



March 25, 2026

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

- a. Approval of Minutes from the February 18, 2026 City Council Regular Meeting
- b. Approval of Minutes from the March 4, 2026 City Council Regular Meeting
- c. Approval of bills

**February 18, 2026 City
Council Meeting Minutes**

MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON FEBRUARY 18TH, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Hammond
Derek Dalton
Brittany Skinner

Jake Thomas
Jeff Williams

Council Members Excused: Rhett Butler

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Fire Chief Jason Remick

Christy Montierth, Public Works Director
Bill Cobabe, Comm. Development Director
Aspen Clegg, Finance Director
Shelby Moore, Planning & Zoning Admin.

Citizens and Guests Present or on Zoom: Brian White, Les Peterson, Todd Rasband, Troy Darger, Win Rasband, Paul Christiansen, Kathleen VonHatten, Arnie Hunt, Kevin Munds, Krysta MacFarlane, Vickie Lake, Heidi Jeffries, Craig Durfee, Chance Peterson, Ron Stewart, J. Bywater, Jeffry Downward, Becky McKee, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 7:00 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

AGENDA:

1. Public Comment

Mayor Hammond opened the floor for public comment at 7:01 p.m. There were none. There floor was closed.

2. Summary Action Items:

a. Approval of Minutes from the February 4, 2026 City Council Regular Meeting

Motion: Councilmember Dalton moved to approve the February 4, 2026 City Council Regular Meeting Minutes as presented.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from voting: Councilmember Butler. There were none opposed. The motion carried.

b. Approval of Bills

Motion: Councilmember Thomas moved to approve the invoices.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. Absent from voting: Councilmember Butler. There were none opposed. The motion carried.

3. Presentation from the Tooele Technical College introducing the 2026 Student of the Year and providing an institutional update

Mr. Kent Thygersen, Interim President of Tooele Technical College, provided an overview of the college and its role as a partner and resource to Grantsville City. He explained that the college operates under the Utah System of Higher Education and focuses on training local residents for local employers. He reported that approximately twenty percent (20%) of the college’s employees and fifteen percent (15%) of its students resided in Grantsville City. He also highlighted recent updates, including completion of a building expansion funded by the state legislature, increased capacity for additional programs, and ongoing services such as workforce training, business support through the Custom Fit program, and small business assistance through the Small Business Development Center.

Mr. Thygersen then introduced Mr. Ty Dobman as the 2025–2026 Student of the Year. Mr. Dobman shared his personal experience, describing his transition from pursuing a professional football career to enrolling in the Tooele Technical College police academy after an injury ended his athletic career. He stated that the program had a significant impact on his personal development and career path. He reported that he was now employed with the Tooele County Sheriff’s Office and expressed appreciation for the training and support he received through the college.

4. Presentation of the FY2025 Audit

Mr. Ron Stewart of Gilbert and Stewart CPAs presented the fiscal year 2025 audit and provided an overview of the audit process, including review of financial statements, internal controls, and state compliance. He explained that the auditors performed various testing procedures, including confirmations, invoice sampling, analytical reviews, and evaluation of financial calculations, to ensure accuracy and adherence to accounting standards.

Mr. Stewart reported that the City received an unqualified, or clean, audit opinion, indicating that the financial statements were materially correct and could be relied upon. He further stated that the City’s internal controls were properly designed and functioning effectively, with no material weaknesses or significant deficiencies identified.

Regarding state compliance, Mr. Stewart reported that the City was generally in compliance with applicable requirements. He noted one finding related to the RDA fund exceeding its approved budget and recommended that the City monitor budgets more closely and adopt amendments when necessary.

Mayor Hammond thanked Mr. Stewart for the presentation and expressed appreciation to the City's finance staff for their work.

5. Presentation and discussion of the sewer rate study and proposed rate increase in connection with the City's wastewater treatment system and associated sewer revenue bonds, followed by a public hearing to receive public comment.

Mayor Hammond introduced the public hearing regarding the sewer rate study, proposed rate increase, and associated sewer revenue bonds. She clarified that no action would be taken during the meeting and announced that an open house would be held on February 25 to provide additional information and allow for further discussion with residents.

Public Works Director Christy Montierth provided a historical overview of the City's wastewater system compliance issues. She explained that the City fell out of compliance with state phosphorus limits in 2019 and later with ammonia limits due to sludge buildup in the existing lagoon system. She stated that the lagoons, originally constructed in 1972, could not meet current regulatory requirements. Ms. Montierth reported that the City had received extensions from the State but remained subject to potential penalties of up to \$10,000 per day for noncompliance. She further stated that the City must be in compliance by March 31, 2029, requiring construction of a new wastewater treatment plant by the end of 2028.

Mr. Robert Rousall of Ensign Engineering presented the updated sewer rate study and financial analysis. He explained that the estimated cost of the wastewater treatment plant had increased from approximately \$32 million in 2022 to approximately \$48 million due to updated projections, engineering, and construction costs. He reviewed financial requirements, including maintaining a debt service coverage ratio of at least 1.25 and sufficient cash reserves.

Mr. Rousall discussed growth projections, operating expense trends, and capital improvement planning. He noted that projected operating expenses would increase, particularly once the new treatment plant became operational. He explained that only a portion of the project costs would be eligible to be funded through impact fees, with the majority to be covered by user rates and bonding. He also stated that increasing non-residential rates would have minimal impact due to the small percentage of non-residential users.

Mr. Rousall presented rate scenarios, indicating that significant rate increases would be required in the near term to meet financial obligations, with the largest increases projected in 2026 and 2027. He noted that the actual rate increases could vary depending on the final bond amount and construction bids, and that efforts were being made to reduce the financial impact where possible.

At 7:39 p.m., Mayor Hammond opened the public hearing for public comment.

Mr. Kevin Casey expressed concern regarding the proposed sewer rate increases in the context of overall City spending. He stated that from 2020 to 2025, the City's total budget increased significantly, along with employee compensation and staffing levels, while population growth and household income did not increase at the same pace.

Mr. Casey asserted that the proposed sewer rate increases would place an additional financial burden on residents who were already experiencing rising costs. He raised concerns regarding the proportion of the City's budget allocated to payroll and alleged that staffing and compensation

levels had grown disproportionately compared to community needs.

He further stated that the City had been aware of the wastewater infrastructure issue since 2019 but had not consistently budgeted for sewer capital improvements in prior years. He expressed concern that reserves had been used instead of ongoing funding and that residents were now being asked to absorb significant rate increases.

Mr. Casey concluded by urging the Council to exercise fiscal discipline, evaluate spending priorities, and consider the long-term affordability and sustainability of City operations.

Mr. Jeffrey Downward expressed concern regarding prior sewer rate increases and stated that his personal utility bill had increased by approximately \$40 per month, which he believed exceeded what had been previously communicated. He questioned the accuracy of prior representations regarding the impact of rate increases on residents.

Mr. Downward also raised concerns about the use of impact fee discounts, stating that such actions could set a precedent and reduce available funding for infrastructure. He questioned where those funds had been allocated.

Additionally, he expressed concern regarding infrastructure project costs increasing beyond original estimates and questioned the necessity of certain expenditures. He stated that he believed City spending had become excessive and aligned his concerns with those expressed by the previous speaker.

Mr. Jeremy Yetter, a resident of Anderson Ranch, questioned the assumptions used in the sewer rate study, specifically the estimated average residential usage of approximately 20,900 gallons per month. He stated that his household usage was significantly lower and expressed concern that the estimate did not align with typical residential water use.

Mr. Yetter suggested that the projected usage figures may be inflating the basis for the proposed rate increases and encouraged the Council to reevaluate the assumptions used in the analysis to ensure they accurately reflected actual household usage.

Mr. Jeremy Bendixon expressed concern regarding the financial impact of the proposed sewer rate increases on working residents. He stated that while he understood the need for a new wastewater treatment plant, the cost burden appeared to be disproportionately placed on residents rather than being shared with developers.

Mr. Bendixon referenced concerns about reduced or waived impact fees for certain developments and questioned whether similar arrangements had been made elsewhere, suggesting that such decisions could shift financial responsibility to residents. He also raised general concerns regarding rising costs, wages not keeping pace, and the overall affordability of living in the community.

He stated that these issues were causing frustration among residents and emphasized the importance of identifying alternative funding approaches to distribute costs more equitably.

Ms. Louene Simpson expressed concern regarding the long-term affordability of the proposed sewer rate increases. She questioned whether rates would be reduced once the wastewater treatment plant was paid off and stated that this concern had not been addressed.

Ms. Simpson described the financial strain the proposed increases would place on residents,

particularly those on single incomes, and noted that her overall utility costs would significantly increase compared to what she previously paid in another community. She stated that rising property taxes and utility costs could make it difficult for residents to afford living in Grantsville and could lead to residents relocating.

She emphasized that the proposed rates could negatively impact the community by reducing affordability and discouraging residents from remaining in the City.

Mr. Casey Barnum expressed concern that the City had been aware of the wastewater compliance issue since 2019 but had not begun budgeting for the necessary infrastructure improvements at that time. He questioned why funding had not been set aside earlier to mitigate the need for significant rate increases.

Mr. Barnum also raised concerns regarding reduced impact fees for development projects, stating that such decisions could shift financial responsibility onto residents. He characterized the proposed rate increases as excessive and compared them to lower utility costs in other communities.

Additionally, he questioned the growth in City spending and employee compensation relative to the size of the community and expressed concern regarding overall financial management. He concluded by stating that the situation was concerning to residents and warranted further scrutiny.

Ms. Krista McFarlane expressed concern regarding the projected sewer rate increases, stating that the estimated base rate of approximately \$110 per month by 2035 would be among the highest in the state.

Ms. McFarlane referenced written comments she had previously submitted and questioned whether the City had explored federal or state grant opportunities to help offset project costs. She expressed concern that placing the full financial burden on residents would disproportionately impact those on fixed incomes and could reduce the City's affordability and desirability for future residents.

She also suggested that the Council review how other municipalities facing similar regulatory requirements were managing comparable projects and encouraged consideration of alternative approaches that would reduce the financial impact on residents.

There being no further comments, Mayor Hammond closed the floor at 7:55 p.m.

Discussion ensued regarding the sewer rate study and proposed increases. No action was taken.

Councilmembers discussed concerns about the magnitude of the proposed rate increases and the potential financial impact on residents. Councilmember Dalton expressed concern that the burden was being placed too heavily on current residents and advocated for increasing impact fees so that growth would help pay for growth. Other Councilmembers discussed the possibility of a hybrid approach, combining moderate rate increases with adjustments to impact fees, though staff noted legal and financial limitations on the use of impact fees and the need to meet bonding requirements.

Staff explained that impact fees could only fund a limited portion of the project based on growth projections and legal constraints, and that bonding required a guaranteed revenue source, which could not rely on uncertain future development. Staff also confirmed that the City had pursued grant funding and additional financing opportunities but had limited success beyond the existing low-interest state loan.

Discussion also included concerns about affordability, the City's relatively small population and limited commercial base, and the challenges of distributing costs compared to larger cities. Councilmembers acknowledged that delaying the project would likely increase costs further and that additional extensions from the State were unlikely. Staff confirmed that the current lagoon system lacked capacity and could not meet regulatory requirements, particularly during warmer months.

Councilmembers discussed potential future actions, including reviewing rates annually, exploring additional funding strategies, and reaching out to other municipalities for comparison and best practices. Staff indicated that rate adjustments could be revisited based on actual project costs, growth, and updated financial conditions.

It was noted that construction bids for the wastewater treatment plant were expected in late March, which would provide more definitive cost information. Staff also confirmed that previously collected sewer rate revenues were being held in the sewer fund for use toward the project.

The Council expressed a desire to continue evaluating options to reduce the financial impact on residents and to gather additional information prior to making a decision. An open house was scheduled to provide further public education and discussion before any future action.

6. Council Reports

Councilmember Williams reported that he attended mosquito abatement meetings and noted increased legislative activity and a significant rise in West Nile virus cases. He suggested including public education in the City newsletter regarding protection for residents and animals. He also reported attending an irrigation company board meeting.

Councilmember Thomas reported on activities of the Grantsville Youth Council, including participation at the State Capitol. He announced that applications were open for the upcoming Youth Council term and that senior scholarship applications were due May 1. He also noted that a meeting with the school district had been postponed pending additional information and an interlocal agreement. He reported that the Veterans Park project was being revised to reduce costs and would be rebid in the coming weeks.

Councilmember Dalton reported on a recent Planning Commission meeting, noting thorough discussion of agenda items and indicating that future meetings may be longer. He also referenced a GIS presentation provided to the Council as a useful tool.

Mayor Hammond reported on upcoming opportunities and events, including the Utah Inland Port annual meeting on March 17 and requested RSVPs. She proposed holding an informational retreat for Councilmembers to review topics such as budgeting and legal matters, with a preference expressed by Council to hold the training in a single session. She also provided updates on preparations for the Fourth of July and America 250 events, announced upcoming dumpster days on May 2 and May 16, and encouraged coordination of neighborhood cleanup efforts.

Ms. Shelby Moore, Planning and Zoning Administrator, presented a proposal to reintroduce a rodeo at the City's rodeo grounds, noting that the facility had not been utilized for that purpose in approximately 15 years. She outlined a potential event to be held in May and provided preliminary cost estimates, including anticipated expenses, sponsorship revenue, and ticket sales. She indicated

that City funding could be partially offset through sponsorships and potentially through park-related funding sources, and recommended the use of a consultant to manage the event due to staff capacity constraints.

Councilmembers expressed general interest in the concept but requested additional financial details and analysis, including whether projected revenues would adequately offset costs. Councilmember Thomas suggested gathering public input to gauge community interest prior to moving forward. No formal direction was given, but there was consensus to continue evaluating the proposal.

Ms. Moore also reported that Grantsville City had received a Project of the Year award from the Utah Asphalt Paving Association for the Matthews Lane project. She summarized the project's scope, including roadway and utility reconstruction, and highlighted its role in supporting future commercial development and improving safety. Mayor Hammond acknowledged the award and expressed appreciation for Ms. Moore's efforts, including her nomination and presentation of the project.

7. Adjourn

There being no further business, Mayor Hammond asked for a motion to adjourn.

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". Absent from voting: Councilmember Butler. There were none opposed. The motion carried.

The meeting adjourned at 8:56 p.m.

**March 4, 2026 City Council
Meeting Minutes**

**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON MARCH 4TH, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429
EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM.
THE MEETING BEGAN AT 7:00 P.M.**

Mayor and Council Members Present:

Mayor Hammond
Rhett Butler
Derek Dalton

Brittany Skinner
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Fire Chief Jason Remick
1st Assistant Fire Chief Erik Stromberg
2nd Assistant Fire Chief Steve Clark

Christy Montierth, Public Works Director
Bill Cobabe, Comm. Development Director
Shelby Moore, Planning & Zoning Admin
Police Chief Robert Sager
Aspen Clegg, Finance Director

Citizens and Guests Present or on Zoom: Dave and Teresa Reed, Brian White, Les Peterson, Ross Shelton, Sheldon Birch, Krysta MacFarlane, Leisa Lingwall, Jeffry Downward, Zach Rucker, Chance Peterson, Alex Buxton, Robert Rousselle, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 7:00 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

AGENDA:

1. Public Comment

Mayor Hammond opened the floor for public comment at 7:03 p.m.

Krysta MacFarlane expressed appreciation to the Council for the information provided at the previous meeting regarding the sewer project and for their willingness to listen to public feedback. She acknowledged the difficulty of the situation, particularly for newer council members, and commended their efforts to communicate with residents. She encouraged the Council to continue exploring alternative funding options to reduce the financial burden on residents.

