micro Entrepreneurship				C	
Household pets, other than Sportsman Permit	P	P	P	P	P

INSTITUTIONAL	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
~~Adult Day Care Center~~	~~-~~	~~-~~	~~C~~	~~C~~	~~P~~
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
~~Commercial Day Care Center (not in a home) no more than 20 children at any one time~~	~~-~~	~~C~~	~~C~~	~~-~~	~~P~~
~~Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)~~	~~-~~	~~-~~	~~C~~	~~-~~	~~P~~
~~Hospital~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~
~~Medical or dental clinic~~	~~-~~	~~C~~	~~C~~	~~-~~	~~C~~
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
~~Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)~~	~~-~~	~~-~~	~~C~~	~~-~~	~~C~~
~~Private educational institution having a curriculum similar to the public schools, grades K-12~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Schools of higher education, community colleges, off campus facilities~~	~~-~~	~~-~~	~~C~~	~~-~~	~~C~~
~~Schools, professional and vocational~~	~~-~~	~~-~~	~~C~~	~~-~~	~~-~~
POWER GENERATION	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
~~Solar~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
RECREATION, CULTURAL & ENTERTAINMENT					

Commented [7]: Why wouldn't we allow a garden in A-10?

Commented [8]: Commercial zone

Commented [9]: Remove and put in the commercial zone?

Commented [10]: Same thing

Commented [11]: Commercial zone

Commented [12]: Commercial Zone

Commented [13]: Commercial zone

Commented [14]: Commercial zone

Commented [15]: Commercial zone

Commented [16]: Commercial zone

Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
~~Parks and Playgrounds, Public and Private~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Pedestrian Pathways, Trails & Greenways~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
Community Gardens	P	P	P	P	P
MISCELLANEOUS	**R-1-8**	**R-1-12**	**R-1-21**	**RM-7**	**RM-15**
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
~~Cemetery~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Golf Course~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C
~~Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1--249 beds)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~

Commented [17]: Commercial zone

16.8 Codes And Symbols And Use Table 16.1

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

erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
COMMERCIAL							
Adult Day Care Center	C	C	C	C			
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Commercial Day Care Center (not in a home) no more than 20 children at any one time	C	C	C	C	-	-	-
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	C	C	C	C	-	-	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Golf Course	C	C	C	C	C	C	C
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Hospital	-	C	C	C	-	-	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-

Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	C	C	C	C	-	-	-
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	-	-	-
Schools of higher education, community colleges, off campus facilities	C	C	C	C	-	-	-
Schools, professional and vocational	C	C	C	C	-	-	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Solar	-	-	-	-	C	C	C
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
MANUFACTURING	**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	-
OFFICE AND RELATED USES	**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	-	-

RETAIL SALES & SERVICES	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-
Automobile Sales/Rental and Service	C	P	P	C	C	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	C	-	-
Car Wash	C	P	P	C	P	P	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service, and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive through facilities	C	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
RECREATIONAL, CULTURAL, AND ENTERTAINMENT	**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	-	-	-
RESIDENTIAL	**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	-
INSTITUTIONAL	**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	-

MISCELLANEOUS	**C-N**	**C-S**	**C-G**	**C-D**	**M-D**	**M-G**	**MD-EX**
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boiler works	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	C	C	C	C	C	C	C
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-
Communication Towers, exceeding the maximum building height, but not higher than 80 feet	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-

Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-	-	-
MINING AND EXCAVATION	**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
Amended by Ord. 2025-31 on 7/9/2025

20.2 Definitions

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

(1) A-FRAME SIGN: Any sign or structure composed of two (2) sign faces mounted or attached back-to-back in such a manner as to form a basically triangular vertical cross section through the faces.

(2) ABANDON SIGN. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

(3) ALTERATIONS, SIGN**.** A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.

(4) ANIMATED SIGN: Any sign which is designed and constructed to give its message through the flashing of or rotation of lights or figures. See and also note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasion by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:

(a) Naturally Energized - Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include flags, banners, pennants, streamers, metallic disks. or other similar devices designed to move in the wind.

(b) Mechanically Energized - signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.

(c) Electrically energized - Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. Electrically energized animated signs are of two types:

(d) Flashing Signs - Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase, and in which the intensity of illumination varied from zero (off) to 100 percent (on) during the programmed cycle.

(e) Illusionary Movement Signs - Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns

(5) APPURTENANT SIGN: See definition of On Premises Sign Or Appurtenant Sign.

(6) AWNING. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. (Compare "Marquee")
(7) AWNING SIGN. A sign painted on, printed on. or attached flat against the surface of an awning.
(8) BACK LIT AWNING. (see "Electric Awning Sign")
(9) BANNER: A flexible sign characteristically supported by two (2) or more points. It is generally made of fabric or other nonrigid materials with no enclosing frame. Flags supported by one point are considered banners.
(10) BILLBOARD: A freestanding ground sign located on real property that is designed and intended to direct attention to a business, product, service or message that is not sold, offered or existing on the property, nor specific to the property where the property sign is located.
(11) BUILDING FACE: The visible outer surface of an exterior wall of a building. The area of the face of the building shall be the total area such surface, including doors and windows.
(12) CANOPY: See definition of Marquee.
(13) CANOPY SIGN. A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.
(14) CANOPY (FREESTANDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by columns or posts embedded in the ground.
(14) CHANGEABLE SIGN. A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:
(a) Manually Activated - Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.
(b) Electrically activated - signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:
(1) Fixed Message Electronic Signs - Signs whose basic informational content has been pre-programmed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.
(2) Computer controlled variable Message electronic Signs - Signs whose informational content can be changed or altered by means of computerized driven electronic impulses.
(c) Mobile, Changeable Copy Sign - A sign mounted on a trailer, frame or legs, lighted or unlighted, box or "A" frame and shall have changeable lettering.
(15) COPY, SIGN. The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.
(16) DISREPAIR: A sign shall be considered in disrepair when it fails to be in the same form as originally constructed, or when it fails to perform its intended function of conveying a message. Conditions shall include, but not be limited to:

(a) Structural pole or support failure.
(b) Signs not being held vertically or as originally constructed.
(c) Borders falling off or already removed.
(d) Panels missing or falling off.
(e) Message falling off or in disrepair such that it cannot be interpreted by the motoring public.
(f) Signs that are overgrown by trees or other vegetation.

(17) DOUBLE-FACED SIGN. A sign with two faces diverged from a common angle of not more than 45 degrees or back-to-back
(18) ELECTRIC AWNING SIGN. (also "Back Lit Awning"). An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.
(19) ELECTRICAL SIGN. A sign or sign-structure in
which electrical wiring, connection, or fixtures are used.
(20) ELECTRONIC MESSAGE CENTER: A sign with changeable copy that is controlled electronically via a remote programming device.
(21) ENTRY FEATURE SIGN: A sign that is placed at the entrance of a subdivision or other residential or commercial project as part of a distinct architectural or landscape feature that identifies the project and displays the project name.
(22) ERECT: To build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition, provided the use of the sign is not changed or altered.
(23) FACE OF A SIGN. The area of a sign on which the copy is placed.
(24) FESTOONS (SIGN). A string of ribbons, tinsel, small flags, or pinwheels.
(25) FLOODLIGHTED SIGN. (see "Illuminated Sign").
(26) FLASHING SIGN. (see "Animated sign, Electrically Energized").
(27) FLOATING SIGN: Any inflatable or floating sign or advertising device that is affixed to or displayed at a place of business. Examples are blimps, hot air balloons, and inflatable figures.
(28) FLOODLIGHTED SIGN. (see "Illuminated Sign").
(29) FREESTANDING SIGN: Any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts or similar uprights, with or without braces. Any sign which is mounted into the ground, but has the supports to any portion of the roof of a building or structure, shall be considered to be a roof sign.
(30) FRONTAGE: The length of the sides along the street or any other principal public thoroughfare, but not including such length along an alley, watercourse, railroad, street or thoroughfare with no permitted access.
(31) HEIGHT (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (compare "Clearance")
(32) IDENTIFICATION SIGN. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.
(33) ILLEGAL SIGN. A sign which does not meet the
requirements of this code and which has not received non-conforming status.
(34) ILLUMINATED SIGN. A sign with an artificial light
source incorporated internally or externally for the purpose of illuminating
the sign.
(35) INCIDENTAL SIGN. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.
(36) LOGO SIGNS: Any sign whose single feature is a reproduction of the common recognized logo of the company and/or product.
(37) LOW PROFILE SIGN (Also "Monument Sign"). A sign mounted directly to the ground with maximum height not to exceed six (6) feet.

(38) MARQUEE: Any permanent roof like structure projection beyond a building or wall, generally designed and constructed to provide protection from the weather.
(39) MAINTENANCE, SIGN. For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.
(40) MONUMENT SIGN: Any on premises sign which is mounted directly to the ground having a foundation or pedestal that is at least sixty percent (60%) of the width of the actual sign structure and meeting the standards for height set for monument signs.
(45) MOVABLE, FREESTANDING SIGN: Any sign not affixed to or erected into the ground.
(36) NON-CONFORMING SIGN. A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations.

(A) A sign which does not conform to the sign code requirements, but for which a conditional use permit has been issued.

(37) OFF-PREMISE SIGN (also "BILLBOARD"). A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".
(38) OFF-SITE DIRECTIONAL SIGN. A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.
(39) OFF PREMISES SIGN OR NONAPPURTENANT SIGN: Any sign which advertises products, development projects, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.
(40) ON PREMISES SIGN OR APPURTENANT SIGN: Any sign which advertises products, services, development projects, or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected. A sign which pertains to the use; product or commodity sold; service performed on the premise and/or property on which it is located.
(41) OUTDOOR ADVERTISING SIGN: See definition of On Premises Sign Or Appurtenant Sign.
(42) PAINTED WALL SIGN. Any sign which is applied with paint or similar substance on the surface of a wall.
(43) PEDESTAL SIGN. A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.
(44) POLE COVER (SIGN). Cover enclosing or decorating poles or other structural supports of a sign.
(45 POLITICAL SIGN. A temporary sign used in connection with a local, state, or national election or referendum.
(46) PORTABLE SIGN. Any sign designed to be moved
easily and not permanently affixed to the ground or to a structure or building.
(47) PROJECTING SIGN: Any sign attached to a building or structural wall and extending horizontally outward from such a wall more than eighteen inches (18").
(48) PROPERTY SIGN. A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")
(49) PUBLIC EVENT BANNER: A banner pertaining to festivals or events which is installed as a temporary sign. Installation of banners across SR-138 and SR-112 are generally not permitted without special permission of UDOT and the Grantsville City Council.
(50) PUBLIC INFORMATION SIGN: Signs presenting travel information and signs concerning historic and scenic sites, public recreation facilities, miscellaneous instructions, and warnings.

(51) READER BOARD: A sign with manually changeable copy such as gas station prices, school events, etc.
(52) REAL PROPERTY: Land or real estate, with or without structures; not goods or services.
(53) REAL ESTATE SIGN. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.
(54) RESIDENTIAL ZONE OR DISTRICT: Any zone that is zoned as residential under Utah State law and the Grantsville City Land Use management and Development Code.
(55) ROOF SIGN: Any sign which is erected upon or over the roof or over a parapet of any building or structure.
(56) ROTATING SIGN. (see "Animated Sign, Mechanically Energized").
(57) SCENIC BYWAY: A road that possesses outstanding scenic, recreational, historical, educational, scientific, or cultural values or features. The designation can be made by federal or state agencies.
(58) SIGN: Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, association, corporation, profession, business or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade structure, which are visible from any public street, public highway or public road right of way. For the purpose of this chapter, the word "sign" does not include the flag, pennant or insignia of any nation, state, City or other political unit, or of a nonprofit organization. It shall not include, further, any official notice issued by any court, public body or officer, or directional, warning or informational sign or structure required or authorized by law.
(59) SIGN AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a double-faced sign covering the same subject shall be computed. For signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle, or circle large enough to frame the display on one face. An electronic message center will be included in calculation of overall sign area.
(60) SIGN CLEARANCE. The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishment, if extended over that grade.
(61) SIGN SETBACK. The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street or road.
(62) SNIPE SIGN. A temporary sign or poster affixed to a tree, fence, etc.
(63) SUBDIVISION IDENTIFICATION SIGN. A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.
(64) TEMPORARY: A period not to exceed six (6) months. A sign not constructed or intended for long-term use, with a maximum time period of ninety (90) days.
(65) TIME AND TEMPERATURE DEVICE: Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.
(66) UNDER-CANOPY SIGN. A sign suspended beneath a canopy, ceiling, roof, or marquee.
(67) "V" SIGN. A sign consisting of two essentially equal faces, positioned at an angle subtending less than 179 degrees.
(68) WALL SIGNS: Any sign posted, or painted upon, suspended from, or otherwise affixed to a wall, fascia, canopy, or marquee of a building located on the site to which the sign pertains.

(69) WIND SIGNS: Any propeller, whirligig or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of wind. This definition shall not include pennants, flags, or banners.

21.1.15 Open Space Requirements

(1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of ten-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements.

(2) Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 10% minimum area requirement except that historic structures and existing trails with public access may be counted. Areas greater than 10% of the total open space area that is covered with any impervious surface shall be excluded from the open space calculation.

(3) At least 75% of the open space shall be in a contiguous or interconnecting tract. The open space shall be designed in such a way that it adjoins any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space. If there is no defined or identified open space on adjoining land, then the open space shall provide areas for the eventual connection with future development as practicable.

(4) The open space shall be directly accessible to the largest practicable number of lots within the subdivision. The type of open space shall be taken into consideration when making the determination of direct accessibility. Open space parcels that are preserved as active agriculture or pasture land may have limited direct accessibility as the use requires restricted access, but it is expected that such uses shall be located along the sides of public streets or trails so that the open space will provide for the benefit and enjoyment of residents as it reserves the open rural atmosphere desired by the residents. Historic features or other unique natural features due to the nature of their location, characteristics and configuration may also limit direct accessibility but shall be showcased in such a way that it may provide for the benefit and enjoyment of residents as it preserves the open rural atmosphere desired by the residents. Non-adjoining lots shall be provided with safe, convenient access to the open space. Trails are encouraged in the subdivision to access both natural open space areas within the subdivision and those that may be located nearby. Just as with streets, trail connections for connectivity and access with future subdivisions and the City-wide trails system shall be considered.

(5) For developments with a total aggregated development acreage is less than 20 acres, developers may pay in lieu of, or in a proportional combination with, the provision of 10% of the total parcel acreage as open space, The amount of the fee-in-lieu is determined by apply 10% of the predeveloped value of the total parcel acreage, as determined through a current owner provided appraisal by a certified real estate appraiser. The fees collected shall be used within 1 mile of the proposed development, or the nearest park to benefit the residents of the development.

(6) Land dedicated for use as a public park may be no smaller than ten acres and may not be located any closer than three quarters of a mile from another public park. The City Council may make exceptions to the minimum distance if walkability and other accessibility issues limit the residents of the proposed subdivision from safely or conveniently accessing the nearest public park. Requiring improvements that remove the accessibility barriers may be considered proportionally not exceeding the appraised value of the predeveloped value of the total parcel acreage as detailed in 21.1.15.5.

(7) This section includes specifications for playground equipment, pavilions, and other facilities. Playgrounds: Pour-in-place rubber surfaces shall be installed under all playground equipment. The manner and area of installation shall be done according to the approved plans and the manufacturer's

recommendations for both the play structure and play surface. Colors must be neutral earth tone colors. Pavilions: Any pavilions installed shall be finished with an architectural powder coated metal or aluminum construction.

HISTORY
Amended by Ord. 2019-18 on 8/7/2019
Amended by Ord. 2024-05 on 1/31/2024
Amended by Ord. 2024-37 on 12/4/2024
Amended by Ord. 2025-31 on 7/9/2025

BEFORE
21.2.11 Determination Of Appropriate Process

In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as level with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-9a-604.1 (2023) and Utah Code Ann. 10-9a-604.2 (2023).

1. Level 1 - Single Lot Development: The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of the Grantsville Land Use Development and Management Code. The City staff is authorized by the City Council to approve the application.
2. Level 2 - Minor Subdivision: The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.
    1. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
        1. There is a compelling reason affecting the Health, Safety or Welfare of the public; or
        2. An adjacent property is currently in an application process which will increase the level of improvement to the street, or
        3. The City has a current project that is increasing the level of improvement to the street.
    2. Level 2: Minor Subdivisions shall not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
    3. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
    4. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
        1. A record of survey, and

2. A plat. Depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision, and
3. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.