Leisa Lingwall expressed concern regarding the City's prior decision to waive approximately \$360,000 in impact fees for the Solberg's development, stating she had not received a response to her prior inquiry. She questioned whether the City had adequately negotiated the agreement and whether the anticipated tax revenue from the development would justify the waived fees.

She asked for clarification on what impact fees are used for if they do not fund sewer infrastructure and why developers were not contributing more toward sewer system improvements. She also raised concerns about potential increases in garbage fees, stating that combined costs for utilities

and taxes could make living in the community unaffordable.

Ms. Lingwall further questioned why proceeds from the sale of approximately \$18 million in water resources were not being used for sewer improvements instead of parks, and why sewer infrastructure planning and funding had not been addressed earlier. She expressed frustration with rising costs and the financial impact on residents.

Jeff Downward expressed concern that the proposed sewer rate structure charged a flat fee for all households rather than being based on water usage. He stated that he had researched multiple cities that calculate sewer rates based on water consumption and asserted that such a system would be simple to implement. He argued that a flat rate was unfair to smaller households and individuals, who would pay the same as larger families with higher usage.

He also questioned why alternative, potentially less expensive methods for constructing the sewer plant were not being considered and expressed concern about project costs.

There being no further public comments, Mayor Hammond closed the floor at 7:08 p.m.

2. Summary Action Items:

a. Approval of Minutes from the February 18, 2026 City Council Regular Meeting

The minutes were not ready for approval and would be put on the next meeting's agenda.

b. Approval of Bills

Motion: Councilmember Butler moved to approve the invoices.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

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

Planning and Zoning Administrator Shelby Moore presented a proposed rezone of approximately 519 West Main Street from A-10 to C-S (Commercial Shopping) and stated that the Planning Commission had recommended approval. She explained that the request would expand the existing commercial zoning along the Main Street corridor and was consistent with the City's future land use designation for mixed-use and commercial development. She noted that the property had previously been used as a junkyard, was currently undeveloped, and was surrounded by a mix of residential, mixed-use, and commercial zoning.

The applicant, Mr. Ross Shelton, explained that he intended to use the property for RV storage and confirmed that no structures were proposed. Councilmember Butler requested clarification on the

intended use and noted that more detailed considerations, including site conditions, buffering, and access, would be addressed during the conditional use permit process. Councilmember Thomas asked about adjacent parcels and zoning, and Ms. Moore provided clarification on surrounding designations, including A-10 and RM-15 areas.

Councilmember Butler also referenced the history of the property, noting prior parcel divisions and inconsistencies in zoning, and stated that the rezone would help bring the area into alignment with the City's planning goals and improve the appearance and function of the corridor along Main Street.

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

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

4. Discussion and direction of the sewer rate study

City Manager Michael Resare introduced Alex Buxton from Zions Public Finance and Robert Rousselle from Ensign Engineering to provide updates and answer questions.

Discussion focused on bond financing requirements, including the need to meet a minimum debt service coverage ratio of 1.25, which required sufficient revenue from sewer rates to support repayment. The Council discussed the current funding structure, including approximately \$16 million from the State Water Quality Board and existing City funds, and the need to bond for the remaining project costs. It was explained that additional state funding could be pursued in the future, and that lower-interest funding options would reduce long-term costs.

The Council reviewed a proposed rate structure that included a base fee combined with a usage-based component calculated from winter water usage averages. Staff explained that this model could provide a more equitable distribution of costs among residents, though average users would likely pay amounts similar to prior projections. Implementation considerations were discussed, including system upgrades, data collection limitations, and administrative changes required to support usage-based billing.

Councilmembers discussed fairness, impacts to residents on fixed incomes, and the need to balance costs while maintaining compliance with potential state legislation that could affect rate requirements. Staff advised that timing was critical to avoid triggering additional regulatory requirements tied to funding.

The Council generally supported exploring a usage-based rate structure and directed staff to refine the model and provide additional options, including variations in base and usage fees, for further consideration at a future meeting.

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

Ms. Moore presented a proposed land swap between Grantsville City and Mr. and Mrs. Reed, explaining that the City owned approximately 20.47 acres and the Reeds owned approximately 14.77 acres across two parcels. She stated the purpose of the exchange was to realign property ownership to support long-term planning goals, improve land use efficiency, and allow for better infrastructure connectivity, including a potential extension of Wrathall Drive.

Ms. Moore explained that the proposed configuration would eliminate landlocked property, create more cohesive parcels, and support future uses such as agricultural programs, cemetery expansion, or other community needs. She also noted that any future subdivision of the Reed property would require construction of the roadway to City standards.

Mr. Reed provided information regarding existing wells on the property, stating they were no longer functional and posed no anticipated issues. Councilmembers asked questions regarding roadway connectivity, potential impacts to surrounding residents, and future land use. Staff clarified that the land could support uses such as the Clark Farm expansion or FFA and 4-H programs, and that the proposed swap would create a more usable, contiguous parcel for those purposes.

Councilmembers discussed the difference in acreage between the parcels and considered factors beyond size, including land quality, location, access, and future development potential. It was noted that the Reed property was more usable due to fewer land constraints, while portions of the City-owned property contained sinkholes and other limitations.

The Council expressed general support for moving forward with the proposal and provided direction to proceed with the required public noticing and hearing process before any formal action or expenditures, including surveys, would be authorized.

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

Finance Director Aspen Clegg presented a proposed amendment to the City's fee schedule to move the annual 2% garbage rate adjustment from January to July. She clarified that the 2% increase was already part of the City's adopted fee schedule and was not a new or additional increase, but rather a timing adjustment.

Ms. Clegg explained that the change would align garbage rate adjustments with water and sewer rate increases, allowing all utility adjustments to occur at the same time each year. She stated this would simplify billing for residents and improve administrative efficiency for staff.

She further explained that the garbage rate increase for January 2026 had already been implemented, and if the amendment were approved, the next increase would not occur until July 2027. This would result in an 18-month period without an additional garbage rate increase.

Councilmembers clarified that the proposal did not modify current rates or impact the existing budget, but would streamline future budgeting and billing processes.

Motion: Councilmember Butler moved to approve Resolution 2026-12 amending the fee schedule for garbage and recycling to modify the date of the annual two percent (2%) increase from January to July, beginning in 2027.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

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

Fire Chief Jason Remick, along with Assistant Chiefs Erik Stromberg and Steve Clark, presented a proposal to convert the existing firefighter appreciation budget line item into an annual stipend program for members of the Grantsville City Fire Department. They explained that the stipend would serve as a form of recognition for volunteer firefighters and as a step toward transitioning to a paid-on-call model.

Chief Remick stated that firefighters currently served on a fully volunteer basis, with only administrative personnel receiving a stipend. He outlined that eligibility for the stipend would require meeting minimum participation standards, including call response percentages, training hours, meeting attendance, and certifications.

The proposed stipend structure was based on rank and participation, with estimated annual payments ranging from approximately \$250 for firefighters meeting minimum requirements to higher amounts for those with greater participation. The total cost of the program was projected to remain within the existing \$10,000 budget allocation for firefighter appreciation.

Councilmembers discussed the structure of the program, including how participation would be tracked and how stipends would be distributed. It was explained that activity levels were recorded and reviewed regularly, and stipends would be calculated annually based on participation. Councilmember Butler noted that the stipend equated to a minimal hourly rate when considering time spent on calls, training, and meetings.

The Council expressed support for the proposal and appreciation for the firefighters’ service, noting the demands and value of their volunteer work. No concerns were raised regarding funding, as the program would utilize an existing budgeted line item.

Motion: Councilmember Thomas moved to approve Ordinance 2026-14 establishing an annual stipend program for members of the Grantsville City Fire Department.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

8. Council Reports

Councilmember Butler reported on recent Planning and Zoning activities, noting that joint work meetings with the Council were being scheduled to review the Master Transportation Plan, with a presentation anticipated in mid-April and a public open house planned for April 30. He also reported that the Library Board and Historic Preservation Committee were continuing their regular activities.

Councilmember Butler addressed comments made during public comment, clarifying that the Solberg's impact fee was related to transportation and could not be used for sewer infrastructure, and that the fee had been reduced rather than fully waived. He stated that the Council and staff were continuing to evaluate funding options, including water credits, while working to remain compliant with state and federal requirements.

Councilmember Thomas reported on the Veterans Park project, noting that it had been put out to bid and encouraging participation from contractors to help reduce costs. He also provided an update on ongoing discussions with the school district regarding Cherry Park.

Mayor Hammond provided several updates, including information on upcoming conferences, UDOT's anticipated construction of a traffic signal at Main Street and Hale Street, and ongoing issues with vandalism at Cherry Park. She encouraged residents to report suspicious activity and noted continued coordination with local partners to address the issue.

Mr. Resare informed the Council that the State had scheduled a hearing regarding the City's effluent water rights, which were being contested. He stated that the City had retained legal counsel and consultants to represent its interests and would continue to provide updates as the matter progressed.

9. Adjourn

There being no further business, Mayor Hammond asked for a motion to adjourn.

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting adjourned at 9:02 p.m.

Agenda Item #3

Presentation of a proclamation by the Mayor declaring April 24, 2026 as Arbor Day in Grantsville City



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, _____, Mayor of the City of _____, do hereby proclaim _____ as **ARBOR DAY**

In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____

Mayor _____

Agenda Item # 4

Discussion and direction from Council
regarding the sewer rate study

Agenda Item # 5

Public Hearing Item: Consideration of Resolution 2026-15 approving a land swap between Grantsville City and Dave and Teresa Reed



**GRANTSVILLE CITY
ORDINANCE NO. 2026-15**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A LAND SWAP BETWEEN
GRANTSVILLE CITY AND DAVE AND TERESA REED**

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

WHEREAS, Dave and Teresa Reed (the “Reeds”) are the owners of certain real property located within Grantsville, identified as Parcel No. 01-068-0-0038 and Parcel No. 01-068-0-0055, comprising approximately ±14.77 combined acres (the “Reed Property”); and

WHEREAS, Grantsville City owns certain real property identified as Parcel No. 01-061-0-0070, comprising approximately ±20.47 acres (the “City Property”); and

WHEREAS, the Reeds and Grantsville City have proposed a land exchange whereby the City would convey the City Property (±20.47 acres) to the Reeds in exchange for the Reed Property (±14.77 acres combined); and

WHEREAS, the proposed land exchange is intended to realign property ownership in a manner that supports the City’s long-term planning goals, improves land management efficiency, and provides clearer and more logical development patterns in the area; and

WHEREAS, the City Council finds that acreage alone is not the sole factor in evaluating a land exchange, and that location, access, development constraints, infrastructure planning, and long-term strategic value are relevant and appropriate considerations; and

WHEREAS, the parcels subject to the exchange are adjacent to developing areas of the City and may play an important role in future infrastructure and connectivity planning; and

WHEREAS, a significant component of the proposed land exchange is the requirement that, in the event the Reed Property is subdivided in the future, Wrathall Drive shall be fully constructed across the Reed Property in accordance with Grantsville City standards at the time of subdivision approval; and

WHEREAS, the City Council finds that requiring full construction of Wrathall Drive at the time of subdivision will preserve long-term transportation connectivity, prevent piecemeal or incomplete road construction, ensure that development bears the cost of necessary infrastructure, and align with the City’s transportation and circulation planning objectives; and

WHEREAS, the City Council has determined that, with the required condition related to Wrathall Drive, the proposed land exchange is in the best interest of the public health, safety, and welfare of the residents of Grantsville City.



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

Section 1. Approval of Land Exchange: The City Council hereby approves the exchange of real property between Grantsville City and Dave and Teresa Reed as follows:

1. Grantsville City shall convey to the Reeds Parcel No. 01-061-0-0070, consisting of approximately ± 20.47 acres; and
2. The Reeds shall convey to Grantsville City Parcel No. 01-068-0-0038 and Parcel No. 01-068-0-0055, consisting of approximately ± 14.77 acres combined; and
3. The Reeds shall be responsible for and shall pay all costs associated with any surveys required to complete the land exchange, including surveys for Parcel No. 01-061-0-0070, Parcel No. 01-068-0-0038, and Parcel No. 01-068-0-0055.

Section 2. Condition of Approval – Construction of Wrathall Drive: As a condition of this land exchange, the following requirement shall apply:

In the event that the Reed Property (Parcel Nos. 01-068-0-0038 and 01-068-0-0055, or any portion thereof) is subdivided, Wrathall Drive shall be fully constructed across the subject property in accordance with Grantsville City standards at the time of subdivision approval. No final subdivision approval shall be granted unless and until this requirement is satisfied or appropriately bonded in accordance with City standards.

This condition shall be incorporated into any applicable development agreement, deed restriction, or other recorded instrument as deemed necessary by the City to ensure enforceability.

Section 3. Exhibits: The following exhibits are attached hereto and incorporated herein by this reference:

Exhibit A: Zoning maps and related planning maps identifying the subject parcels.

Exhibit B: Proposal for Land Survey Services for the parcels subject to the land exchange.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS (xx) DAY OF (xx), 2026.



BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney



EXHIBIT “A”

Zoning Maps



RICHARD ANDERSON TRUSTEE
01-061-0-0046
R006800

Wrathall Ln

LEVI L JORDT JT
16-049-0-0009
R028490

BELL TULSA R
16-049-0-0010
R028491

BATES ABISH JT
16-049-0-0011
R028492

DALE WILSON
15-072-0-0208
R028493

CLIFF R GARDNER JT
15-072-0-0206
R001276

COLLIN D SMITH JT
15-072-0-0208
R003490

KIRSTENE B
14-062-0-0310
R01633

MONTANO AN
14-062-0-0310
R00461

HARRIS JEFF
14-062-0-0310
R02261

HOWARD ST
14-062-0-0310
R00161

INGERSOLL BR
14-062-0-0310
R02211

HERNANDEZ
14-062-0-0310
R02181

MCMILLIN C
14-062-0-0310
R01281

JOE M HI
14-062-0-0310
R00781

JOHNSEN ER
14-062-0-0310
R02511

TONY C HI
14-062-0-0310
R01292

SMITH JENNIFER M JT
15-021-0-0302
R014680

BLEAZARD GREG JT
15-021-0-0301
R022903

JOHNSEN ER
14-062-0-0310
R02511

JENNIFER R
01-067-0-0058
R00446

ROBERT EVAN S
01-067-0-0058
R01191

RICHARD ANDERSON TRUSTEE
01-061-0-0047
R014308

ANTHONY SINNETTE JT
15-021-0-0310
R026530

LONNIE C WARR
15-021-0-0308
R009576

ROSS MICHAEL S JT
15-021-0-0307
R025059

LARRY R ROGERS
15-021-0-0306
R025307

JEFF E GOLSAN JT
15-021-0-0305
R000342

COLE SCOTT E JT
15-021-0-0304
R012285

STRICKLAND DANNY JT
15-021-0-0303
R008730

Wrathall Dr

ANDERSON RICHARD TRUSTEE
01-061-0-0096
R091787

The Wrathall extension is made up of approximately 0.94 acres in the area highlighted in blue with a projected overall length of 1,084 feet and 1.74 acres.

Future extension of Wrathall

DAVE A REED AKA
01-061-0-0091
R032154

RUSSELL CLIFFORD COLE JT
01-061-0-0095
R091786

GRANTSVILLE CITY CORP
01-061-0-0070
R021625

DAVE A REED AKA
01-068-0-0055
R032156

DAVE A REED AKA
01-068-0-0038
R024497

GRANTSVILLE CITY
01-068-0-0059
R032515

HALE RYAN JT
01-068-0-0056
R032239

GRANTSVILLE CITY
01-068-0-0058
R032514

L CHRISTLEY
01-068-0-0052
R030286

Lincoln Hwy

HOGAN LISHA CONWAY JT
Clark Street Court Mobile Home



EXHIBIT “B”

Proposal for Land Survey Services



Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

January 6, 2026

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

(435) 884-4604

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

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

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

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

Best Regards,



Douglas Kinsman, PLS.