5. If upon review, the City staff finds:
    1. That application to be complete, and
    2. Meets the intent of the General Plan, and
    3. Fully complies with the City zoning and land use ordinances, and
    4. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.
6. Then, the City staff is authorized by the City Council to approve the application.
7. If the application is found deficient in meeting the requirements in clause 5 (a-d), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
8. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
9. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
10. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
11. After approval, and in accordance with Utah State Code 19-9a-605(3)(a), documents shall be recorded in the County Recorder's office that divide property by a metes and bounds description with the required certificate of written approval from Grantsville City attached.

3. Level 3 - Subdivision 4 lots or less: The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.
    1. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
4. Level 4 - Subdivision 5 lots or greater: The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward

with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the Planning Commission.

5. Level 5 - Subdivisions: The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.
    1. Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.

AFTER

21.1.16 Open Space Networks Configuration

21.2 Subdivision Application Procedure
21.2.11 Determination Of Appropriate Process
21.2.12 Purpose And Procedures For Level 1 - Single Lot Development
21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision
21.2.14 Purpose And Procedures For Level 3 - Subdivision 4 Lots Or Fewer
21.2.15 Purpose And Procedures For Level 4 - Subdivision 5 Lots Or Greater
21.2.16 Purpose And Procedures For Level 5 Subdivisions

21.2.11 Determination Of Appropriate Process
In recognition that not all land use actions are of the same magnitude and therefore may not require the same level of detail for consideration, Grantsville City has provided multiple application processes. For this purpose, the application processes have been organized as level with each level requiring greater detail and additional steps for consideration and approval. The applicant shall choose the application process that best fits their proposed land use action:

Development process Levels 1 through 4 are only applicable for use with single use residential development applications as defined in GLUDMC Chapter 2, Definitions, and shall meet all requirements of Utah Code Ann. 10-20 ~~10-9a-604.1 (2023)~~ and Utah Code Ann. 10- 20~~10-9a-604.2 (2023).~~

(1) Level 1 - Single Lot Development: The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24 of the Grantsville Land Use Development and Management Code. The City staff is authorized by the City Council to approve the application.

(2) Level 2 - Minor Subdivision: The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions. The applicant shall submit an

application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter.

(a) The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
    (i) There is a compelling reason affecting the Health, Safety or Welfare of the public; or
    (ii) An adjacent property is currently in an application process which will increase the level of improvement to the street, or
    (iii) The City has a current project that is increasing the level of improvement to the street.

(b) Level 2: Minor Subdivisions shall not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
    (i) The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
    (ii) If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
        (A) A record of survey, and
        (B) A plat. Depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision, and
        (C) A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.

(c) If upon review, the City staff finds:
        (A) That application to be complete, and
        (B) Meets the intent of the General Plan, and
        (C) Fully complies with the City zoning and land use ordinances, and
        (D) The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.

(d) Then, the City staff is authorized by the City Council to approve the application.

(e) If the application is found deficient in meeting the requirements in clause 5 (a-d), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.

(f) If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.

(g) The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.

(h) The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all

improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.

(i) After approval, and in accordance with Utah State Code 19-9a-605(3)(a), documents shall be recorded in the County Recorder's office that divide property by a metes and bounds description with the required certificate of written approval from Grantsville City attached.

~~Level 3~~ - ~~Subdivision 4 lots or less: The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.~~

~~Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.~~

(3) Level 3 ~~4~~– Subdivision 2 ~~5~~ lots or greater: The purpose of this process is to divide property into 2 ~~5~~or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Preliminary Plat ~~Final Plat~~ shall be approved by the Planning Commission.

(4) Level 4 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit. The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission, and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved by the City Council.

(a) Specific phases of a Level 5 Final Plat may qualify as, and be subject to Level 4 Final Plat requirements, if the specific phase application contains only residential uses that meet the definition of single use residential development as defined in GLUDMC Chapter 2 Definitions.

HISTORY
Adopted by Ord. 2024-05 on 1/31/2024
Amended by Ord. 2024-16 on 5/1/2024
Amended by Ord. 2024-28 on 8/21/2024
Amended by Ord. 2025-31 on 7/9/2025

21.2.12 Purpose And Procedures For Level 1 - Single Lot Development

The purpose of this process is to convert an undeveloped parcel into a legal zoning lot. The applicant shall submit an application meeting the requirements for the Single Lot Development as described in Chapter 24. The City staff is authorized by the City Council to approve the application.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

BEFORE

21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision

The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions.

1. The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
    1. There is a compelling reason affecting the Health, Safety or Welfare of the public; or
    2. An adjacent property is currently in an application process which will increase the level of improvement to the street, or
    3. The City has a current project that is increasing the level of improvement to the street.
2. Level 2: Minor Subdivisions may not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
3. The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
4. If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
    1. A record of survey
    2. A plat depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision and
    3. A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.

5. If upon review, the City staff finds:
    1. That application to be complete
    2. Meets the intent of the General Plan
    3. Fully complies with the City zoning and land use ordinances and
    4. The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety and welfare of the public.
6. Then, the City staff is authorized by the City Council to approve the application.
7. If the application is found deficient in meeting the requirements in subsections 5 (1- 4), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
8. If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
9. The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
10. The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are

required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.

11. After approval, and in accordance with Utah Code 10-9a-605(3)(a), documents dividing property by a metes and bounds description, including the required certificate of written approval from Grantsville City attached, shall be recorded in the County Recorder's office.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

AFTER

21.2.13 Purpose And Procedures For Level 2 - Minor Subdivision

The purpose of this process is to divide property into up to 4 lots with all lots fronting an existing street containing the necessary utilities to serve the proposed lots. By utilizing this process, the applicant agrees to make the required improvements to bring the street frontage up to code and is not asking for any waivers or exceptions. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter.

(1) The applicant will not be required to complete improvements that are greater than the greatest level of improvements found on an adjacent parcel or lot unless:
    (a) There is a compelling reason affecting the Health, Safety or Welfare of the public; or
    (b) An adjacent property is currently in an application process which will increase the level of improvement to the street, or
    (c) The City has a current project that is increasing the level of improvement to the street.
(2) Level 2: Minor Subdivisions may not be required to provide open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.
(3) The Application for a Level 2 Minor Subdivision shall include the information and documents found on the Minor Subdivision Checklist that is attached to the Minor Subdivision Application that shall be provided by the City upon request. The Minor Subdivision requirements found on the Minor Subdivisions Checklist and subsequent amendments to the checklist have been approved by the Grantsville City Council by resolution.
(4) If no street improvements are required beyond additional utility service laterals, the only engineered drawings required will be:
    (a) A record of survey
    (b) A plat depicting the lots, together with individual metes and bounds legal descriptions for each lot, and the overall boundary description for the subdivision and
    (c) A site drawing showing the proposed locations of proposed utility service laterals and any required surface improvements, with finish grade elevations as appropriate and specifically referencing each of the appropriate City standard details that are necessary for the work.
(5) If upon review, the City staff finds:
    (a) That application to be complete
    (b) Meets the intent of the General Plan
    (c) Fully complies with the City zoning and land use ordinances and
    (d) The existing public infrastructure along with the proposed improvements are adequate to serve the project and protect the health, safety, and welfare of the public.
(6) Then, the City staff is authorized by the City Council to approve the application.

(7) If the application is found deficient in meeting the requirements in subsections 5 (1- 4), the City staff shall inform the applicant of the discrepancies; and allows the applicant to choose to modify the application to bring the application into compliance, or to withdraw the application and submit a new application under the applicable level of process.
(8) If the applicant chooses to withdraw the application due to an incorrect fit with the requirements of the Level 2 Minor Subdivision and submit a new application under the appropriate process level, the fees paid for the original application shall be credited toward the new application fees.
(9) The Level 2 Minor Subdivision process may only be used once to divide a parcel. Subsequent applications to divide the property shall utilize the Level 3 or Level 4 process. If the lot to be divided is part of a platted subdivision, the subdivision amendment process found in Section 21.8 of this Chapter is the appropriate application.
(10) The Minor Subdivision property owner may construct the required utility service connections with each building permit unless the required improvements include extension of pavement, curb, and gutter, and/or sidewalk along the frontage of the properties. Where surface improvements are required and in order to keep the surface improvements consistent, all improvements to the property frontages of each lot shall be completed by the property owners under the first building permit issued for any lot in the Minor Subdivision.
(11) After approval, and in accordance with Utah Code 10-20, documents dividing property by a metes and bounds description, including the required certificate of written approval from Grantsville City attached, shall be recorded in the County Recorder's office.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

BEFORE
21.2.14 Purpose And Procedures For Level 3 - Subdivision 4 Lots Or Fewer

The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.

1. Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

AFTER

21.2.14 Purpose And Procedures For Level 3 - Subdivision 2 Lots Or Greater ~~Subdivision 4 Lots Or Fewer~~

~~The purpose of this process is to divide property into 4 lots or less where dedication of additional utilities or public improvements are required to serve the property. The applicant shall submit an application which meets the requirements for a final plat subdivision process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. A public hearing shall be held in a public Planning Commission meeting to fulfill the State requirements. Approval of the Level 3 application shall occur with Planning Commission.~~

(1) ~~Level 3 Subdivisions of four lots or less shall not be required to provide physical open space or fee in lieu for open space but shall be assessed the applicable park impact fee with each building permit.~~

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

BEFORE
21.2.15 Purpose And Procedures For Level 4 - Subdivision 5 Lots Or Greater

The purpose of this process is to divide property into 5 or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the DRC. The Applicant may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

AFTER

~~**21.2.15 Purpose And Procedures For Level 4 - Subdivision 5 Lots Or Greater**~~

The purpose of this process is to divide property into 2-~~5~~ or more lots or any division of property that requires dedication of offsite utilities or public improvements. The applicant shall submit an application meeting the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by the Planning Commission, the applicant can then move forward with submittal of an application for a Final Plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be approved by the DRC. The Applicant may be required to submit an application for a Planned Unit Development prior to submission of a Preliminary Application if the proposed project meets any of the criteria found in Section 21.5.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

BEFORE
21.2.16 Purpose And Procedures For Level 5 Subdivisions

The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited

to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission, and the City Council, in that order, the applicant can then move forward with submittal of an application for a fora final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the definition Planning Commission and approved subject by the City Council.

HISTORY
Adopted by Ord. 2024-37 on 12/4/2024

AFTER
21.2.15 ~~16~~ Purpose And Procedures For Level 4 ~~5~~ Subdivisions

The purpose of this process is to allow for the division of property as necessary for land uses other than those residential uses defined as single use residential development. These uses may include but are not limited to commercial, industrial, institutional, multifamily residential, residential projects with a mix of types of residential uses, and mixed-use projects. The applicant shall submit an application which meets the requirements for a preliminary plan as described in Section 21.2.7 and 21.4.5 of this Chapter. Once the Preliminary Application has been approved by staff, Planning Commission, and the City Council, in that order, the applicant can then move forward with submittal of an application for a final plat process as described in Section 21.2.8, 21.2.9 and 21.4.7 of this Chapter. The Final Plat shall be considered for recommendation by the Planning Commission and approved subject by the City Council.
~~**21.2.16 Purpose And Procedures For Level 5 Subdivisions**~~

BEFORE

21.6.12 Water Supply

(1) All development shall have a public water supply unless this requirement is waived by the city council.

(2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number and approval of the system is granted through either the Tooele County Health Department or Utah State Drinking Water Board, as applicable. In the preliminary stage, the developer shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the development is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the developer drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All drinking water systems shall meet the standards of Tooele Health County Department Regulation # for non-public systems, or the Utah State Drinking Water Board, Utah Administrative Code R-309 for systems that fall under the requirements of a public water system.

(3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements

for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of a lot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

(4) Amendments to existing platted developments that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single-family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.

(5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a development that was previously platted and developed, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed development has four or fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.

HISTORY

Amended	*by*	*Ord.*	*2021-09*	*on*	*4/28/2021*
Amended	*by*	*Ord.*	*2024-05*	*on*	*1/31/2024*

Amended by Ord. 2024-37 on 12/4/2024

AFTER

21.6.12 Water Supply

(1) All development shall have a public water supply unless this requirement is waived by the city council.

(2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number and approval of the system is granted through either the Tooele County Health

Department or Utah State Drinking Water Board, as applicable. In the preliminary stage, the developer shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system for the entire development to include a fire flow calculation. If the development is not being connected to the city public water supply, the county health department shall approve the location of the test wells prior to the developer drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the county health department. All drinking water systems shall meet the standards of Tooele Health County Department Regulation # for non-public systems, or the Utah State Drinking Water Board, Utah Administrative Code R-309 for systems that fall under the requirements of a public water system.

(3) Each development shall provide the details on the type of water system proposed, documentation of existing or proposed water rights and sources, historic water use, the estimated number of gallons per day of water system requirements for indoor and outdoor use, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression. The developer is required to provide dedicated or perpetual water rights or sources to meet the indoor and outdoor use requirements of all of the property in the development and the rights shall be sufficient to meet the total volume of water used and a rate of flow sufficient to meet peak demand. Culinary water rights shall include a conveyance to the City of a type which is perpetual in character and readily capable of use by the City. Outdoor water from a secondary (non-City) source may be obtained and provided from a private well or private water or irrigation company. The general requirement for outdoor water shall be one acre foot of water per one-third acre of net irrigated area. Net irrigated acreage shall be considered to be 64 percent of the total area of alot of up to one-half acre and 60 percent of the total acreage of lots over one-half acre in size. All open spaces within a development shall generally be considered as irrigated acreage and one acre foot of outdoor water per one-third acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City. The exact amount of indoor and outdoor water rights to be provided should be based on reasonable assumptions with respect to projected use and demand and as reflected in Grantsville City's Capital Facilities Plan and Water Rights Impact Fee Study, as amended. The conveyance of water rights to Grantsville City should also take into account the uncertainty and time lag often required in securing approval from the State Engineer for a change of use of non-municipal water rights for municipal purposes and potential reductions in the quantity of water available during periods of drought.

(4) Amendments to existing platted developments that require only up to a total of two acre feet of additional indoor water and only up to a total of eight acre feet of additional outdoor water for full development, may at the option of the owner or developer and in lieu of providing actual water rights to the City, pay at the time each building permit is issued for each lot, the applicable indoor and outdoor water rights acquisition impact fees as specified by Section 13-1-8 of the Grantsville City Code. Minor Subdivisions, small subdivisions and small planned unit developments which have a projected indoor and outdoor water usage comparable to four or fewer single-family dwellings are also exempt from the foregoing requirements to provide indoor and outdoor water. A water acquisition impact fee will be charged pursuant to the provisions of Section 13-1-8 of the Grantsville City Code under such circumstances that the conveyance of water rights is waived.

(5) Notwithstanding anything to the contrary specified in this Chapter, property that is proposed for a development that was previously platted and developed, shall be required to convey culinary and secondary water rights to the city pursuant to subsection (3) above, even if the new proposed development has four or fewer lots. Any waiver of the requirement to provide secondary water rights to the city by this section, shall not apply to property that has had a secondary water right attached to

it or has been irrigated with secondary water within the past five years, pursuant to Section 7-1-22 of the Grantsville City Code.

(6) All culinary water meters shall be installed within the park strip along the lot frontage. Where no park strip exists, the water meter shall be installed directly behind the sidewalk and within the public right-of-way or utility easement, as approved by the City Engineer. Water meters shall not be located within private yards, behind fences, or in any location that restricts City access for maintenance, reading, or replacement.

BEFORE

21.6.13 Storm Drainage And Flood Plains

(1) A storm drainage system for the entire development shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the infrastructure design and engineering drawings with the preliminary plat for the first phase. Appropriate development stages for the storm drainage system for each phase shall be indicated.

(2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the 100 year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.

(3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the development but also, where applicable, the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands downstream.

(4) Storm drainage basins shall be designed and maintained to ensure that stormwater drains completely from any storm drainage basins within 72 hours after being filled to any capacity by a storm. If an owner of property containing a storm drainage basin fails to ensure the complete drainage of the basin within the 72-hour period described in this section, a representative or agent of the City's Public Works department may, for the safety and welfare of its citizens, intervene and enter onto the property of the storm water basin and take steps reasonably necessary to ensure the complete drainage of the basin. The City may then charge the owner of property containing the storm drainage basin the costs incurred by the City to completely drain the storm drainage basin.

(5) Storm drainage design and construction shall comply with Grantsville City Storm Drainage Design Requirements.

AFTER

21.6.13 Storm Drainage And Flood Plains

(1) A storm drainage system for the entire development shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the infrastructure design and engineering drawings with the preliminary plat for the first phase. Appropriate development stages for the storm drainage system for each phase shall be indicated.

(2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the

100-year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.

(3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the development but also, where applicable, the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands downstream.

(4) Storm drainage basins shall be designed and maintained to ensure that stormwater drains completely from any storm drainage basins within 72 hours after being filled to any capacity by a storm. If an owner of property containing a storm drainage basin fails to ensure the complete drainage of the basin within the 72-hour period described in this section, a representative or agent of the City's Public Works department may, for the safety and welfare of its citizens, intervene and enter onto the property of the storm water basin and take steps reasonably necessary to ensure the complete drainage of the basin. The City may then charge the owner of property containing the storm drainage basin the costs incurred by the City to completely drain the storm drainage basin.

(5) Storm drainage design and construction shall comply with Grantsville City Storm Drainage Design Requirements.

(6) **Stormwater Storage Requirements**

(a) **Surface Ponds Prohibited in Side and Rear Yards.** Surface ponds, depressions, or other non-engineered surface-level stormwater storage features are prohibited within side yard and rear yard areas.

(b) **Limited Allowance in Front Yard Setback.** Surface ponds may be permitted within the front yard setback only upon written approval from the City Engineer, and only after the applicant demonstrates that no other technically feasible stormwater management option exists on the site.

(c) **Permanent Stormwater Structures Required in Side and Rear Yards.** Where stormwater storage or detention is located within a side yard or rear yard, the facility shall be constructed as a permanent, engineered stormwater structure. Permanent structures shall include, but are not limited to, underground detention systems, vaults, chambers, or other engineered facilities designed to meet City stormwater standards. Temporary or surface-level storage features do not satisfy this requirement.

(d) **Design and Maintenance Standards.** All permanent stormwater structures shall comply with the City's adopted stormwater design criteria, be designed by a licensed professional engineer, and include provisions for long-term maintenance and access.

(e) Surface ponds as individual storage solutions are not allowed over side or rear yard areas. Surface ponds may be allowed in the front yard setback area with special permission from the City Engineer after demonstrating other options are proved not viable. Permanent storm water storage structures are required in rear or side yard areas.

Storm Drainage Standards

HISTORY

Amended by Ord. 2024-05 on 1/31/2024

Amended by Ord. 2024-36 on 12/4/2024

21.6.16 Protection Strips / Nuisance Strips Prohibited

(1) Prohibition. Protection strips, nuisance strips, spite strips, or any privately owned remnant of land intended to restrict, control, or condition access to a public street, right-of-way, or public utility corridor are prohibited. No subdivision, lot line adjustment, or development approval may create or retain any strip of land that limits or obstructs access to public infrastructure.

(2) Required Dedication. Any area that would otherwise function as a protection strip shall be dedicated to the City as public right-of-way or public easement as a condition of approval.
(3) No Private Control of Access. No private party may use a protection strip or similar device to delay, condition, or deny access to public streets, utilities, or adjoining properties, whether through ownership, easement, agreement, or any other mechanism.
(4) Enforcement. Any protection strip created in violation of this section shall be deemed null and void and may be required to be dedicated to the City as a condition of continued development approval.

21.7 Financial Assurance
21.7.1 Improvement Installation Guarantee
21.7.2 Default
21.7.3 Maintenance Guarantee
21.7.4 Acceptance And Release Of Guarantee
21.7.5 Engineering Review And Inspection Fee
Amended 04/04 by Ordinance 2004-07, 04/04 by Ordinance 2004-08, 04/04 by Ordinance 2004-09, 11/05 by Ordinance 2005-22, 08/08 by Ordinance 2008-34, 03/10 by Ordinance 2010-04

BEFORE

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder or a letter of credit with a financial institution. The city council shall review the plat and may review the financial guarantee for the subdivision improvements at a public meeting where it can approve or deny the plat. If the financial guarantee and plat are approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the Mayor and city staff to review and approve the financial guarantee, the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded.

(2) The guarantee shall be in an amount equal to 110% of the projected costs of required improvements as estimated by a licensed engineer retained by the subdivider and approved by the city engineer. The subdivision improvements agreement and the financial guarantee shall both assure the actual construction of such improvements within two years immediately following the approval of the final plat by the city council and shall include a maintenance guarantee as required by Section 21.7.3 herein.

(3) The guarantee shall be filed with the city recorder.

(4) The subdivision improvements agreement shall be executed by the developer and shall be accompanied by a financial guarantee issued by a company duly and regularly authorized to do a general surety business in the State of Utah and either (i) named in the current U.S. Treasury Department's list of approved sureties (Department Circular 570) (as amended), or (ii) with a current "A-" rating and a financial size category rating of at least a "VII" or better in A.M. Best Co., Inc.'s Best Insurance Reports, Property and Casualty Edition. The improvements agreement and the guarantee shall be approved as to method, institution, and form by the city attorney.

AFTER

21.7.1 Improvement Installation Guarantee

(1) In lieu of actual installation of off-site and common open space improvements required by this chapter, before recording a plat, the subdivider shall guarantee the installation of such improvements by executing a subdivision improvements agreement and by filing one or a combination of the following financial guarantee methods: a corporate surety bond or a deposit in escrow with an escrow holder ~~or a letter of credit~~ with a financial institution. The city council shall review and approve the plat and shall approve the financial guarantee for the subdivision improvements at a public meeting. If the financial guarantee and plat are approved, the plat shall be recorded within ninety days or it shall be void. The city council may authorize the city staff to review and approve the final conveyance of water rights and the title insurance for the culinary water after approval of the final plat, but prior to the final plat being recorded; however, approval of the financial guarantee shall remain the sole authority of the City Council.

(2) The guarantee shall be in an amount equal to 110% of the projected costs of required improvements as estimated by a licensed engineer retained by the subdivider and approved by the city engineer. The subdivision improvements agreement and the financial guarantee shall jointly ensure the actual construction of such improvements within two years immediately following City Council approval of the final plat, and shall include a maintenance guarantee as required by Section 21.7.3 herein.

(3) The guarantee shall be filed with the city recorder.

(4) The subdivision improvements agreement shall be executed by the developer and shall be accompanied by a financial guarantee issued by a company duly and regularly authorized to do a general surety business in the State of Utah and either (i) named in the current U.S. Treasury Department's list of approved sureties (Department Circular 570) (as amended), or (ii) with a current "A-" rating and a financial size category rating of at least a "VII" or better in A.M. Best Co., Inc.'s Best Insurance Reports, Property and Casualty Edition. The improvements agreement and the guarantee shall be approved as to method, institution, and form by the city attorney.

HISTORY
Amended by Ord. 2019-15 on 8/7/2019
Amended by Ord. 2021-09 on 4/28/2021

BEFORE

21.7.2 Default
In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within two years from date of approval of the final plat, the City Council may declare the bond, escrow,or a deed of trust, and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the city to complete the required improvements in excess of the proceeds of the guarantee amount.

AFTER

21.7.2 Default

In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within two years from date of approval of the final plat, the City Council may declare the financial guarantee in default and may call the bond or an escrow~~, or a deed of trust, and may execute thereon~~ and install or cause the required improvements to be installed ~~using the proceeds from the collection to defray the expenses thereof.~~ The subdivider shall be responsible for all costs incurred by the city to complete the required improvements that exceed the amount recovered from the financial guarantee. ~~in excess of the proceeds of the guarantee amount.~~

HISTORY
Amended by Ord. 2024-37 on 12/4/2024

BEFORE

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The City shall retain up to 10% of the guarantee for a surety to cover the maintenance period. The exact amount retained shall be determined per state law, in an amount the lesser of the municipal engineers original estimated cost of completion, or the applications reasonable proven cost of completion, by the City Engineer.

The City may require that the improvement assurance warranty be in place for a period of two years following final acceptance by the City, if the City determines for good cause that a lesser period would be inadequate for the following reasons:

(1) to protect the public health, safety and welfare,

(2) has substantial evidence of prior poor performance of the sub-divider/,

(3)developer; unstable soil conditions exist within the subdivision or development area,

(4) or extreme fluctuations exist in climatic conditions that would render impracticable the discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the working surface, curbs, gutters, sidewalks, landscaping and other accessories that are, or may be, affected by construction operations.

(3) Identifying necessary repairs and maintenance rests with the City Public Works Director, whose decision upon the matter shall be final and binding upon the subdivider/developer. The Public Works Director shall use City standards and specifications, the preliminary plat and engineering drawings and information from the City Engineer as the inspections standards for final acceptance of the required improvements. Whenever, in the judgment of the city public works director, the improvements shall need repairs, maintenance, or re-building, the City Public Works Director shall cause a written notice to be mailed or given to the subdivider/developer. Upon receipt, the subdivider/developer shall undertake and complete such repairs, maintenance or re-building. If repairs are not completed within the specified time, the city shall have such repairs made and the cost of such repairs shall be paid by the subdivider/developer or by the city using the guarantee.