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

LAYTON
919 N 400 W
Layton, UT 84041
P: 801.547.1100

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

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

RICHFIELD
225 N 100 E
Richfield, UT 84701
P: 435.896.2983

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



STAFF REPORT

To: Grantsville City, City Council

From: Shelby Moore

Date: 3-18-2026

Re: Consideration of Proposed Land Swap Agreement between Grantsville City and Dave and Teresa Reed

Applicant / Property Owners

Dave and Teresa Reed

City Property

Parcel No. 01-061-0-0070

±20.47 acres

Reed Properties

Parcel No. 01-068-0-0038

Parcel No. 01-068-0-0055

Combined ±14.77 acres

Request

Consideration of a proposed land exchange between Grantsville City and Dave and Teresa Reed. The proposal would exchange:

- **20.47 acres (City-owned Parcel 01-061-0-0070)**
for
- **14.77 acres combined (Reed Parcels 01-068-0-0038 and 01-068-0-0055)**

As part of the proposed agreement, a condition would require that **if the Reed property is subdivided in the future, Wrathall Drive must be fully constructed across the Reed property in accordance with City standards.**

Background

The proposed land swap is intended to realign property ownership in a manner that supports long-term planning goals, improves land management efficiency, and provides clearer development patterns in the area. The parcels are adjacent to developing areas of the City and may play an important role in future infrastructure and connectivity planning.

Although the City parcel is larger in acreage (20.47 acres vs. 14.77 acres), acreage alone is not the sole factor in evaluating a land exchange. Location, access, development constraints, infrastructure planning, and long-term strategic value are all relevant considerations.

Planning Considerations

1. Infrastructure and Connectivity

The most significant planning component of this proposal is the requirement for future construction of **Wrathall Drive** if the Reed property is subdivided.

Requiring full construction of Wrathall Drive at the time of subdivision:

- Preserves long-term transportation connectivity.
- Prevents future landlocking or piecemeal road construction.
- Ensures development bears the cost of necessary infrastructure.
- Aligns with the City's transportation and circulation planning objectives.

This condition protects the City from inheriting incomplete infrastructure and ensures that future development is cohesive rather than fragmented.

2. Public Benefit

The City Council should consider:

- Whether the exchange improves future planning and service delivery.
- Whether the infrastructure condition adequately protects the City's long-term interests.
- Whether additional valuation review or appraisal is necessary to ensure equity.

If properly structured, this land swap could proactively position the City for better growth management and infrastructure planning.

Staff Recommendation

Staff recommends approval of the land swap **with the condition** that:

- In the event Reed Parcel is subdivided, Wrathall Drive shall be fully constructed across the subject property in accordance with Grantsville City standards at the time of subdivision approval.
-

City Council Motion Options

Option A — Recommend Approval

“I move to recommend approval to the City Council of the proposed land swap between Grantsville City and Dave and Teresa Reed, as presented in the staff report.”

Option B — Recommend Approval with Conditions

“I move to recommend approval to the City Council of the proposed land swap between Grantsville City and Dave and Teresa Reed, subject to the following conditions:

1. In the event the Reed property is subdivided, Wrathall Drive shall be fully constructed across the subject property in accordance with Grantsville City standards at the time of subdivision approval.

And with any additional modifications or direction provided by the City Council.”

Option C — Recommend Denial

“I move to recommend denial to the City Council of the proposed land swap between Grantsville City and Dave and Teresa Reed, as presented in the staff report.”

Option D — Table

“I move to table consideration of the proposed land swap between Grantsville City and Dave and Tressa Reed to a future meeting for additional information or clarification.”



RICHARD ANDERSON TRUSTEE
01-061-0-0046
R006800

Wrathall Ln

LEVI L JORDT JT
16-049-0-0009
R028490

BELL TULSA R
16-049-0-0010
R028491

BATES ABISH JT
16-049-0-0011
R028492

DALE WILSON
15-072-0-0208
R028493

CLIFF R GARDNER JT
15-072-0-0206
R001276

COLLIN D SMITH JT
15-072-0-0208
R003490

KIRSTENE B...
14-062-0-...
R0163...

MONTANO AN...
14-062-0-...
R0046...

HARRIS JEF...
14-062-0-...
R0226...

HOWARD ST...
14-062-0-...
R0016...

INGERSOLL B...
14-062-0-...
R0221...

HERNANDEZ...
14-062-0-...
R0218...

MCMILLIN C...
14-062-0-...
R0128...

JOE M HI...
14-062-0-...
R0078...

RICHARD ANDERSON TRUSTEE
01-061-0-0047
R014308

ANTHONY SINNETTE JT
15-021-0-0310
R026530

LONNIE C WARR
15-021-0-0308
R009576

ROSS MICHAEL S JT
15-021-0-0307
R025059

LARRY R ROGERS
15-021-0-0306
R025307

JEFF E GOLSAN JT
15-021-0-0305
R000342

COLE SCOTT E JT
15-021-0-0304
R012285

STRICKLAND DANNY JT
15-021-0-0303
R008730

Wrathall Cir

ANDERSON RICHARD TRUSTEE
01-061-0-0096
R091787

The Wrathall extension is made up of approximately 0.94 acres in the area highlighted in blue with a projected overall length of 1,084 feet and 1.74 acres.

DAVE A REED AKA
01-061-0-0091
R032154

RUSSELL CLIFFORD COLE JT
01-061-0-0095
R091786

Future extension of Wrathall

GRANTSVILLE CITY CORP
01-061-0-0070
R021625

Wrathall Dr

SMITH JENNIFER M JT
15-021-0-0302
R014680

BLEAZARD GREG JT
15-021-0-0301
R022903

TONY C HI...
14-062-0-...
R01292...

JOHNSON ER...
14-062-0-...
R0251...

L CHRISTLEY
01-068-0-0052
R030286

HALE RYAN JT
01-068-0-0056
R032239

DAVE A REED AKA
01-068-0-0055
R032156

DAVE A REED AKA
01-068-0-0038
R024497

GRANTSVILLE CITY
01-068-0-0059
R032515

GRANTSVILLE CITY
01-068-0-0058
R032514

JENNIFER R...
01-067-0-...
R00446...

ROBERT EVAN S...
01-067-0-...
R01191...

HOGAN LISHA CONWAY JT
Clark Street Court Mobile Home

Agenda Item # 6

Discussion regarding an Interlocal Agreement between Tooele County School District and Grantsville City

Agenda Item # 7

Consideration of Resolution 2026-16
amending the Grantsville City Fee
Schedule Regarding Rodeo Grounds
Rental Fees

**GRANTSVILLE
RESOLUTION 2026-16**

**A RESOLUTION OF GRANTSVILLE CITY APPROVING AMENDMENTS TO
THE CITY FEE SCHEDULE REGARDING RODEO GROUNDS RENTAL FEES**

WHEREAS, Grantsville City (the “City”) maintains a Fee Schedule establishing rates and charges for the use of City facilities; and

WHEREAS, the current Fee Schedule lists a flat fee for Rodeo Grounds rentals without specifying the duration or scope of such rental; and

WHEREAS, the City desires to clarify and update the Rodeo Grounds rental fees to more accurately reflect usage time, residency status, and applicable conditions; and

WHEREAS, the City Council finds that adopting a more detailed fee structure will promote fairness, transparency, and efficient administration of City resources;

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

SECTION 1: **AMENDMENT** “Special Event And Rental Fees” of the Grantsville Fee Schedule is hereby *amended* as follows:

BEFORE AMENDMENT

Special Event And Rental Fees

Fees are Non-Refundable

<u>Special Event Application Fee</u>		
Level 1	No Fee	
Level 2	No Fee	
Level 3	\$50.00	
Level 4	\$150.00	
<u>City Resources Needed for Events</u>		
Public Works Employee	\$36.00/hour	
Truck Use	\$50.00/hour	

Fire Truck Use	\$50.00/hour	
Police Officer in City Boundaries	\$50.00/hour/officer (2 hour minimum)	
<u>User/Rental Fees</u>		
Park Pavilion	\$25.00/pavilion	
Rodeo Grounds	\$100.00	
<u>Community Rooms Rentals</u>		
General/Business	\$25.00/hour - max. of \$100.00/day	(Additional \$50.00 cleaning fee if bringing food and beverage)
Non-Profit/Community	No Charge	(\$25.00 cleaning fee if bringing food and beverage)
Weekends, Holidays, and after business hours on weekdays, an additional fee of \$50.00 is required.		
<u>State Required Inspections and Plan Review</u>		
Plan Review	\$50.00/hour	
Site Inspections	\$50.00/hour	(The first hour of inspections are included in the fee for inspections. Rates may be adjusted due to circumstances.)
<u>SWIMMING POOL/HOT TUB WATER FILL UP</u>		
Operator Fee	\$100.00 (After Hours - \$150.00)	(Charged the day the service order is created)
Usage Fee	\$6.00 per 1,000 gallons	(Will be added to the property owner's utility account on the next billing cycle)

Please call the Grantsville City Special Events Coordinator for restrictions, regulations and more information. (435)884-4625.

AFTER AMENDMENT

Special Event And Rental Fees

Fees are Non-Refundable

<u>Special Event Application Fee</u>		
Level 1	No Fee	
Level 2	No Fee	
Level 3	\$50.00	
Level 4	\$150.00	
<u>City Resources Needed for Events</u>		
Public Works Employee	\$36.00/hour	
Truck Use	\$50.00/hour	
Fire Truck Use	\$50.00/hour	
Police Officer in City Boundaries	\$50.00/hour/officer (2 hour minimum)	
<u>User/Rental Fees</u>		
Park Pavilion	\$25.00/pavilion	
Rodeo Grounds	\$100.00	<u>Reservations include the use of Grantsville City Tractor* *Driver of tractor must be pre-qualified with the completion of the safety course PRIOR to being authorized to use it. Nonprofits, clubs, and other special circumstances are encouraged to contact City Hall to negotiate a contract with the City Manager.</u>
<u>1/2 Day (4 Hours)</u>	<u>Resident \$50.00 Non-Resident \$75.00</u>	
<u>Full Day (4+hours)</u>	<u>Resident \$100.00 Non-Resident \$150.00</u>	
<u>Community Rooms Rentals</u>		
General/Business	\$25.00/hour - max. of \$100.00/day	(Additional \$50.00 cleaning fee if bringing food and beverage)
		(\$25.00 cleaning fee if

Non-Profit/Community	No Charge	bringing food and beverage)
Weekends, Holidays, and after business hours on weekdays, an additional fee of \$50.00 is required.		
<u>State Required Inspections and Plan Review</u>		
Plan Review	\$50.00/hour	
Site Inspections	\$50.00/hour	(The first hour of inspections are included in the fee for inspections. Rates may be adjusted due to circumstances.)
<u>SWIMMING POOL/HOT TUB WATER FILL UP</u>		
Operator Fee	\$100.00 (After Hours - \$150.00)	(Charged the day the service order is created)
Usage Fee	\$6.00 per 1,000 gallons	(Will be added to the property owner's utility account on the next billing cycle)

Please call the Grantsville City Special Events Coordinator for restrictions, regulations and more information. (435)884-4625.

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

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

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL

_____.

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

Presiding Officer

Attest

Heidi Hammond, Mayor, Grantsville

Alicia Fairbourne, City Recorder,
Grantsville

Arena Fee Schedule Study:

Tooele County -

<https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Administration/County%20Manager/fee-schedule-031125.pdf>

Key Points:

\$50/hr (3 hour minimum)

Tractor Rental w/ Operator \$75/hr

Open Ride \$10/Day or \$30/month

Various resident vs Non-Resident change in rates

No specific deal for “contacts” - just most contracts just use the 3 hour rule when booking rather than booking at DPC’s ½ day or full day facility rental for example.

Bit-N-Spur -

None, only open to BNS members

South Jordan -

<https://extension.usu.edu/bastianagriculturalcenter/>

Key Points:

Open Ride (varies between child + adult) \$10/day or \$30/month (additional length options from 2,3,6 or 12 month passes as well)

Left a message with Booking Coordinator for facility rental rate information -

Do not do hourly

1 Covered

2 Indoor (\$850 full / \$400 half day 5-10-11ish) - new (being built) \$650 full \$400 half day (cow events)

3 Outdoor (adjusted from 5 - 2 brand new) (\$400 full day / \$250 half day)

Charge \$1/head for boarding

Washington County Legacy Park -

<https://thelegacypark.com/facilities/>

Key Points:

Daily Rentals of roughly \$370/day (ticketed events are nearly \$2k/day, and there is an over hours fee of \$40/hr)

Open ride is free

Herriman City -

<https://www.herriman.gov/uploads/files/4943/October-2024-Fee-Schedule.pdf>

Key Points:

Times defined for what is a “half day” vs “full day”

Different rates for resident / non-resident

Additional fee for using arena lights (\$25.00)

Additional fees if arena needs to be worked extra by our team in preparation for said event

Riverton City -

<https://cms8.revize.com/revize/rivertonut/FY2026%20Fee%20Schedule%20-%20Adopted.pdf>

Key Points:

Resident / Non-Resident rates

Very simple - can only reserve from 6-10PM - otherwise it is first come first serve (though they would then need to be gone if someone reserved it at 6PM for an event, obviously)

Agenda Item # 8

Consideration of Resolution 2026-13
adopting the 2026 Municipal Wastewater
Planning Program (MWPP) Report



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

**A RESOLUTION ADOPTING THE 2026 MUNICIPAL WASTEWATER PLANNING
PROGRAM (MWPP) REPORT**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City operates a municipal wastewater system and is required to participate in the Utah Division of Water Quality’s Municipal Wastewater Planning Program (MWPP); and

WHEREAS, the MWPP requires the City to submit an annual self-assessment survey regarding the condition and operation of its wastewater system; and

WHEREAS, the City has completed the 2026 MWPP survey, attached hereto as Exhibit “A,” which evaluates various aspects of the wastewater system, including infrastructure, financial capability, and operational performance; and

WHEREAS, the City Council has reviewed the completed MWPP survey and finds that it accurately represents the status of the wastewater system and complies with state requirements;

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

Section 1. Adoption of the 2026 MWPP Survey: The City hereby adopts the 2026 Municipal Wastewater Planning Program (MWPP) survey, attached as Exhibit A, which provides an assessment of the City’s wastewater system, including its capacity, condition, and financial sustainability. The survey identifies system strengths and areas for improvement to ensure compliance with state regulations and the continued protection of public health and the environment.

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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 18TH DAY OF MARCH, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

2026 MWPP Survey



Christy Montierth <cmontierth@grantsvilleut.gov>

Fwd: Thanks for filling out this form: Full MWPP Survey - 2026

Markus Seat <mseat@grantsvilleut.gov>
To: Christy Montierth <cmontierth@grantsvilleut.gov>

Wed, Mar 4, 2026 at 9:08 AM

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

From: **Forms Response Receipts** <forms-receipts-noreply@google.com>

Date: Wed, Mar 4, 2026 at 9:08 AM

Subject: Thanks for filling out this form: Full MWPP Survey - 2026

To: <mseat@grantsvilleut.gov>

Google Forms

Thanks for filling out this form: [Full MWPP Survey - 2026](#)

You're receiving this email because you filled out the following form using your email address. **This form is owned by State of Utah.** Make sure you recognize and trust this form before copying or clicking on any links. If it looks suspicious, **report it.**

Here's what was received.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

Email *

mseat@grantsvilleut.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as

accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility? *

Grantsville WWTP

What is the Name of the person responsible for this organization?