HISTORY
Amended by Ord. 2019-15 on 8/7/2019
Amended by Ord. 2021-09 on 4/28/2021
Amended by Ord. 2024-37 on 12/4/2024

AFTER

21.7.3 Maintenance Guarantee

(1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the city. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the city. The City shall retain up to 10% of the guarantee as a warranty guarantee during the maintenance period. ~~for a surety to cover the maintenance period~~. The exact amount retained shall be determined in accordance with the state law and based on the City Engineer's estimated ~~per state law, in an amount the lesser of the municipal engineers original estimated~~ cost of completion, or the application's reasonable proven cost of completion, approved by the City Engineer.

~~The City may require that the improvement assurance warranty be in place for a period of two years following final acceptance by the City, if the City determines for good cause that a lesser period would be inadequate for the following reasons:~~
The City Council may require a warranty period of up to two years following final acceptance if, based on written recommendations from the Public Works Director and the City Engineer, the Council determines that a one-year period is inadequate due to:

(a) the need to protect the public health, safety, and welfare,

(b) ~~has~~ substantial evidence of prior poor performance of the sub-divider/developer,

(c) unstable soil or geologic conditions exist within the subdivision or development area,

(d) or extreme ~~fluctuations exist in~~ climatic conditions that would delay the ~~render~~ impracticable ~~the~~ discovery of substandard or defective performance within a one-year period.

The guarantee shall extend to and include, but shall not be limited to necessary utilities, the entire street, subgrade, base and surface and all pipes, joints, valves, backfill and compacting, trails, as well as the working surface, curbs, gutters, sidewalks, landscaping, and other accessories that are, or may be, affected by construction operations. Identifying necessary repairs and maintenance rests with the City Public Works Director, whose decision upon the matter shall be final and binding upon the subdivider/developer. The Public Works Director shall use City standards and specifications, the preliminary plat and engineering drawings and information from the City Engineer as the inspection's standards for final acceptance of the required improvements. Whenever, in the judgment of the city public works director, the improvements shall need repairs, maintenance, or re-building, the City Public Works Director shall cause a written notice to be mailed or given to the subdivider/developer. Upon receipt, the subdivider/developer shall undertake and complete such repairs, maintenance, or re-building. If repairs are not completed within the specified time, the city shall have such repairs made and the cost of such repairs shall be paid by the subdivider/developer or by the city using the guarantee.

HISTORY
Amended by Ord. 2019-15 on 8/7/2019
Amended by Ord. 2021-09 on 4/28/2021
Amended by Ord. 2024-37 on 12/4/2024

BEFORE

21.7.4 Acceptance And Release Of Guarantee

(1) Upon completion of improvements, the subdivider/developer shall submit to the City a copy of the as-built construction drawings, along with a CAD file of said drawings and a GIS file containing at a minimum: address points, street centerlines, and parcel polygons in the current city coordinate system. Acceptance of all improvements shall be in writing from the public works director.

(2) The subdivider/developer shall in writing request that the city accept or reject the installation of required subdivision improvements or performance of warranty work.

(3) The city shall accept or reject the subdivision improvements within 45 days after receiving a written request from the subdivider/developer, or as soon as practicable after that 45-day period if inspection of the subdivision improvements is impeded by winter weather conditions.

(4) At the end of the warranty period the city shall accept or reject the performance of warranty work within 45 days after receiving a subdivider/developer's written request or as soon as practicable after that 45-day period if inspection of the work is impeded by winter weather conditions.

(5) If the city determines that the installation of required subdivision improvements or the performance of warranty work does not meet the City's adopted standards, the City shall comprehensively and with specificity list the reasons for its determination.

(6) Upon final completion of the performance warranty period and with the approval by the city public works director, the financial assurances may be released, at which time the subdivision will be deemed accepted.

(7) Nothing in this section and no action or inaction of the city relieves a subdivider/developer's duty to comply with all applicable substantive ordinances and regulations.

(8) There shall be no money damages remedy arising from a claim under this section.

AFTER

21.7.4 Acceptance And Release Of Guarantee

(1) Upon completion of improvements, the subdivider/developer shall submit to the City a copy of the as-built construction drawings, along with a CAD file of said drawings and a GIS file containing at a minimum: address points, street centerlines, and parcel polygons in the current city coordinate system. Acceptance of all improvements requires written verification from the Public Works Director and the City Engineer and approval by the City Council. ~~shall be in writing from the public works director.~~

(2) The subdivider/developer shall in writing request that the city accept or reject the installation of required subdivision improvements or performance of warranty work.

(3) The city shall, upon receiving written recommendations from the Public Works Director and the City Engineer, accept or reject the subdivision improvements within 45 days after receiving a written request from the subdivider/developer, or as soon as practicable after that 45-day period if inspection of the subdivision improvements is impeded by winter weather conditions.

(4) At the end of the warranty period the city shall, upon receiving written recommendations from the Public Works Director and the City Engineer, accept or reject the performance of warranty work within 45 days after receiving a subdivider/developer's written request or as soon as practicable after that 45-day period if inspection of the work is impeded by winter weather conditions.

(5) If the city determines that the installation of required subdivision improvements or the performance of warranty work does not meet the City's adopted standards, the City shall comprehensively and with specificity list the reasons for its determination.

(6) Upon final completion of the performance warranty period and after receiving written recommendations from the Public Works Director and the City Engineer, the financial guarantee may be released only upon approval by the City Council, ~~and with the approval by the city public works director, the financial assurances may be released,~~ at which time the subdivision will be deemed accepted.

(7) Nothing in this section and no action or inaction of the city relieves a subdivider/developer's duty to comply with all applicable substantive ordinances and regulations.

(8) There shall be no money damages remedy arising from a claim under this section.

HISTORY
Amended by Ord. 2019-15 on 8/7/2019

BEFORE

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city recorder a sum equal to the percentage of the cost of the improvements as noted on the current adopted City fee schedule to cover engineering review and public works inspection.

AFTER

21.7.5 Engineering Review And Inspection Fee

In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the city ~~recorder~~ the amount required under the City's currently adopted fee schedule, calculated as a percentage of the approved cost of the required improvements, ~~a sum equal to the percentage of the cost of the improvements as noted on the current adopted City fee schedule~~ to cover engineering ~~review~~ and public works inspection.

HISTORY
Amended by Ord. 2021-09 on 4/28/2021

AGENDA ITEM #8

Approval of minutes from the March 3, 2026 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	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.	Approved
#2	Consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.	Tabled
#3	Consideration of the proposed Grantsville City Annexation Policy Plan.	Approved
#4	Approval of minutes from the February 17, 2026 Planning Commission Regular Meetings.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON MARCH 3, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Sarah Moore, Vice-Chair Jason Hill, Commissioner Cameron , Commissioner Gary Merrill

On Zoom:

Commission Members Absent: Commissioner John Montgomery

Appointed Officers and Employees Present: Planning and Zoning Administrator Shelby Moore, Community Development Director Bill Cobabe, City Council Member Derek Dalton,Sargent Sager, Planning and Zoning Administrative Assistant Nicole Ackman, City Planner/GIS Analyst Tae-Eun Ko, Fire Marshal Nicholas Critchlow, City Attorney Tysen Barker, City Manager Micahel Resare, City Recorder Alicia Fairbourn, Mayor Heidi Hammond

On Zoom:

Citizens and Guests Present: Shelton Ross, Unknown, Unknown

Citizens and Guests Present on Zoom: Unknowns

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

Chair Sarah Moore explained that the meeting would follow a new format for public hearing items. She stated that staff would first present each item, followed by a public hearing and public comment period for items requiring public comment. The Planning Commission would then proceed with discussion and consideration.

Chair Sarah Moore reminded members of the public that comments would be limited to three minutes per speaker. She asked that individuals approaching the podium state their name for the record, and noted that the Commission could not engage in direct conversation during public comment, but questions raised may be addressed during the Commission's discussion of the 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.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented the item and explained that the request was to rezone the rear portion of the property from A-10 to CS. She indicated that the adjacent parcel to the front is already zoned CS and showed the area on the map, noting that the proposed change would extend the CS zoning designation through the back portion of the property.