*

Markus Seat

What is the Title of the person responsible for this organization? *

Deputy Public Works Director

What is the Email Address for the person responsible for this organization? *

mseat@grantsvilleut.gov

What is the Phone number for the person responsible for this organization? *

435-224-3261

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

900 N Race Street

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

Yes

No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Aspen Clegg

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

No

Are Debt Service Reserve Fund requirements being met?

Yes

No

Where are sewer revenues maintained?

General Fund

Combined Utilities Fund

Other

What
was the average MONTHLY User Charge for 2025?

46.95

Do
you have a water and/or sewer customer assistance program (CAP)?

Yes

No

Are property taxes or other assessments applied to the sewer systems?

Yes

No

What is the yearly amount of revenue that you receive from these taxes?

N/A

Are

sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

Yes

No

Are

projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

Yes

No

Does the sewer system have sufficient staff

to provide proper operation & maintenance, and repair and replacement?

Yes

No

Has

a repair and replacement sinking fund been established for the sewer system?

Yes

No

Is

the repair & replacement sinking fund sufficient to meet anticipated needs?

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

Yes

No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

Yes

No

Have you completed a rate study within the last five years?

Yes

No

Do you charge Impact fees?

Yes

No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

4995.27

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

No

Do you maintain a Plan of Operations?

Yes

No

Have
you updated your Capital Facility Plan within the last five years?

Yes

No

In what year was the Capital Facility Plan
last updated?

2026

Do
you use an Asset Management system for your sewer systems?

Yes

No

Do
you know the total replacement cost of your total sewer system capital assets?

Yes

No

Replacement
Cost =

unknown

Do you fund sewer system capital improvements
annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

What

is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

unknown

Describe the Asset Management System. Check all that apply:

Spreadsheet

GPS

Accounting Software

Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

11,722,090.45

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

22,557,549.98

Cost

of projected capital improvements - Please enter a valid numerical value - 2025?

1,125,000.00

Cost

of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

50,000,000.00

Cost of projected capital improvements -

Please enter a valid numerical value - 2031 through 2035?

8,821,653.35

Cost

of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

16,286,952.19

Cost

of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

unknown

Purpose of Capital

Improvements - 2025? Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose

of projected Capital Improvements - 2026 through 2030? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

Replace/Restore

New Technology

Increased Capacity

Purpose

of projected Capital Improvements - 2036 through 2040? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

True

False

Do you have a collection system? *

Yes

No

Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Markus Seat

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

24 inch PVC

What is the average depth of the collection system?

Please enter the depth in feet.

10 feet

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

90.5 miles

How many lift/pump stations are there in the collection system?

2

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

2170 gpm

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1972

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

2009- North East Interceptor- 24 inch- Constructed

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

0

How many Class 2 SSOs were there in Calendar year 2025?

0

Please indicate what caused the SSO(s) in the previous 2 questions.

.....

Please specify whether the SSOs were caused by contract or tributary community, etc.

.....

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

What is the number of new commercial/industrial connections in 2025?

-3

What is the number of new residential sewer connections added in 2025?

167

How many equivalent residential connections are served?

6736

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

3

What is the approximate population served?

16056

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades:

SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Markus Seat, Grade II, mseat2grantsvilleut.gov

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Austin Clark, Grade II, aclark@grantsvilleut.gov

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Bryce Ekins, Grade II, bekins@grantsvilleut.gov

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

No

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No

Do you have a written emergency response plan for sewer systems?

Yes

No

Do you have a written safety plan for sewer systems?

Yes

No

Is the entire collections system TV inspected at least every 5 years?

Yes

No

Is at least 85% of the collections system mapped in GIS?

Yes

No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Has the SSMP been adopted by the permittees governing body at a public meeting?

Yes

No

Has the completed SSMP been public noticed?

Yes

No

USMP Public Notice Date

Date of public notice?

MM DD YYYY

03 / 13 / 2026

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Yes

No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

none

During 2025, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

.....

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

No

Does the collection system have more than 2,000 connections?

Yes

No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

Yes

No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Adequate

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Willow Street Sewer improvement

What sewerage system problems, other than plugging, have you had over the last year?

none

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100%

Partially

Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

Yes

No

Do you have any additional comments?

.....

To the best of my knowledge, the Collections System section is completed and accurate

True

False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

Mechanical Plant

Discharging Lagoon

Non-Discharging Lagoon

No Treatment of Wastewater

Collections (go back to Collections)

Discharging Lagoon

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Markus Seat

Part I: Influent Information

Please answer the following questions regarding INFLUENT into your lagoon.

What is the design basis or rated capacity for average daily flow in MGD?

1.5 mgd

What is the design basis or rated capacity for average daily BOD loading in lb/day?

200 mg/l

What is the design basis or rated capacity for average daily TSS loading in lb/day?

280 mg/l

What was the 2025 average daily flow in MGD?

.988

What was the 2025 average daily loading for BOD in lb/day?

1955.5 lbs

What was the 2025 average daily loading for TSS in lb/day?

2185.5 lbs

What is the percent of capacity used by the 2025 average daily flow?

65.87%

What is the percent of capacity used by the 2025 average daily BOD load?

78.16%

What is the percent of capacity used by the 2025 average daily TSS?

62.39%

Part II: EFFLUENT INFORMATION.

Please answer the following questions regarding EFFLUENT.

How many notices of violation (NOV)s did you receive for this facility in 2025?

2

Part III: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

0

How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

Part IV: FACILITY AGE

Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.

In what year was your HEADWORKS evaluated?

2022

In what year was your HEADWORKS most recently constructed, upgraded, or renewed?

2009

What is the age of your HEADWORKS?

Step Screen 17 years/ Building 31 years

In what year was your LAGOON evaluated?

2022

In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed?

2009

What is the age of your LAGOONS (including aeration)?

55 years

In what year was your DISINFECTION SYSTEM evaluated?

2022

In what year was your DISINFECTION SYSTEM most recently constructed, upgraded, or renewed?

2009

What is the age of your DISINFECTION SYSTEM?

31 years

In what year was your LAND APPLICATION/DISPOSAL evaluated?

N/A

In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed?

N/A

What is the age of your LAND APPLICATION/DISPOSAL?

N/A

Part V: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

How many commercial/industrial connections were added in 2025?

-3

How many residential sewer connections were added in 2025?

167

How many equivalent residential connections did you serve in 2025?

6736

Part VI: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION

How many treatment operators do you employ?

3

Utah administrative rules require all public system operators with Direct Responsible Charge (DRC) to be appropriately certified at least at the facility's grade. Please list the designated Chief Operator/DRC for the wastewater treatment system below. Please give their first and last name, grade level, and email address.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Markus Seat, Grade IV, mseat@grantsvilleut.gov

Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Austin Clark, Grade II, aclark@grantsvilleut.gov

Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV. Include operators with no certification.

Bryce Ekins, Grade II, bekins@grantsvilleut.gov

Is/are all your DRC operators currently certified at the appropriate grade level for this facility?

Yes

No

Part VII: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your treatment system?

Yes

No

Have you updated the treatment system operations and maintenance manual within the past five years?

Yes

No

Identify the types of treatment units at your facility.

- Screening
- Grit Removal
- Lagoon Variations
- Phosphorous Treatments
- Chlorine Disinfection
- UV Disinfection
- Land Application/Disposal

To the best of my knowledge I certify the discharging lagoon portion of the MWPP survey to be correct and accurate.

- True
- False

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- True
- False

Has this been adopted by the City Council or District Board? *

- yes

No

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

[Create your own Google Form](#)

[Does this form look suspicious? Report](#)

Agenda Item #9

Consideration of Resolution 2026-14
approving a wildland fire management
cooperative agreement



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

**A RESOLUTION APPROVING A WILDLAND FIRE MANAGEMENT COOPERATIVE
AGREEMENT**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the Utah Division of Forestry, Fire and State Lands (“FFSL”) is authorized under Utah Code Ann. § 65A-8-203 to enter into cooperative agreements with counties, municipalities, and other eligible entities to jointly discharge responsibilities for wildland fire prevention, preparedness, and suppression; and

WHEREAS, the City has been identified as an eligible entity under Utah Code Ann. § 65A-8-203 and desires to enter into a Cooperative Agreement with FFSL to ensure the effective management of wildland fire risks within the City’s jurisdiction; and

WHEREAS, the Cooperative Agreement (the “Agreement”), attached hereto as Exhibit A and incorporated herein by this reference, outlines the respective responsibilities of the City and FFSL, including the City’s participation commitment to implement wildfire prevention, preparedness, and mitigation actions; and

WHEREAS, the City Council finds that entering into the Agreement is in the best interest of the City and its residents, as it will enhance the City’s ability to manage wildland fire risks, protect public safety, and preserve critical infrastructure and natural resources; and

WHEREAS, the City Council desires to formally approve the Agreement and authorize the Mayor to execute the Agreement on behalf of the City, together with such minor or technical changes as may be approved by the City Attorney that do not materially alter the intent of the Agreement.

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

Section 1. Section 1. Approval of Cooperative Agreement: The City Council hereby approves the Cooperative Agreement between Grantsville City and the Utah Division of Forestry, Fire and State Lands, attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. Authorization to Execute: The Mayor is hereby authorized and directed to execute the Cooperative Agreement on behalf of Grantsville City, together with such minor or technical changes as may be approved by the City Attorney that do not materially alter the intent of the Agreement.



Section 3. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 18TH DAY OF MARCH, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

COOPERATIVE AGREEMENT

COOPERATIVE AGREEMENT

This Cooperative Agreement (the “Agreement”) is made and entered into this ____ day of _____ 2026 (the “Effective Date”), by and between the Utah Division of Forestry, Fire and State Lands (“FFSL”) and _____ (the “Participating Entity”). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a “Party” or, collectively, as the “Parties.”

RECITALS

- A. Pursuant to Utah Code Section 65A-8-203, this Agreement is required for a county, municipality, or certain other Eligible Entities and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
- B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
- C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-121 and R651-122.
- D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
- E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

AGREEMENT

I. Definitions

For the purposes of this Agreement:

- 1. “Annual Participation Commitment Report” means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
- 2. “Annual Participation Commitment Statement” means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.
- 3. “Catastrophic Wildfire” means wildland fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.

4. “Cooperative Agreement” means the same as the term is defined in Utah Administrative Code R652-1-200.
5. “Delegation of Fire Management Authority” means the acceptance by FFSL of responsibility for:
 - i. Managing a wildfire; and
 - ii. The cost of fire suppression, as described in Utah Code Section 65A-8-203.
6. “Direct Expenditure” means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. “Direct Payment” means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as identified in Utah Code Section 65A-8-203.
8. “Director” means the division director of FFSL.
9. “Eligible Entity” means the same as the term is defined in Utah Code Section 65A-8-203.
10. “Extended Attack” means actions taken in response to wildland fire after Initial Attack.
11. “Firefighter” means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
12. “Initial Attack” means actions taken by the first resources to arrive at any wildland fire incident, including—without limitation—size-up, patrolling, monitoring, holding action, or aggressive suppression action.
13. “In-Kind Activity” means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, <https://www.independentsector.org/>.
14. “Minimum Billing Threshold” means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
15. “Participation Commitment” means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code Sections 65A-8-202 and 65A-8-202.5.
16. “Participating Entity” means an Eligible Entity with a valid Cooperative Agreement.

II. Term.

1. The term of this Agreement shall be five (5) years from the Effective Date.

III. Participation Commitment.

1. Annual Statement.
 - a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year during the term of this Agreement.
 - b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions it intends to take that address the wildfire threat. Within sixty (60) days of receipt of an Annual Participation Commitment Statement, the Participating Entity shall send the completed annual plan to FFSL for review and approval.
 - c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
 - d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, this Agreement will terminate at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.
2. Fulfillment.
 - a. The Participating Entity shall meet its Participation Commitment, as determined by FFSL, pursuant to Utah Administrative Code R652-122.
 - b. The Participating Entity shall meet its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three that are mutually agreed upon by the Parties.
3. Consultation.
 - a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.
4. Accounting.
 - a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

- b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
 - c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
 - d. With the Director's approval, or approval of a designee, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
 - e. The Participating Entity must receive written approval from the Director, or designee, before pursuing carry-over for a specific action or activity under this Section III(4).
 - f. Amounts reported annually in excess of Participation Commitment do not carry-over without written approval from the Director, or designee, under this Section III(4).
5. Reporting.
- a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
 - b. The Participating Entity shall provide an annual accounting of its activities and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
 - c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4) of this Agreement in UWRAP.
 - d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
 - e. FFSL may reject records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.
6. Calculation.
- a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Administrative Code R652-122.
 - b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
 - c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdiction. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdiction. The

Fire Cost Average may include State-paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdiction.

- d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.
7. Appeals.
 - a. Where permitted by Utah Administrative Code R652-122 and within ninety (90) days of the occurrence, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting to the Director a written appeal that states the reasons for the appeal.

IV. Initial Attack.

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. Pursuant to Utah Code Sections 65A-8-202–202.5 and in accordance with this Agreement, FFSL shall determine reasonable and effective wildfire IA by verifying that the Participating Entity has adequate resources and equipment to manage IA.
4. The Participating Entity shall have financial responsibility for all IA costs within its jurisdiction, other than aviation costs.
5. FFSL shall have financial responsibility for all IA aviation costs.

V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for a wildland fire shall occur simultaneously with one of the following events:
 - a. The involvement of state-owned or federally-owned lands in the wildland fire;
 - b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
 - c. The request of the Participating Entity with jurisdiction through its local fire official on scene with authority to do so; or
 - d. The decision of the Director, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. Deployment of aviation assets on pre-planned dispatch, as established by the State, does not cause an automatic Delegation of Fire Management Authority.

VI. Extended Attack.

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report (“CTR”) or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

VII. Wildland Fire Response Training and Certification.

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity’s jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity’s jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory “closed fire season,” as defined in Utah Code Section 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

VIII. Wildland Fire Response Equipment Standards.

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity’s jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

IX. Wildland Fire Cost Recovery Actions.

1. Pursuant to Utah Code Title 65A and Utah Administrative Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting in a negligent, reckless, or intentional manner, the Participating

Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular wildland fire (“Cost Recovery Action”), except for when Delegation of Fire Management Authority has occurred. FFSL may assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. The Participating Entity shall notify FFSL once it has initiated a Cost Recovery Action.
3. If the Participating Entity recovers from a Cost Recovery Action, the Participating Entity shall provide to FFSL documentation verifying wildland fire costs by the Participating Entity and the legal costs incurred for the Cost Recovery Action.
4. The Participating Entity may retain costs recovered up to and not exceeding its incurred wildland fire costs—including legal fees in pursuing the Cost Recovery Action. All other recovered costs shall be tendered to FFSL for distribution amongst other entities with incurred suppression costs.
5. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity’s Historic Fire Cost Average and Participation Commitment.
6. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

X. Probation Status.

1. At the end of each calendar year, FFSL shall review the Participating Entity’s compliance with the terms of this Agreement.
2. If the Participating Entity is out of compliance, FFSL shall place the Participating Entity on “Probation Status” and provide the Participating Entity with a “Probation Notice” including:
 - a. Notice of the Probation Status;
 - b. The reason for the Probation Status;
 - c. The action(s) the Participating Entity must take to remedy the Probation Status; and
 - d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity’s failure to fulfill its Participation Commitment for the previous calendar year:
 - a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
 - b. FFSL shall credit the Participating Entity’s Participation Commitment expenditures and actions toward the Participating Entity’s outstanding obligation before it may credit the expenditures and actions toward the current obligation;
 - c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the

- Probation Notice time frame if the underlying noncompliance is not timely remedied; and
- d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
 - a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame;
 - b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame; and
 - c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
 5. For the duration of the Probation Status, this Agreement remains valid.