Shelby Moore reviewed the surrounding land uses, stating that residential development is located to the north, mixed residential and commercial uses are located to the south along Main Street, commercial properties are located to the east, and residential uses are located to the west.

She also explained that the property is designated in the General Plan and Future Land Use Map as mixed-use density in the northern portion of the property, supporting a combination of residential and commercial uses. She stated that the corridor along Main Street supports commercial and economic development.

Shelby Moore concluded that staff finds the proposed rezone to be consistent with the General Plan and Future Land Use Map. She explained that the rezone would promote orderly

commercial development along Main Street and, with proper site design and buffering, future development could remain compatible with adjacent properties.

Public Hearing

Planning and Zoning Administrator Shelby Moore noted for the record that staff had not received any emails or phone calls regarding the proposed rezone.

Chair Sarah Moore confirmed that no comments had been received by email or phone and that no members of the public were present to comment during the meeting. Seeing no additional comments, she closed the public hearing and brought the item back to the Planning Commission for discussion and consideration.

Discussion and Consideration

Shelton Ross was present to answer questions. Chair Sarah Moore asked if the Commission had any questions for the applicant. Commissioner Moulton asked what the applicant planned to do with the property. Mr. Ross stated that the property would be used for RV storage and noted that he was currently in the process of applying for a conditional use permit for that use.

Commissioner Moulton asked if the storage would involve customers bringing their RVs to the site for storage. Mr. Ross confirmed that the property would be used for storing RVs.

Planning and Zoning Administrator Shelby Moore clarified that RV storage is listed as a conditional use within the zoning table. She explained that the staff report included the zoning table so the Commission could see what other uses would be permitted within the CS zoning district if the property were developed for another purpose in the future.

Chair Sarah Moore confirmed that the Commission was currently only addressing the zoning request and not the conditional use permit. She asked if there were any additional questions for the applicant.

Commissioner Hill asked whether the buffering requirements referenced in the staff report would need to be addressed as part of the rezone or during the conditional use permit review. Shelby Moore explained that buffering requirements would be addressed during the conditional use permit process or when the property is developed.

Commissioner Merrill stated that the request appeared straightforward and noted that the rezone would create continuity with the surrounding commercial zoning along the corridor. He commented that the change seemed appropriate and possibly overdue.

Chair Sarah Moore then asked the applicant whether the RV storage would include covered storage structures or if it would be open-air storage. Mr. Ross responded that the storage would be open-air and that no structures were planned for the site.

Chair Sarah Moore asked how many RVs the applicant expected to store. Mr. Ross stated that he anticipated approximately 75 units year-round and clarified that the site would be used only for storage and not for RV occupancy.

Chair Sarah Moore asked about potential increases in traffic. Shelby Moore explained that those operational details, including site layout, parking dimensions, circulation, and the number of units that could be accommodated on the property, would be evaluated during the conditional use permit review when a detailed site plan is submitted.

> **Jason Hill made a motion to recommend approval of 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. John Montgomery seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," "Gary Merrill "Aye" and Cameron Moulton "Aye." The motion passed unanimously.**

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

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore explained that she had emailed the Commission earlier that morning noting that when the Word document was converted to PDF, the redlined changes were not included in the meeting packet. Because the redlines were important for both the Commission and the public to review, she recommended that the item remain a discussion item and be tabled without a motion so a corrected version could be provided at a future meeting.

Shelby Moore explained that the amendments originated from a review of several chapters of the Land Use Code, including Chapters 2, 4, 6, 7, 8, and 9. During the review, staff determined that changes in one section affected other chapters, which resulted in a broader set of amendments across multiple sections of the code.

She began by reviewing the proposed changes to Chapter 2 (Definitions). Shelby Moore explained that staff clarified and added new land use terms, removed outdated or redundant definitions, aligned terminology throughout the code, and improved cross references. She also noted that many sign related definitions were removed from Chapter 2 and consolidated into Chapter 20, which governs sign regulations.

Shelby Moore explained that road related definitions were reorganized into a dedicated subsection for streets and roads. She also described updates to the clear view site triangle definition, which was revised to reflect the City's 30 foot measurement from the back of the sidewalk rather than the previous 40 foot standard.

Additional definitions were added or expanded for terms such as community gardens, conditional uses, detrimental impacts, and mitigation conditions to better align with Utah State Code. She noted that the conditional use permit definitions were expanded to provide clearer guidance consistent with state law.

Shelby Moore also explained that driveway standards were aligned with Chapter 6, including establishing a minimum width of 24 feet for shared driveways. Definitions for housing types were expanded, including fourplex dwellings, and employee related definitions were clarified for use in conditional use permit standards.

She further described updates to the home occupation definition, which was expanded to include clearer standards related to permitting intent, frontage and access requirements, client traffic, employee limits, and signage restrictions.

Shelby Moore also reviewed updates and additions to definitions including household pets, Class A kennel permits, master development agreements, pioneering agreements, overlay districts, and parcels of land, along with updates referencing current Utah State Code sections.

She explained that definitions related to streets and road systems, including alley, arterial road, local street, private lane, and private street, were reorganized and clarified. The private street definition was also updated to reflect state code limitations that allow cities to require no more than 32 feet of asphalt width.

Shelby Moore noted that updated cross section diagrams for public and private residential streets were added to the code to provide clearer reference for sidewalk widths, park strips, and pavement dimensions.

Finally, Shelby Moore explained that definitions related to stormwater facilities were added to clarify that stormwater infrastructure cannot be counted as open space within subdivision developments, addressing previous ambiguity within Chapter 21.

Public Hearing

The item was being treated as a discussion item and would be tabled to a future meeting, the Commission did not open the public hearing and no public comments were taken.

Discussion

The Planning Commission discussed several definitions within Chapter 2, including Definitions 19, 53, 54, 80, 92, 97, 114, 119, 128, 178, 272, 279, and 288.

Commissioner Hill asked for clarification on Definition 53 related to conditional uses, specifically how "detrimental impacts" are evaluated when considering a conditional use permit. Attorney Barker explained that under Utah State Law, conditional uses must be approved unless the identified detrimental impacts cannot be reasonably mitigated. He noted that if an applicant proposes mitigation measures that substantially address the impacts, the permit must generally be approved. However, if the impacts cannot be meaningfully mitigated, the City may deny the request. Attorney Barker also suggested that related terms such as detrimental impacts and mitigation conditions could potentially be organized as subsections under the conditional use definition, although staff noted those terms may apply to other sections of the code as well.

The Commission also discussed Definition 80 related to dwelling units and how the definition may apply to situations such as basement apartments or fourplex units. Definitions related to Family Food Production (Definition 97) were reviewed, including questions regarding references to horses and other large animals. Definitions addressing Front Yards and Corner Lots(Definition 114) were also discussed due to potential inconsistencies between the diagram included in the packet and existing code language stating that corner lots contain two front yards.

Additional discussion occurred regarding Definition 178 related to master plans, with a suggestion that the definition reference the City's General Plan. The Commission also reviewed Definition 272 addressing street classifications and traffic thresholds, including questions regarding the origin of the daily trip numbers and how alley access and private streets may apply to certain housing types.

The Commission briefly discussed Definition 119 related to geologic hazards and whether radon should be included, Definition 92 related to environmental impact assessments, Definition 279 related to swimming pools and whether the definition should distinguish between private residential and public pools, and Definition 288 related to the structure of the "use" definition and whether related terms such as accessory use and temporary use should be grouped together.

The Commission also noted minor drafting and numbering issues within the document that staff will review prior to bringing the item back for further consideration.

> **Cameron Moulton made a motion to table the consideration of proposed amendments to the Grantsville City Land Use and Management Code, Chapters 2, 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," "Gary Merrill "Aye" and Cameron Moulton "Aye." The motion was passed unanimously.**

3. Presentation, Public Hearing, Discussion, and Consideration: Consideration of the proposed Grantsville City Annexation Policy Plan.

Presentation by Community Development Director Bill Cobabe

Community Development Director Bill Cobabe explained that the item had been discussed briefly at a previous meeting. He stated that he wanted to review it again for the benefit of those who were not present during that earlier discussion.

Mr. Cobabe explained that an annexation policy plan is required by state code if a city wishes to guide and manage future annexations. He clarified that the plan does not mean the City is declaring ownership over any property or requiring annexation. Instead, it serves as a statement that if property owners in those areas choose to petition for annexation into Grantsville, the City would be willing to consider it.