XI. Revocation.

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity no later than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code Section 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
 - a. Providing written notice to FFSL of its intent to revoke this Agreement; or
 - b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121 and the Participating Entity pays FFSL all outstanding wildland fire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildland fire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the Director within thirty (30) days of the notice of revocation being provided.

XII. Renewal, Amendment, and Compliance with Applicable Laws.

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no renewal limit.
3. The terms of this Agreement may be amended at any time by written agreement, signed by the Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Administrative Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

XIII. Community Wildfire Preparedness Plan.

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan (“CWPP”) or, subject to FFSL’s approval, equivalent wildland fire preparedness plan.
2. Following adoption, the Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan at least every five (5) years initial adoption from initial adoption.
3. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP or equivalent wildland fire preparedness plan.

XIV. Wildland Urban Interface.

1. The Participating Entity has adopted the Utah Wildland Urban Interface Code, as defined in Utah Code Section 65A-8-401.
2. The Participating Entity shall annually report on enforcement of the wildland urban interface building standards adopted by the Participating Entity.
3. If the State adopts a different version of the Code, the Participating Entity shall adopt within two years the same version of the Code.
4. The Participating Entity designates the following position as responsible to enforce the WUI code: _____.
5. The Participating Entity shall provide to FFSL the map of the zone where the wildland urban interface building standards are enforced. If the Participating Entity makes changes to the map they shall provide to FFSL the current map within 90 days of adoption.
6. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property.

7. If the Participating Entity chooses to perform lot assessments under the High Risk Wildland Urban Interface program, they must do so in accordance with policy established by FFSL.

XV. Miscellaneous.

1. This Agreement is governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and hold harmless FFSL and the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of the Participating Entity's performance of this Agreement to the extent caused by any intentional wrongful act or negligence of the Participating Entity, its agents, employees, officers, or partners, without limitation; provided, however, the Participating Entity shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of FFSL. In the event there is a conflict between this provision and Utah Code Sections 65A-8-101-403 or other provisions of State law, State law shall govern. The Parties are governmental entities under the Utah Governmental Immunity Act (the "Immunity Act"). Nothing contained herein shall be construed in any way to modify the limits of liability set forth in the Immunity Act or the basis for liability as established in the Immunity Act. Nothing contained herein shall be construed as a waiver by any Party of any defenses or limits of liability available under the Immunity Act and other applicable law. The Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.
4. The Participating Entity agrees to abide by the following federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order 2019-1, dated February 5, 2019, which prohibits unlawful harassment in the workplace. The Participating Entity further agrees

to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of the Participating Entity's employees.

5. The Participating Entity may not assign, sell, transfer, subcontract, or sublet rights, or delegate any right or obligation under this Agreement, in whole or in part, without the prior written approval of FFSL.
6. A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. No waiver of any term of this Agreement is valid unless in writing.
7. The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.
8. This Agreement may only be modified by the mutual written agreement of the Parties. If modified, the modification will be attached and made part of this Agreement.
9. This Agreement, constitutes the entire agreement between the Parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.
10. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

SIGNATURES ON FOLLOWING PAGE

UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS

FFSL Area Manager Signature Name Date

State Forester/Division Director Signature Name Date

PARTICIPATING ENTITY

Chief Executive Signature Name Date

**APPROVED AS TO FORM
UTAH ATTORNEY GENERAL'S OFFICE**


[Connor Arrington \(Jan 15, 2026 13:27:10 MST\)](#) **Connor Arrington** 01/15/2026

Assistant Attorney General Signature Name Date

Agenda Item #10

Consideration of a proposed revision /
update to the City's Annexation Policy
Plan



**GRANTSVILLE CITY
ORDINANCE NO. 2026-16**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING AND ADOPTING AN
UPDATED ANNEXATION POLICY PLAN; REPEALING AND REPLACING PRIOR
ANNEXATION POLICY PLANS; AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, Grantsville City (the “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code §10-2-803, municipalities are required to adopt and maintain an Annexation Policy Plan to guide future annexations; and

WHEREAS, the City previously adopted an Annexation Policy Plan, which was last updated in 2020 in connection with the Six Mile Ranch annexation; and

WHEREAS, the City has undertaken a comprehensive review and update of its Annexation Policy Plan to provide broader guidance regarding the location, timing, and conditions of future annexations; and

WHEREAS, the updated Annexation Policy Plan is intended to serve as a policy framework to guide annexation decisions and to work in coordination with, and not supplant, the City’s General Plan; and

WHEREAS, the updated Annexation Policy Plan establishes a 20-year planning framework addressing orderly growth, efficient service delivery, fiscal sustainability, protection of sensitive lands, and the principle that growth should fund its own infrastructure and service impacts; and

WHEREAS, the updated Annexation Policy Plan identifies three annexation expansion areas, designated as Areas A, B, and C, which are contiguous to existing City boundaries and intended to reduce unincorporated islands and irregular boundaries; and

WHEREAS, on March 3, 2026, the Grantsville City Planning Commission held a duly noticed public hearing to receive public comment regarding the proposed updates to the Annexation Policy Plan; and

WHEREAS, following the public hearing, the Planning Commission voted to recommend approval of the proposed Annexation Policy Plan, including a preferred map excluding the water areas of the Great Salt Lake; and

WHEREAS, the City Council finds that adoption of the updated Annexation Policy Plan is in the best interest of the public health, safety, and welfare of the City and its residents.



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

Section 1. Adoption of Annexation Policy Plan: The Grantsville City Annexation Policy Plan, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and adopted as the official Annexation Policy Plan of Grantsville City.

Section 2. Repeal of Prior Plans: All prior annexation policy plans and any amendments thereto are hereby repealed and replaced in their entirety by the Annexation Policy Plan adopted herein.

Section 3. Purpose and Effect: The Annexation Policy Plan adopted herein shall serve as a guiding policy document for the City's consideration of future annexation petitions in accordance with Utah law. The Plan is intended to be used in conjunction with the City's General Plan and other applicable regulations and shall not, by itself, constitute approval or denial of any specific annexation application.

Section 3. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 25TH DAY OF MARCH, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney



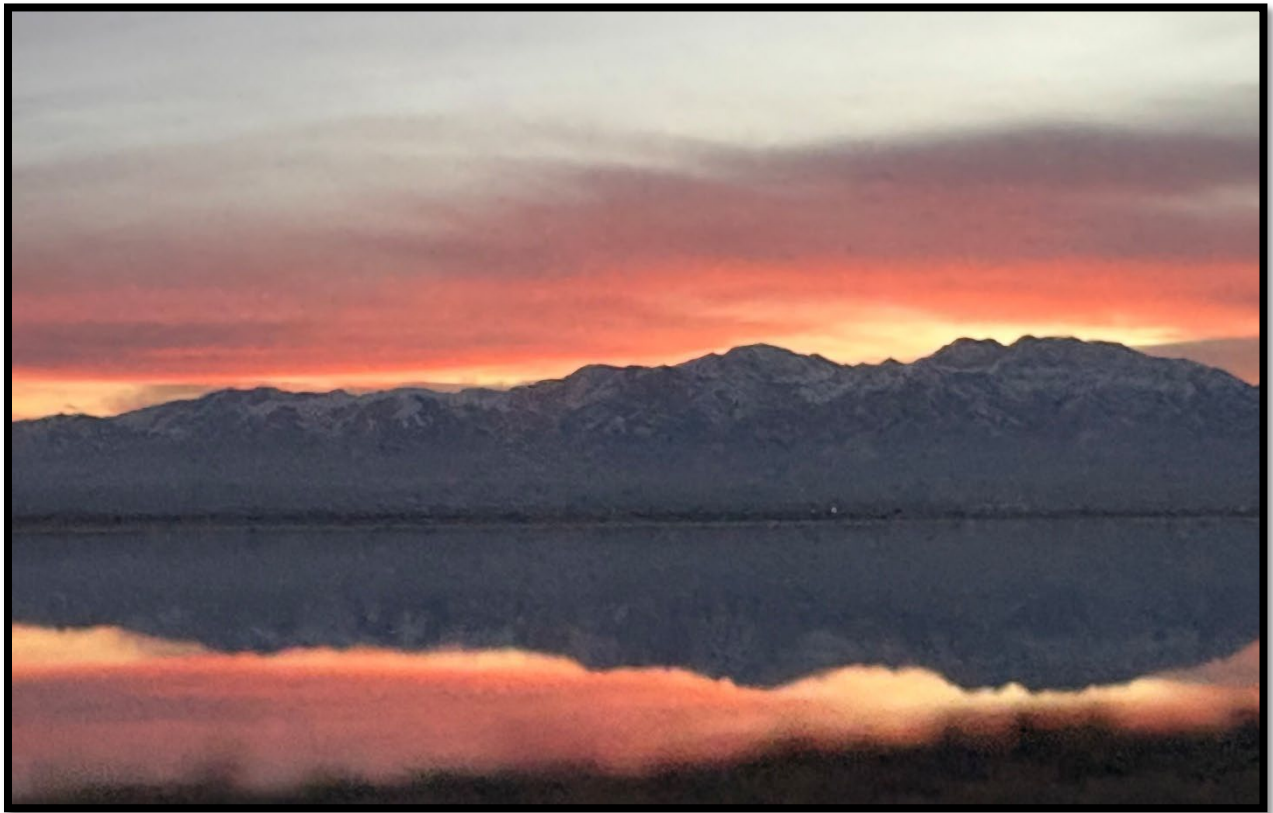
EXHIBIT “A”

The Grantsville City Annexation Policy Plan



GRANTSVILLE, UTAH

ANNEXATION POLICY PLAN



ADOPTED: MARCH 25, 2026

Table of Contents

INTRODUCTION	3
EXPANSION AREA.....	4
CHARACTER OF THE COMMUNITY	7
NEED FOR MUNICIPAL SERVICES	7
LAW ENFORCEMENT SERVICES	8
JUSTICE COURT	8
PARKS	8
COMMUNITY DEVELOPMENT SERVICES.....	9
PUBLIC WORKS	9
PLANS FOR EXTENSION OF MUNICIPAL SERVICES.....	9
HOW MUNICIPAL SERVICES MAY BE FINANCED.....	10
CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE	10
REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA.....	11
URBAN DEVELOPMENT EXCLUSIONS.....	11
ESTIMATE OF TAX CONSEQUENCES.....	11
INTERESTS OF AFFECTED ENTITIES	11
STATEMENTS OF AFFECTED ENTITIES.....	11
CRITERIA TO GUIDE ANNEXATION DECISIONS	13

INTRODUCTION

Per the provisions of 10-2-803, Utah Code Annotated, all Utah municipalities are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years. The Annexation Policy Plan helps the City plan for future expansion of the City's boundary. Grantsville City ("the City") adopted its first Annexation Policy Plan in March of 2003. This Annexation Policy Plan update will replace all prior annexation documents and provides opportunity for the elimination of islands and peninsulas of unincorporated county between municipal jurisdictions.

In 2025, there was a significant need to update the Annexation Policy Plan due to pending annexations and the need to clarify the City's interest in and capacity to annex property near the City. These lands are contiguous to a portion of the City's north and east boundary to the I-80 corridor, as well as south and west of the City's boundary between Tooele Army Depot and the US Forest Service land (Deseret Peak). Additionally, the City desires to update the adopted City's Annexation Policy Plan for compliance with State Code.

DRAFT

EXPANSION AREA

EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-803, and in accordance the Grantsville City has considered the following points in preparing, considering, and adopting this Annexation Policy Plan:

GAPS AND OVERLAPS

Grantsville has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. Contiguous unincorporated areas in Tooele County have historically not been served by other municipalities, nor do plans exist to serve these areas. Grantsville has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas A, B, and C for the next 20 years. Population projections for the County are listed below. Because the areas to be annexed have very small populations, the data provided are to show that the growth rate in the County will happen rapidly, while these areas will be limited until development of infrastructure occurs. All population dates are as of December 31 of each year.

Table 1: Tooele County Population Estimates

Year	Population	Households	Persons Per Household
2025	85957	27264	3.14
2026	88340	28333	3.10
2027	90600	29379	3.07
2028	92723	30391	3.03
2029	94714	31371	3.00
2030	96600	32316	2.97
2031	98423	33255	2.94
2032	100248	34187	2.91
2033	102096	35136	2.89
2034	103954	36102	2.86
2035	105826	37068	2.84
2036	107711	38037	2.81
2037	109599	38999	2.79
2038	111487	39941	2.77
2039	113367	40871	2.75
2040	115253	41787	2.74
2041	117127	42886	2.71
2042	118981	43982	2.68
2043	120814	45087	2.66
2044	122613	46187	2.63
2045	124393	47278	2.61

**Source: Gardner Policy
Institute State and
County Projections
2020-2060**

ANNEXATION POLICY PLAN EXPANSION AREA:

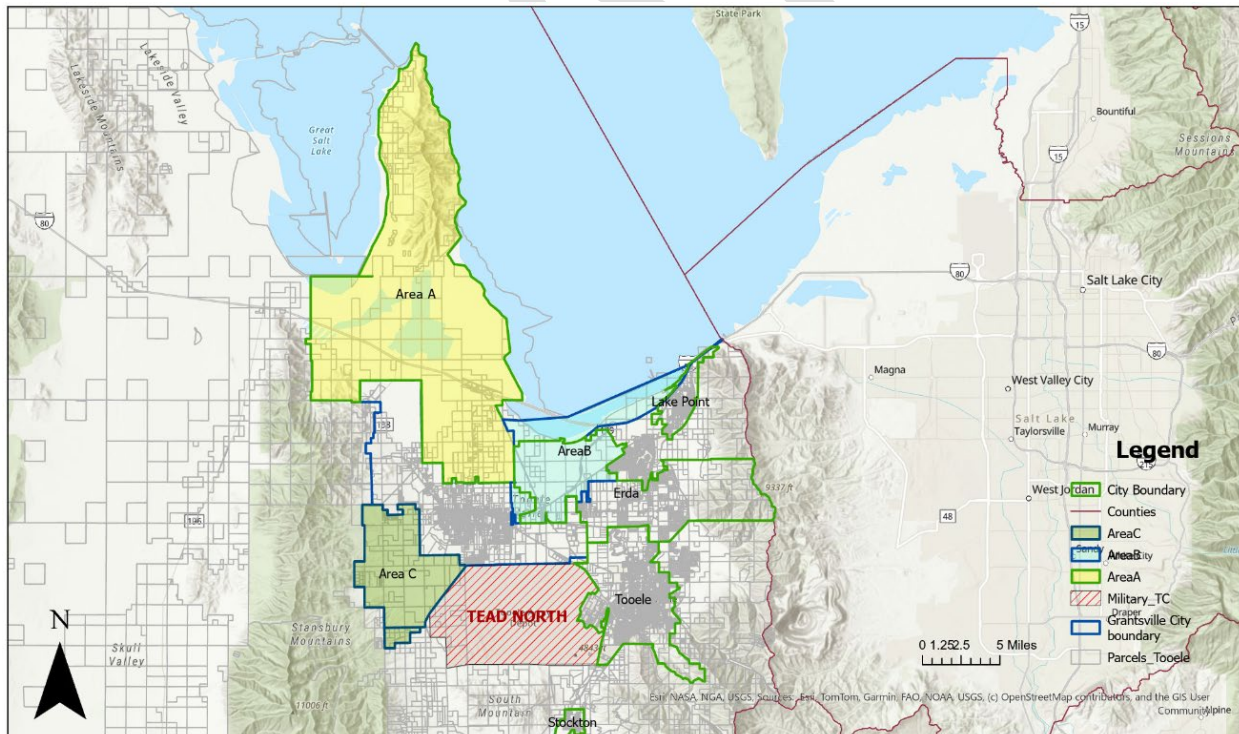
MAP 1 depicts areas which are contiguous to the City boundary and have been designated as future expansion areas. The areas are designated as A, B and C. Per the provisions of 10-2-803 (2)(a)(i), Utah Code Annotated, all municipalities within the State are required to adopt “a map of the expansion area, may include territory located outside the county in which the municipality is located.”