Mr. Cobabe reviewed the map and explained that it identifies three primary areas, labeled A, B, and C. He noted that each area is described in more detail within the text of the policy plan, including where each area is located and what the City anticipates for future planning purposes.

He also addressed a question raised at an earlier meeting regarding the limits of Area B. Mr. Cobabe explained that the annexation consideration area would stop at Mid Valley Highway, and that only property west of that road would be considered within that area. He clarified that the property previously questioned by the Commission lies east of that road and therefore is not included in the annexation area being considered.

City Council Member Rhett Butler noted that the City has already been involved in annexation efforts east of that road, referring to property farther south near the lake that had previously been owned by Kennecott. Mr. Cobabe confirmed that property is separate from the area shown on the current annexation policy plan and is not part of the proposed annexation area under discussion.

Mr. Cobabe stated that there is no imminent annexation proposed for Areas A or C. He explained, however, that Area B includes a substantial amount of land currently in dispute, and staff wanted to ensure the City's annexation policy plan reflects the possibility of that area eventually being annexed into the City limits.

Public Hearing

No Comments:

Discussion and Consideration

Commissioner Moulton asked whether another municipality could include the same property within its own annexation policy plan. Mr. Cobabe explained that cities typically coordinate with

neighboring municipalities to avoid overlapping expansion areas. To staff's knowledge, there is no overlap within the proposed plan except for the area associated with the ERT related dispute that remains unresolved.

Commissioner Moulton then questioned what would prevent a city from placing very large areas within an annexation policy plan as a placeholder. Mr. Cobabe responded that although there is no strict legal limitation, practical considerations limit such actions. Cities are required to provide municipal services such as water, sewer, fire protection, and police protection to annexed areas, which generally restricts how far a city can reasonably expand. He acknowledged that annexation policy plans can function somewhat like a "wish list" of areas a city may consider annexing in the future if property owners pursue annexation.

Chair Sarah Moore asked whether the City would ever compete with Tooele County regarding annexation areas. Mr. Cobabe explained that the County typically does not oppose annexations because responsibility for services such as law enforcement and fire protection shifts from the County to the City when annexation occurs.

Commissioner Moulton commented that the process sometimes feels like a strategic exercise between municipalities. Commissioner Merrill added that if cities are planning 25 years ahead through annexation policy plans, it raises the question of whether communities should also consider planning further into the future. Mr. Cobabe responded that longer-term growth considerations are addressed in the City's General Plan, which will likely be reviewed and updated in the future if the City receives grant funding. He clarified that the annexation policy plan simply identifies areas the City would consider if property owners request annexation.

Commissioner Hill asked whether property owners outside the mapped annexation areas could still petition for annexation into Grantsville. Mr. Cobabe confirmed that they could, although it would be unusual and would depend on whether the City could reasonably provide services to the property.

Attorney Tysen Barker added that once an area is included within a city's annexation policy plan, another municipality would generally need that city's permission before annexing land within the designated expansion area. Commissioner Merrill commented that the process can sometimes resemble a strategic effort by cities to secure logical areas for future growth. Attorney Barker agreed that the purpose of the policy plan is to allow cities to protect areas that make sense for potential expansion.

Mr. Cobabe then directed the Commission to the maps included in the packet, noting that two versions were provided. One map includes the water areas of the Great Salt Lake, while the other displays land areas only. He explained that the land beneath the lake is owned by the State, and that the land only map may be clearer from a planning perspective.

Chair Sarah Moore asked about a small section of land located between Areas A and B that was not included within the annexation boundary. Mr. Cobabe explained that the area primarily consists of State-owned land or property owned by the Morton Salt Company, which is why it was excluded.

Commissioner Moulton asked whether staff was recommending one map over the other. Mr. Cobabe responded that either version could be approved but indicated that the land only map would likely be the most practical for planning purposes.

> **Gary Merrill made a motion to recommend approval of the Consideration of the proposed Grantsville City Annexation Policy Plan using map 2. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," "Gary Merrill "Aye" and Cameron Moulton "Aye." The motion was passed unanimously.**

4. Approval of minutes from the February 17, 2026 Planning Commission Regular Meetings.

Commissioner Merrill noted one correction. He explained that in the section regarding the conditional use permit, the minutes indicated that the motion passed four to one, when in fact only four commissioners were present and the vote should have been recorded as three to one. He pointed out that the minutes correctly listed the individual votes but the summary vote count was incorrect.

> **Jason Hill made a motion to recommend approval of the minutes from the February 17, 2026 Planning Commission Regular Meeting. With the following condition: Correction to the conditional use permit vote, changing the vote from four to one to three to one. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," "Gary Merrill "Aye" and Cameron Moulton "Aye." The motion was passed unanimously.**

5. Report from City Staff.

Planning and Zoning Administrator Shelby Moore thanked the Planning Commission for their time and participation and reminded them that staff is available to assist with questions as needed.

Community Development Director Bill Cobabe asked commissioners about their availability to attend the upcoming planning conference scheduled for April 8 through April 10 in Bryce Canyon, noting the City would like to register attendees soon. Commissioner Moulton stated he may be able to attend but needed to confirm.

Mr. Cobabe also reminded the Commission of the training and workshop meeting scheduled for March 24 from approximately 6:30 p.m. to 8:00 p.m. at City Hall, noting that food would be provided.

Shelby Moore informed the Commission about a proposed joint work meeting with the City Council regarding the Master Transportation Plan, tentatively scheduled for April 15. She explained that consultants would already be presenting the plan to the City Council that evening and staff would like the Planning Commission to participate. The Commission briefly discussed possible timing options, and Shelby Moore asked for a decision by the end of the week so staff could properly notice the meeting if needed.

Shelby Moore also noted that consultants plan to hold a public open house on April 30 to gather feedback on the Master Transportation Plan. She stated that Planning Commission attendance is optional.

Lastly, Shelby Moore informed the Commission that staff has received requests from developers for work meetings to review conceptual plans prior to formal applications. After discussion, the Commission indicated they were open to holding these discussions during regular meeting times, provided a reasonable time limit, such as one hour, is established for each presentation.

6. Open Forum for Planning Commissioners.

Commissioner Hill suggested that the Commission receive additional training on conflicts of interest, including when disclosures should be made and how they should be handled during meetings. Community Development Director Bill Cobabe agreed and stated that the topic could be included in the upcoming workshop session scheduled in a couple of weeks.

Commissioner Merrill then shared feedback from a discussion he had with a Planning and Zoning Commissioner from West Valley City. He explained that their commission uses the first meeting of the month as a work session to review projects in depth, while the second meeting is reserved for formal decisions. Commissioner Merrill said he liked that structure because it allows more time for discussion between commissioners and developers and may also provide additional time for the City Council to review Planning Commission recommendations before taking action.

Planning and Zoning Administrator Shelby Moore explained that the City had previously attempted a similar format, with the first meeting intended for discussion and the second for decisions. However, items often continued across multiple meetings without reaching a resolution, which ultimately led staff to discontinue that structure. She noted that work meetings with developers were later introduced to address those needs.

Community Development Director Bill Cobabe added that many developers appreciate the City's two-week meeting cycle because it allows them to receive feedback or decisions more quickly rather than waiting a full month between opportunities.

City Council Member Rhett Butler commented that the time between Planning Commission recommendations and City Council consideration often depends on the complexity of the item. Some items may move forward quickly, while others require additional time for Council review. Commissioner Merrill responded that allowing at least two weeks between Planning Commission recommendations and City Council consideration could be beneficial for more complex items. Council Member Butler agreed that additional time between those steps can sometimes be helpful.

Commissioner Moulton asked about the Planning Commission's role in the decision-making process. Mr. Cobabe explained that under state law, the Planning Commission must provide a recommendation before the City Council can act on legislative land use matters. If the Planning Commission fails to reach a decision, the lack of recommendation is treated as a negative recommendation. Shelby Moore added that the City's code reflects this requirement and specifies that if an item is not resolved after four meetings, it is treated as a recommendation to deny.

7. Report from City Council.

City Council Member Rhett Butler stated that he did not have any specific items from the City Council to report but expressed appreciation for the work the Commission had been doing.

8. Adjourn.

> **Jason Hill made a motion to adjourn. Cameron Moulton seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," "Gary Merrill "Aye" and Cameron Moulton "Aye." The meeting adjourned at 8:56 p.m.**

AGENDA ITEM #9

Report from City staff.

AGENDA ITEM #10

Open Forum for Planning Commissioners

AGENDA ITEM #11

Report from City Council.

AGENDA ITEM #12

Adjourn.