(Area A) All unincorporated Tooele County property north and east of the current City boundary in the area known as Burmester. This area is largely owned by SITLA Trust Lands, but includes areas along Burmester Road and the Tooele Valley Inland Port Project Area. This area is largely bounded by County line on the north.

(Area B) All unincorporated Tooele County property between the current northern boundary of Grantsville and the southern boundary of the Tooele County line, east of Area A and west of the current incorporated limits of Erda. This area is known generally as the Six Mile Ranch area.

(Area C) All unincorporated Tooele County property lying south and west of the current southwest City boundary, from the Grantsville City boundary line south to the Tooele Army Depot land, and west to the US Forest Service property. This area mostly consists of Grantsville Soil Conservation property. There are generally no residential uses existing in this primarily hillside area and future land uses could indicate no additional residential development, particularly on Conservation. No impact on city population projections is expected for Area C.

MAP 1: ANNEXATION AREAS (A, B, & C)



CHARACTER OF THE COMMUNITY

The Grantsville City is bordered by the Tooele Army Depot on its southern boundary, Unincorporated Tooele County and the Great Salt Lake on its north boundary, the Cities of Stansbury Park, Erda to the

east, and unincorporated Tooele County to the west. Grantsville provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. Grantsville has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

While some of the City's development patterns are similar to other small, Utah urban communities, the City has always had a balance of residential and industrial lands and uses and a vibrant history of rich agricultural lands and orchards. The Grantsville vision has focused on creating and sustaining a community that appreciates its heritage, while providing opportunities for business and industry to thrive. With the success of industry within the City came the need to provide varied housing options for the community. Today the community boasts a robust industrial park, attractive and safe neighborhoods, parks, trails and open space amenities throughout the community, excellent access to transportation corridors, and redevelopment of the Main Street corridor as a vibrant, business-friendly town center with access to major transportation routes.

As the City considers future annexations, they must take a long-range view of at least 20 years. The City intends for growth to occur in areas where it can effectively extend municipal services in a cost efficient manner, and to discourage annexations that negatively increases costs, placing a higher tax burden upon existing and future citizens of Grantsville.

NEED FOR MUNICIPAL SERVICES

For purposes of this Plan, Municipal Services may include:

- Infrastructure maintenance management (maintain, repair, replace, upgrade),
- Observation and oversight of roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection, and other services such as library, permitting, building inspections, and the like.
- Integrated land use planning.

The Grantsville City General Plan provides an additional resource for the City to guide future development and future service requirements.

Area A: Municipal services for Area A have generally been provided by Tooele County. The City currently provides police assistance and responds to emergency calls within Area A to assist Tooele County. The area has some industrial operations, including mining and processing of minerals, which are expected to have little to no demand for new municipal services. The area is serviced by rail, however, and has the potential for additional industrial development. Additional benefits may include preserving regional transportation corridors, drainage corridors, access to freeway for industrial, commercial and economic development with local employment opportunities.

Area B: Limited municipal services for Area B have been provided by Tooele County. The area is an area where the City would be able to provide services due to proximity of resources. The City currently provides police assistance and responds to emergency calls within Area B to assist Tooele County. The portion of Area B that is known as Six Mile Ranch has already been accepted for annexation in to Grantsville City and is pending decisions on some litigation through the Courts, which has not been resolved as of the writing of this updated Policy Plan.

Area C: The area is mostly comprised of property adjacent to forest service land and a watershed protection area owned by Grantsville Soil Conservation. These areas may be designated as future natural open space. Those areas which are privately owned may be developed in large-lot (5 acres or more) developments that have minimal impact on existing services.

There are no pending plans to develop within Area A. Area B is currently in a state of legal consideration and may be developed as part of a master-planned development with an associated Master Development Agreement, which would spell out how infrastructure and services will be provided. Area C, as noted above, may be designated as future natural open space and large-lot development. Currently the City provides limited police response to these areas to assist Tooele County. These areas are serviced by North Tooele Fire District, assisted by the Grantsville Fire Department, which may change upon annexation. Sanitary sewer is handled through septic systems, and will continue to be so served regardless of annexation status, and no new water services will be necessary to extend to these areas, unless and until development occurs. There only main roadway in any of these areas that is not either a UDOT facility or already within the Grantsville City limits is Mormon Trail Road. The cost of providing municipal services to these areas without new development would be minimal and would have little impact on the existing City infrastructure or organization.

LAW ENFORCEMENT SERVICES

The Grantsville Police Department will provide law enforcement for the annexed areas. The City does not anticipate that new officers will be necessary to service Areas A, B, & C. It is anticipated that additional full-time officers and support staff will be added to support projected population growth, both due to growth inside the City as well as anticipated annexation and the growth stemming from that.

The need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area, as well as the total costs associated with new hire training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc.

JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition. No expansion of the court system within the City is anticipated due to the annexation of Areas A, B, or C.

PARKS

The City's Public Works Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Park (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Demand from Areas A & B for additional park area is not anticipated until development occurs. Area C is anticipated to remain largely natural open space and as such will not generate the same kind of demand for parks and open spaces that other development patterns may require.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the Grantsville Community Development Department Staff. The Grantsville Building Department provides inspections to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Little impact is anticipated from the annexation of Areas A, B, & C. However, careful documentation of proposed land uses within Area B should be made at the time of annexation to determine the desirable uses, such as a mix of housing types and densities to ensure equitable treatment of these future residents and to protect existing property rights.

PUBLIC WORKS

The City Public Works also has responsibility for flood control, street, water, storm drainage, and street plowing. It is also responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs.

Areas A and C are anticipated to have minimal to no impact on City Public Works. Area B will have some impact on the public works operations as the development of this area takes place. Water is currently provided to properties in the areas by private wells. No secondary water is provided to the area, but this will change after annexation. Similarly, sewer services are provided by on-site septic systems and will continue after annexation without change, until development occurs. Anticipated impact due to street maintenance will be offset by the additional funds the City will receive from the State B & C Road Funds. However, some of these existing streets do not have sidewalks, therefore the City should carefully determine where sidewalk is necessary or desired, and estimate the installation costs at the time of annexation. No additional staffing is anticipated.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

An important component of the extension of municipal services is the ability of the City to effectively serve those areas under consideration for development. Development should be consistent with the General Plan. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities.

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, sewer, irrigation, and street facilities to meet growth needs. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Capital Facilities Plan and General Plan. The City's policy is to deliver high-quality municipal services throughout the City, including potential annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

For areas located within a special service district, the City will rely upon the district to provide sewer, water, and/or secondary water services. The districts extend services when the services are needed or requested and do so in differing ways. Districts shall have the opportunity to negotiate specific development agreements for the extension of their services to areas annexed, as applicable.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve any/all offsite facilities and infrastructure as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area.

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) years after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Section 17D(4)- Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Area A

Area A contains existing industrial development and a regional recreation facility owned by State of Utah, Division of Parks and Recreation. The costs of extending infrastructure, urban services, and public facilities are minimal. Area A annexation will not impact the City's infrastructure, urban services, or public facilities. In the event of an emergency at any industrial facility, Grantsville Fire and Grantsville Police respond, costs currently borne by the City. When considering annexation within Area A, additional investigation with regard to potential off-site hazard consequences related to existing and future industrial uses may be required to properly determine the potential impacts on land uses and citizens of Grantsville.

Area B

The costs of infrastructure, urban services, and public facilities would be minimal. Infrastructure in Area B is currently in satisfactory condition and requires no repairs, upgrades, or replacements are forecasted for the next five years. Right of way improvements to include the provision of sidewalks may be required in certain areas to facilitate pedestrian safety and convenience. The area is served by local, on-site wells. Additional maintenance costs will be incurred for street maintenance and police services that are expected to be offset by the additional state funding from the B & C Road Fund, as well as the minimal increase generated by property taxes. Therefore, it is not anticipated that Area B will impact the City's existing infrastructure, urban services, or public facilities.

Area C

The costs of infrastructure, urban services, and public facilities would be minimal as the area is natural open space owned by the Forest Service. Therefore, it is not anticipated that Area C will impact the City by infrastructure, urban services, or public facilities. The City should refer to the current Forest Plan for the Wasatch-Cache National Forest for current land management objectives and practices within the area. If considered for annexation, the City should consider the adoption of wildland fire hazards management strategies, mitigations, and regulations for both areas annexed and areas adjacent to the area within the hazard area.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Area A includes lands designated as flood plain areas and sensitive lands near the alluvial fan areas near Deseret Peak. Additional structures are not expected to be built within Area A. Prior to annexation, the City should determine the boundaries of the flood plain, establish the base flood elevation for structures, and survey any sensitive lands to ensure that they are inventoried and protected by annexation agreement.

There are potentially sensitive lands that would be included in Area B, including

The City's expansion Area C includes US Forest Service area and parcels owned by Grantsville Soil Conservation for the purposes of watershed management and protection. This area would be deemed to be within the sensitive lands overlay zone, due to these protection areas. The area would be protected from development due to the overlay zone. Annexing Area C would ensure protection of the sensitive lands, slopes, vegetation, and wildlife in the foothills of Grantsville

URBAN DEVELOPMENT EXCLUSIONS

There is no unincorporated urban development within ½ mile of the Areas A, B, or C that has not been included in the expansion areas.

ESTIMATE OF TAX CONSEQUENCES

It is anticipated that if all or portions of Areas A, B, and C, were annexed into the City, the properties within those areas may increase in value providing additional tax base for the City. The estimated tax consequences would be minimal having little impact on the existing Grantsville tax burden or benefit. In all cases, the loss to Tooele County would likewise be minimal and offset by the decrease in services provided to the area.

Tax consequences should be re-evaluated with any annexation petition to ensure the most accurate and current estimate of the impact is provided to the City to assist the City Council in the decision to approve an annexation request.

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following entities are Affected Entities for by Area A, B or C.

- Tooele Valley Mosquito Abatement District
- Tooele County Government
- Tooele County Health Department
- Tooele County School District
- U.S. Forest Service
- U.S. Army (Tooele Army Depot)

STATEMENTS OF AFFECTED ENTITIES

On March 3, 2026, the Grantsville City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through March 3, 2026, as well comments received at the public hearing on March 3, 2026.

Additional Comments

No additional comments were received regarding Expansion Areas A, B, or C.

CRITERIA TO GUIDE ANNEXATION DECISIONS

	<p>The following criteria considerations shall be used in the evaluation of annexation petitions.</p> <p>Strict adherence to these criteria is not required, but instead shall be used these criteria should be used to identify the impacts of a proposed annexation, guide appropriate conditions for annexation, and assist the City Council in making informed policy decisions.</p>
<p>Character of the Community</p>	<ol style="list-style-type: none"> 1. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area. 2. Annexation will initiate site improvement, i.e. public utilities and streets, parks or other public features. 3. The annexation does not create or exacerbate an existing peninsula or island, unless the City Council determines that not annexing the entire unincorporated island or peninsula is in Grantsville City’s best interest. 4. The area is contiguous to the municipality and within the Tooele County boundary.
<p>Need for Municipal Services</p>	<ol style="list-style-type: none"> 1. The annexation will provide access and improvements to culinary water for residents and property owners. 2. The annexation will provide storm sewer improvements to benefit annexed land owners. 3. The extension of utilities in this area will enhance the overall City’s system. 4. The area will be better serviced by the Grantsville Police Department rather than the existing policing services. 5. The area will also be better serviced by the Grantsville Fire Department than the North Tooele County Fire District. 6. The extension of service infrastructure into the area will enhance and not burden the municipal service system beyond its capacity. 7. The annexation will contribute water rights and facilities required by the users, or does not materially detract from municipal water supplies. Special consideration should be given related to current and future climate conditions (ex. severe drought). 8. The annexation is accompanied by an analysis of current system capacity, required new capacity, including a plan to manage or

	<p>mitigate the impact on system.</p> <p>9. The annexation will exhibit long term fiscal sustainability.</p>
Municipality’s plan for extension of services	<p>1. The area to be annexed will provide an orderly extension of culinary water, storm sewer collection, and street system enhancements.</p> <p>2. The annexation will allow for orderly extension of utilities by providing easements, right-of-ways or street dedications.</p> <p>3. The extension of utilities is in conformance to the City’s Capital Improvement Plan.</p>
How services will be financed	<p>1. The development of annexed area will extend all required services.</p> <p>2. The City will extend service with reimbursement through user fees or impact fees, collected from those developments within the area annexed.</p>
Estimate of the tax consequences	<p>1. Any increase in taxes collected, if any, to provide services to the area, above that tax currently collected within the unincorporated county, is recognized by the petitioner.</p> <p>2. The property certified tax rate for existing parcels within the City limits will not be increased to support the annexation of any area.</p>
Interests of all affected entities	<p>1. The area to be annexed should be within Tooele County at the time of annexation.</p> <p>2. The annexation will not create boundary alignment problems with elementary or secondary schools or other affected entities, unless inter-local agreements have been reached to address the potential, reasonably-anticipated impacts.</p> <p>3. The annexation does not extend beyond the limits of the adopted annexation policy plan.</p> <p>4. Other services, i.e., sanitary sewer, secondary water, natural gas, electrical power and communications facilities, are available or reasonably available to the site.</p> <p>5. The petitioners have entered into agreements with affected entities, where applicable, for the design and installation of required infrastructure and service.</p>



STAFF REPORT

To: Grantsville City Mayor and City Council

From: Bill Cobabe, Community Development Director

Meeting Date: March 25, 2026

Public Hearing Date: March 3, 2026 (Planning Commission)

Re: Consideration of a proposed revision/update to the City's Annexation Policy Plan.

Executive Summary

The City should review its Annexation Policy Plan from time to time. The last update to the Plan was in 2020 when the Six Mile Ranch annexation took place. This was focused on a particular area of the County, while this update is more comprehensive in scale and scope. The goal is to provide context and guidance for future annexations in to the City. This does not supplant the goals or maps laid out in the General Plan, but is a tool that works together with the General Plan. Further, as noted in the Annexation Policy Plan itself, this is in fulfillment of State code regulations and requirements.

Background

On March 3, 2026, the Grantsville City Planning Commission held a public hearing to discuss the proposed updates to the Grantsville City Annexation Policy Plan. After the public hearing, the Planning Commission voted to recommend approval of the proposed updates, recommending that the proposed map excluding the water areas of the Great Salt Lake as the preferred map.

Proposed Changes

This update is the City's required 20-year framework for managing future annexations under Utah Code §10-2-803. It replaces all prior annexation plans and is meant to guide where, why, and under what conditions Grantsville may expand its boundaries, while avoiding fiscal strain, service inefficiencies, and fragmented boundaries.

At a high level, the City is being careful, strategic, and fiscally conservative. The plan explicitly emphasizes orderly growth, service efficiency, protection of sensitive lands, and developer-funded infrastructure.

The plan designates three Annexation Expansion Areas (A, B, and C), all contiguous to existing city boundaries and selected to eliminate unincorporated “islands” and peninsulas.

Area A (Burmester / Inland Port / SITLA lands, north & east of the current City boundaries)

This area is largely industrial and publicly owned, with rail access and proximity to I-80. It has very little residential population and minimal expected service demand. Annexation here is primarily about economic development, transportation coordination, and emergency response consistency, not housing growth. Infrastructure and service costs are expected to be minimal.

Area B (Six Mile Ranch area, north of the City, west of Erda)

This is the most consequential area. It is close to existing City services and is suitable for future development. A portion is already under pending annexation litigation, which the plan acknowledges. If annexed, development would likely occur through a master-planned project with a development agreement, ensuring infrastructure and services are provided by developers. This area will have some long-term impact on public works and police services, but those costs are expected to be offset by impact fees, road funds, and tax base growth.

Area C (South and west foothills, near Tooele Army Depot and U.S. Forest Service land)

This area is primarily open space, watershed protection land, and forest service property. It is not expected to develop beyond very low-density large-lot uses, if at all. Annexation here is largely about resource protection, wildfire management, and land use control, not population growth. Fiscal and service impacts are expected to be negligible.

Across all areas, the City concludes that population growth from annexation itself will be minimal; most population growth will come from development within existing city limits or planned projects.

On municipal services, the City finds that it can serve all three areas without major new staffing or facilities, especially until development occurs. Police services would transition to Grantsville PD, fire services may change post-annexation, and courts, parks, planning, and public works can absorb impacts with normal growth-related adjustments. Sewer service will remain septic until development occurs; water extensions will only happen when justified by development.

A key policy thread throughout the plan is that growth must pay for itself. The City makes it clear that:

- Developers are responsible for installing required infrastructure
- Impact fees will be used to offset system-wide impacts
- Reimbursement and payback agreements may be used, but only within statutory limits
- Existing residents should not see increased tax burdens due to annexation

*** 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 plan also explicitly allows the City to use tools like Special Improvement Districts, Community Reinvestment Areas, or Public Infrastructure Districts, but notes these should be used sparingly and only when they advance General Plan goals.

On sensitive lands, the plan is cautious and protective. Floodplains, alluvial fans, watershed lands, forest service property, slopes, and wildlife areas are all identified as needing special protection, and annexation is framed as a way to better regulate and preserve these resources, not open them to development.

The tax impact analysis concludes that annexation would likely result in minor net gains to the City and minor losses to Tooele County, with no meaningful impact on tax rates for existing city residents.

The plan documents coordination with affected entities, including Tooele County, school districts, special service districts, the U.S. Forest Service, and the Tooele Army Depot. No objections were received during the public process.

Finally, the document lays out a clear set of annexation decision criteria for future City Council action. These criteria focus on:

- Consistency with the General Plan
- Efficient service delivery
- Fiscal sustainability
- Developer-funded infrastructure
- Protection of water resources and sensitive lands
- Avoidance of boundary irregularities
- Fair treatment of affected entities

In plain terms:

This plan positions Grantsville to grow deliberately, defensibly, and on its own terms, while minimizing financial risk, protecting environmental assets, and preserving community character. It gives the City strong policy footing to say “yes,” “no,” or “yes, but only if…” to future annexation petitions.

Attachments:

**Proposed Annexation Policy Plan
Annexation Map (Proposed)**

*** 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.

Agenda Item #11

Consideration of Ordinance 2026-17
approving amendments to Chapter 2 of
the Grantsville City Land Use and
Management Code

**GRANTSVILLE
ORDINANCE 2026-17**

**APPROVING AMENDMENTS TO CHAPTER 2 OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE**

WHEREAS, the City Council of Grantsville City (the “City”) is authorized under the laws of the State of Utah, including the Utah Municipal Land Use, Development, and Management Act (“LUDMA”), to enact and amend land use regulations; and

WHEREAS, the City has adopted the Grantsville City Land Use and Management Code (the “Code”) to promote the health, safety, and general welfare of the public; and

WHEREAS, from time to time, the City finds it necessary to update provisions of the Code to ensure clarity, consistency, and alignment with current practices, policies, and applicable law; and

WHEREAS, the proposed amendments to Chapter 2 of the Code are intended to update definitions,; and

WHEREAS, the Grantsville City Planning Commission reviewed the proposed amendments in a duly noticed public meeting on March 17, 2026, and provided a recommendation of approval; and

WHEREAS, the City Council finds that the proposed amendments are in the best interest of the public health, safety, and welfare of the residents of Grantsville City.

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

SECTION 1: **AMENDMENT** “Chapter 2 Definitions” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

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.

(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.

(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.

(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.

(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.

(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.

(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. 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 30-inchwide 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 if 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.

(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.

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

(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.

(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.

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

(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.

(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.

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

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

(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.

(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.

(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.

(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.

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

(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.

(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.

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

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

(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").

(35) BLOCK. The land 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.

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

(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.

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

(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.

(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.

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

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

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

(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.

(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.

(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.

(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.

(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.

(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.

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

(54) CLEARVIEW ZONE. 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 area is established by marking a point at which the two curb lines intersect, measuring back forty (40) feet along each street, and drawing a line between the two back points to form a triangular area.

(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.

(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 Co-operation 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.

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

(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.).

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

(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.

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

(61) CONDITIONAL 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.)

(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 law and by this code as a subdivision, and condominium developments must comply with the subdivision regulation of this Code.

(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.

(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.

(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.

(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.

(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 building or buildings.

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

(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.

(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.

(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.

(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.

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

(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.

(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.

(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.

(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.

(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.

(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 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.

(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

(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.

(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.

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

(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.

- (84) DWELLING, FOUR FAMILY (FOUR-PLEX). A building containing only four dwelling units.
- (85) DWELLING GROUP. A group of two or more detached buildings used as dwellings, located on a lot or parcel of land.
- (86) DWELLING, MULTIPLE FAMILY. A building containing more than one dwelling unit.
- (87) DWELLING, SINGLE FAMILY. A building containing only one dwelling unit.
- (88) DWELLING, THREE FAMILY (TRIPLEX). A building containing only three dwelling units.
- (89) DWELLING, TWO FAMILY (DUPLEX). A building containing only two dwelling units.
- (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 kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.
- (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.
- (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.
- (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.
- (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.
- (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")
- (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.

(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.

(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.

(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.

(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.

(104) Family Food PRoduction: The raising of animals for family food production, and horses, on adequate 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.

(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.

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

(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.

(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.

(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").

(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").

(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.

(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.

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

(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.

(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.

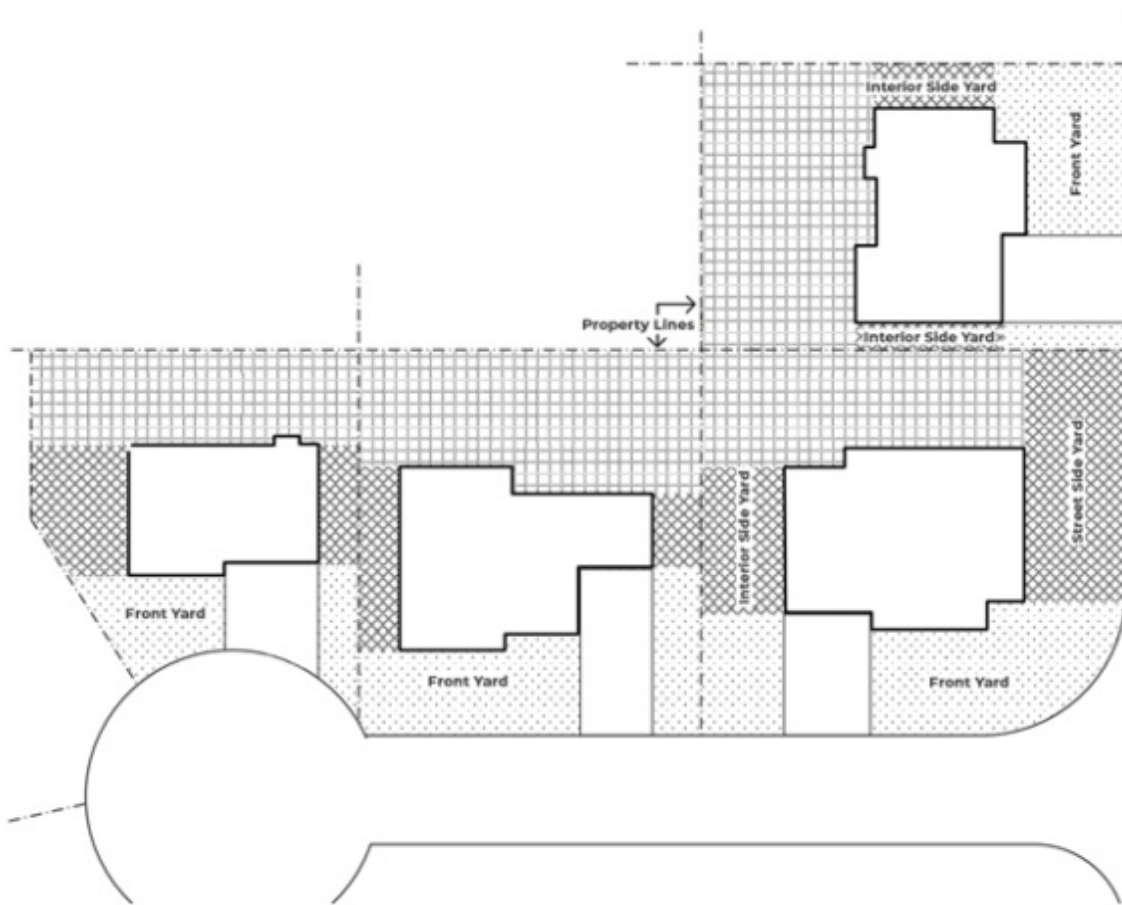
(120) FRONTAGE. All property fronting on side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting street shall determine only the boundary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

(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.

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

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

(123a) FRONT YARD. The permeable area between the front lot line and the front facade of the . The front yard must front a public streetmain building and extending for the full width of the lot.



(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.

(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.

(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.

(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). General

Plan also includes what is commonly referred to as a "master plan", or "comprehensive plan".

(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.

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

(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.

(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.

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

(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.

(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)

(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 interdisciplinarity 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.

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

(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.

(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.

(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.

(141) **HOUSEHOLD PETS.** Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, 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.

(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.

(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.

(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.

(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.

(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.

(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.

(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).

(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.

(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.

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

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

(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.

(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.

(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.

(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.

(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.

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

(163) LEGISLATIVE BODY. The City Council.

(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.

(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.

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

(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.

(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.

(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.

(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.

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

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

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

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

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

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

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

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

(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.

(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.

(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.

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

(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.

(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.

(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.

(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.

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

(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.

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

(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.

(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).

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

(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.

(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.

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

(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.

(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.

(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").

(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.

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

(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.

(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.

(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.

(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.

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

(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.

(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.

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

(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.

(21 7) 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.

(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.

(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.

(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.

(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").

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

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

(226) PARCEL OF LAND. (See "Lot").

(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.

(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.

(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.

(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.

(233) PERMITTED USE. A use of land which is allowed within a particular district without the necessity of obtaining a conditional use permit.

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

(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 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.

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

(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 10-9a-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.

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

(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.

(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.

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

(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.

(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.

(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 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. 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 if 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.

(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.

(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")

(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.

(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.

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

(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.

(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.

(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.

(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.

(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.

(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.

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

(262.1) RECORD OF SURVEY MAP. A map of a survey of land prepared in accordance with Utah Code Ann. Section 10-9a-603 (2023), Section 17-23-17 (2023), Section 17-27a-603 (2023), and Section 57-8-13 (2003).

(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.

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

(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.

(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.

(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.

(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.

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

(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")

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

(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.

(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.

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

(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.

(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.

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

(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.

(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.

(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.

(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.

(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").

(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.

(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. 10-9a-604.1 (2023) and 10-9a-604.2 (2023).

(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.

(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.

(289) SITE PLAN (PLOT PLAN). A plan required by and providing the information required by this ordinance.

(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.

(291) SKY SPACE. That portion of the sky that must remain unobstructed for a solar collector to operate effectively. The skyspace 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.

(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.

(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.

(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.

(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.

(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).

(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.

(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.

(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.

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

(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.

(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.

(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."

(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.

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

(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 3500 to 8000 average daily trips when the service area is fully developed.

(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.

(d) Local – A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets.

(e) 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.

(f) 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.

(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.

(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.

(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 \(see definition for Front Yard\)](#).

(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.

(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".

(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.

(307) SUBDIVISION. Any land that is divided, resubdivided 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 10-9a-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.

(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.

(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.

(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.

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

(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.

(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.

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

(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 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.

(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.

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

(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.

(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.

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

(323) "V" SIGN. A sign consisting of two essentially equal faces, positioned at an angle subtending less than 179 degrees.

(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.

(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.

(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.

(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.

(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.

(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.

(331) 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.

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

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

(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.

(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.

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

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

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

(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

AFTER AMENDMENT

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.~~

~~(2a1)~~ 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.

~~(32)~~ 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.

~~(43)~~ 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.

~~(54)~~ 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.

~~(65)~~ 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.

~~(76)~~ 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. 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 30-inchwide 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 if 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.~~

~~(97)~~ **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.

~~(118)~~ **ALTERATIONS, STRUCTURAL.** Any change in the supporting members of a building, such as bearing walls, columns beams or girders.

~~(129)~~ **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.

~~(1310)~~ **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.~~

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

(~~16~~12) 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.

(~~17~~13) 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.

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

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

(~~20~~16) 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.

(~~21~~17) 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.

(~~22~~18) 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.

(~~23~~19) 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.

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

(~~25~~21) 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.~~

~~(30)~~22 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.

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

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

~~(33)~~25 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").~~

~~(35)~~26 BLOCK. The land 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.

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

~~(37)~~28 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.

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

~~(39)~~30 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.

~~(40)~~31 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.

~~(41)~~32 BUILDING OFFICIAL. The person designated or appointed as the Building Official

for Grantsville City by the City Council.

(4233) CAMPGROUND. A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.

(4334) CAMPING. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.

(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.~~

(4736) 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.

(4837) 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 ariable 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.~~

(5038) 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.

(5139) 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.

(~~5240~~) 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.

(~~5341~~) CITY COUNCIL. The elected legislative body of Grantsville City.

(~~5442~~) 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 area is established by marking a point at which the two curb lines intersect, measuring back ~~forty (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.

(~~5543~~) 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.

(~~5644~~) CLUB, PRIVATE. A social, recreational, or athletic club or similar association or corporation incorporated under the provisions of the Utah Non-Profit corporation and Co-operation 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.

(~~56.145~~) COMMERCIAL DRIVEWAY. A driveway providing vehicular access to property used for purposes other than residential.

(~~5746~~) 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.).

(~~5847~~) COMMON AREA. Any area or space designed for joint use of residents of a mobile home park, condominium, apartment complex, etc.

(~~5948~~) 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.

~~(6049)~~ 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.

~~(6152) CONDITIONAL 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.)~~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.

(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.

(6254) 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 ~~law-Code~~ and by this code as a subdivision, and condominium developments must comply with the subdivision regulation of this Code.

(6355) 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.

(6456) 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.

(6558) 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.~~

(6759) 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.

(6860) 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 building or buildings.

(6961) COUNTY. The unincorporated area of Tooele County.

(7062) 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.~~

(71.163) 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.

(7264) 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.

(7365) 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.

(7466) DENSITY. Density is a measure of the number of dwelling units per acre. It shall be expressed dwelling units per acre (DU/acre).

~~(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.~~ 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.

(7567) 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.

~~(7669)~~ 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.

~~(7770)~~ 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 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 deviation allowance established by this Code. A deviation is not a change to zoning, density, use, or any standard expressly requiring a variance.

~~(7872)~~ DIAGONAL TIE. Any tie down designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.

~~(7973)~~ 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 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.

~~(8074)~~ 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~~

(~~8275~~) 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.

(~~82176~~) 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.

(~~82277~~) DRIVEWAY WIDTH. The width of the driveway measured at the right-of-way parallel with the roadway centerline. Minimum driveway ~~length-width~~ 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.

(~~8378~~) 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.

(~~8479~~) 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.

(~~8580~~) DWELLING GROUP. ~~A group of two or more detached buildings used as dwellings, located on a lot or parcel of land.~~ A form of multifamily housing, a group of two or more detached buildings used as dwellings, located on a lot on one parcel of land sharing common land, yards, or courts, designed as a coordinated development rather than separate lots, often to provide smaller, clustered housing with shared amenities.

(~~8681~~) DWELLING, MULTIPLE FAMILY. A building containing more than one dwelling unit.

(~~8782~~) DWELLING, SINGLE FAMILY. A building containing only one dwelling unit.

(~~8883~~) 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.

(~~8984~~) 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.

(9085) 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.

(9186) 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.

(9287) 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.

(9388) 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.

(9489) 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")~~

(9891) 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.

~~(99)2~~ (99)2 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.

~~(100)3~~ (100)3 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.

~~(101)4~~ (101)4 FACADE. The entire building front including the parapet.

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

~~(103)5~~ (103)5 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.

~~(104)6 Family Food PRoduction: The raising of animals for family food production, and horses, on adequate 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.~~

(96) (104) FAMILY FOOD PRODUCTION AND THE RAISING OF LARGE, MEDIUM, AND SMALL ANIMALS. The raising or keeping of large, medium, and small animals on adequately sized lots in appropriate locations for family food production or personal use.

(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 of open area. (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 of open

area. (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.

~~(105)~~97 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.

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

~~(107)~~99 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.~~

~~(109)~~100 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.

~~(110)~~102 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").~~

~~(112)~~103 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").~~

~~(114)~~104 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.

~~(H5~~105) 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.

~~(H6~~106) FLOOD WAY. An area designated by the Planning Commission and City Council as subject to periodic inundation.

~~(H7~~107) 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.

~~(H8) FREESTANDING SIGN. A sign supported permanently upon the ground by poles or braces and not attached to any building.~~

~~(H9~~108) 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.

~~(H20~~109) FRONTAGE. All property fronting ~~on either~~ side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting 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. 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.

~~(H21~~110) 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.

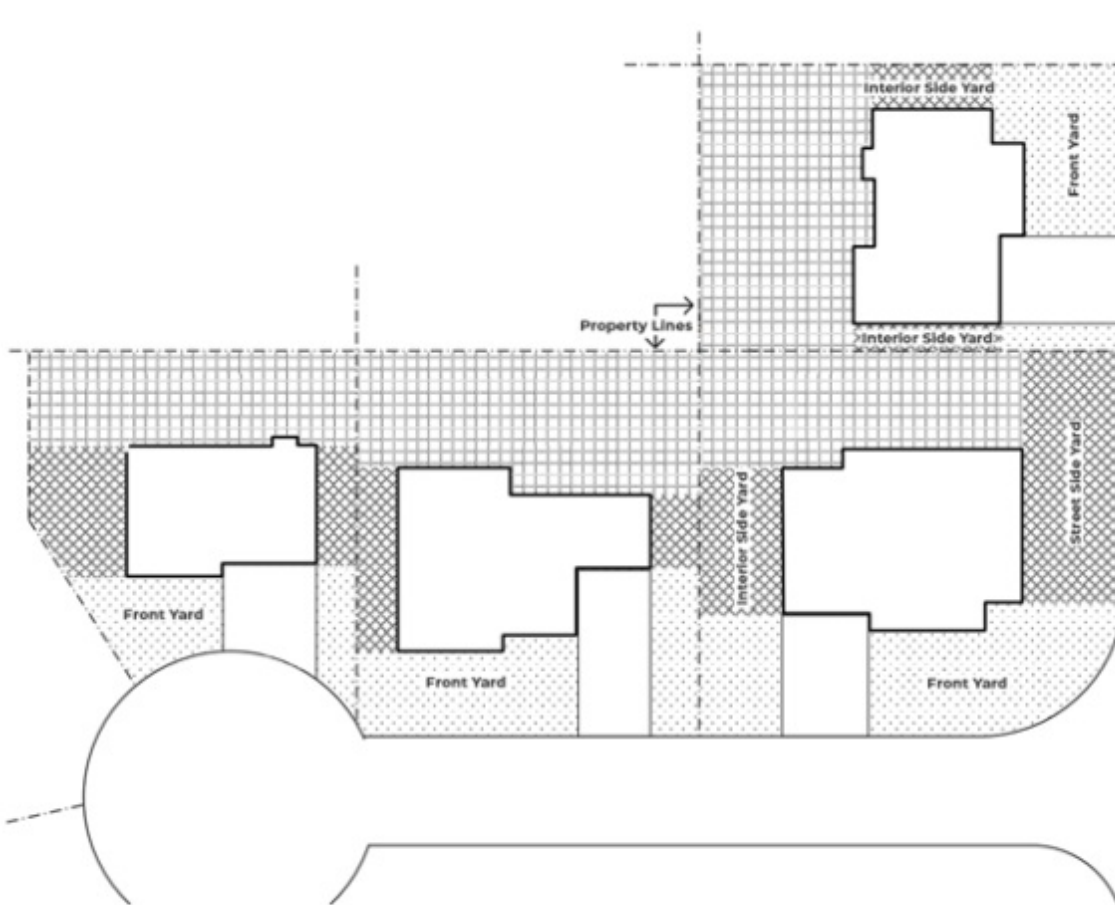
~~(H22~~111) FRONTAGE, BUILDING. The length of an outside building wall on a public right-

of- way or an approved private road.

(+23 112) FRONTAGE, LOT. The lineal measurement of the front lot line.

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



(+24 114) 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.

~~(125)~~ 115 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.

~~(126)~~ 116 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.

~~(127)~~ 117 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".

~~(128)~~ 118 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.

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

~~(130)~~ 120 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.

~~(131)~~ 121 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.

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

(~~133~~123) 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.

(~~134~~124) 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)

(~~135~~125) 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.

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

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

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

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

~~(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.~~

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

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

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

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

~~(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.~~

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

(152) ~~137~~ INTERGRATED DEVELOPMENT PLAN. Comprehensive management for best assurance of maintaining standards and conditions of approval is the intent in the administration of a conditional use permit. Therefore every assurance will be required to maximize the meeting of the community's performance standards and minimize the problems of their enforcement through approved comprehensive management plans which have been

prepared by the applicant and approved by the City Council. Single responsible management is felt crucial to consistent care and observance of binding regulations in assuring compatibility with the surrounding area of certain developments negotiated with the community. Agreed upon penalties for violations of the management plan are considered an important integral part of enforcement.

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

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

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

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

(142) KENNEL PERMIT, CLASS A: Means a permit authorizing the keeping, housing, or raising of not fewer than four and not more than fifteen animals on a single lot, subject to the following minimum standards: (a) No animal shall be kept, penned, or raised within 100 feet of any pre-existing residential dwelling located on an adjacent lot, measured from the nearest corner of the residence. (b) Each animal shall be provided a minimum of 1,000 square feet of dedicated area, with an additional 4,000 square feet required for each animal over five. A Class "A" Kennel Permit shall be issued only in accordance with applicable zoning regulations, licensing requirements, and conditions imposed by the City.

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

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

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

improvements to land and which regulate said construction of improvements to land.

(~~159~~146) 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(~~177~~~~1~~165) LOT LINE ADJUSTMENT. The relocation of the property boundary line in a subdivision between two adjoining lots with the constant of the owners of record.

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

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

(~~180~~168) LOT, RESTRICTED. A lot having an average slope of 15 percent or more; a lot which does not contain at least 75 feet by 100 feet, or the minimum size of a lot permitted in the zoning district where located, with an average slope of less than 15 percent; and/or a lot

which has vehicular ingress to the main building or structure which, upon completion of construction on the site, has a slope of 15 percent or greater; or a lot subject to geologic hazards.

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

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

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

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

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

~~(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.~~

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

~~(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.~~

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

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

homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

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

~~(192)177~~ 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.~~

(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.

~~(194)183~~ 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).

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

(~~196~~185) 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.

(~~197~~186) 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.

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

(~~199~~188) 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.

(~~200~~189) 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.

(~~201~~190) 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").~~

(~~203~~191) 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.

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

(~~205~~193) 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.

(~~206~~194) 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.~~

(~~208~~195) 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.

(~~209~~196) 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.

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

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

(~~212~~199) 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.~~

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

(~~216~~201) 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.~~

(~~219~~203) 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.

(~~220~~204) 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.

~~(221~~205) 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.

~~(222~~206) 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.~~

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

~~(226~~209) 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".

~~(227~~210) 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.

~~(228211)~~ 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.

~~(229212)~~ 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.~~

~~(231213)~~ 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.~~

~~(233214)~~ 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.

~~(234215)~~ PERSON. An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity. legal interest

~~(235216)~~ 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 ~~development~~ developer to sell individual lots in the planned unit development. Thus planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development approval process.

~~(236217)~~ PLANNING COMMISSION. The Planning Commission of Grantsville City.

~~(236-1218)~~ 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 ~~10-9a-603 (2023), and Section 57-8-13 (2003)~~. 10-20-803 or 57-8-13

~~(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.~~

~~(240219)~~ PREFABRICATED HOUSING. (See Modular Home).

~~(241220)~~ 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.

~~(242221)~~ 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.

~~(243223)~~ PRE-SECTIONED HOME. (See Modular Home).

~~(244224)~~ 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.

~~(245225)~~ 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.

~~(246)~~226) 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 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. 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 if 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.~~

~~(248)~~227) 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.

~~(249)~~228) 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")~~

(252229) 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.

(253230) 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.

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

(255231) 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.

(256232) 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.~~

(258233) 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.

(259234) 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.

(260235) 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.

~~(261~~236) 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.

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

~~(262~~238) RECORD OF SURVEY MAP. A map of a survey of land prepared in accordance with Utah Code Ann. Section ~~10-9a-603 (2023), Section 17-23-17 (2023), Section 17-27a-603 (2023), and Section 57-8-13 (2003).~~17-23-14, 17-23-17, 17-23-20, and the recording requirements of Utah Code §57-3-106.

~~(263~~239) 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.

~~(263~~240) 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.

~~(264~~351) 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.

~~(265~~242) 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.

~~(266~~243) 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.

~~(267~~244) 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.

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

~~(269~~246) 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")~~

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

(271.1247) 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.

(272248) 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.

(273249) SCHOOL, PUBLIC. A school operated by a school district or other public agency in the State of Utah.

(274250) 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.

(275251) 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.

(276252) SEWER RISER PIPE. That portion of the sewer which extends vertically to at least ground elevation and terminates at each mobile home stand.

(277253) 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.(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.(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.~~(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.(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").(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 eoterminous with a street or road.

(~~286~~1254) 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-~~209a-604.1 (2023)~~ and ~~10-9a-604.2 (2023)~~.

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

(~~288~~256) 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.

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

(~~290~~258) 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.

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

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

(~~293~~260) 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.

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

(~~295~~262) 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.

(~~296~~263) 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.

(~~296~~~~1~~264) 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).

(~~297~~265) 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. (b) 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. (c) 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.

(~~298~~266) 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.

(~~299~~267) 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.

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

(~~301~~269) 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.

(~~302~~270) 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.

(~~303~~271) 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."

~~(303.1272)~~ 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.

~~(304.273)~~ STREET AND ROAD SYSTEMS. (AMENDED 5/97 & 11/06) (see Technical Specifications and Standard Drawings for Streets).

(a) 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) Arterial - A limited access street which is designed to carry through traffic with their only access being from Collector streets and State roads at intervals of no less than 1/2 mile. Arterial streets are intended to serve up to 3500 or more average daily trips when the service area is fully developed. (c) Collector-A Street which is designed to intercept traffic from a standard residential road. Collector streets are intended to serve up to 1500 average daily trips from 150 to 500 residential or equivalent units. (d) CUL-DE-SAC. A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround. For purposes of this code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac, to a point to the center of the cul-de-sac. (e) (Local – 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) 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) 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) PRIVATE STREET. Per Grantsville City Private Street Cross section. That serves more than two dwelling (2) units or any business activity intend to serve up to 1,000 average daily trips. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. not to exceed 750 feet in length The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". location and specifications for the Curb and gutter shall be painted red private with "No Parking" signs on each end of Private Street every 150 feet of a thru private street and "No Parking" sign on entrance to dead end private streets. Street sign shall be determined by the City Public Works Director. (i) Public Street-A Street or road which has been dedicated or abandoned to the public and accepted by the proper public authority and affords principal access to abutting properties. (j) Rural – A street located in outlying areas where volumes are less than a design hourly volume of 100 and intrusions such as driveways are greater than 1/4 mile apart with intersections being spaced no less than 1 mile apart. (k) Single Family Residential Street -A Street which is designed to serve abutting land uses only. Standard residential streets are intended to serve up to 1000 average daily trips from no more than 100 residential or equivalent units. Residential streets may be developed to a Rural Residential Road Standard if the street meets criteria found in the Grantsville City Street Master Plan. (l) 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. (m) STREET SIDE YARD. The permeable and visible (not impeded by a fence) area between the secondary street lot line and the side facing facade of the main building as illustrated in Drawing 1 (see definition for Front Yard). (n) SLIP LANE. (Amended ___/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300-feet from street intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.

~~(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 3500 to 8000 average daily trips when the service area is fully developed. (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.(e) Cul-de-sac – A street which is designed to remain permanently closed at one end with the closed end terminated with a vehicular turnaround.(d) Local—A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets. (e) 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.(f) 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.(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.(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.(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).(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.~~

~~(305274)~~ 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".

~~(306275)~~ 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.

~~(307276)~~ SUBDIVISION. Any land that is divided, resubdivided 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 ~~10-9a-524 (2021) and 10-9a-608 (2023)~~ 10-20-507, 10-20-806, and 15-1-45, 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.

~~(308)~~ 277 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.~~

~~(310)~~ 278 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.

~~(311)~~ 279 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.

~~(312280)~~ SWIMMING POOL. An accessory use subject to all state and local regulations governing safety and health, which requires a conditional use permit.

~~(313281)~~ 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.~~

~~(315282)~~ 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.

~~(316283)~~ TIEDOWN. Any device designed for the purpose of anchoring a mobile home to ground anchors.

~~(317284)~~ 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 ~~required for an additional~~ of the dwelling unit in the same zone. Twin home dwellings shall be either approved as a part of an initial subdivision application and approval process or as a result of the subdivision amendment process specified by the provisions of Chapter 21, ~~Section 10~~ of this Code.

~~(317285)~~ 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.~~

~~(319)~~286) UNINCORPORATED. The area outside of the incorporated boundaries of Grantsville City. That area that falls under the jurisdiction of Tooele County.

~~(320)~~287) 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.

~~(321)~~288) 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.

~~(322)~~289) 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.~~

(290) VARIANCE. A discretionary approval granted by the designated 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.

~~(324)~~291) VICINITY MAP (LOCATION MAP). A map or drawing, not necessarily to scale, showing where a subdivision, or proposed subdivision, PUD, commercial development, or other property is located.

~~(325)~~292) VICINITY PLAN. A map or drawing, to scale, of any area proposed for development, showing existing and proposed streets, buildings, public facilities and utilities within the general influence area of the proposed project such as mile radius; boundaries of zoning districts , taxing districts, and other special districts on and in the immediate vicinity of the land proposed for project; water course, impoundments, streams, springs, wells and areas

subject to continuous or occasional flooding on and in the immediate vicinity of the land proposed for project and significant vegetative patterns on and in the immediate vicinity of the land proposed for development.

~~(326293)~~ 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.~~

~~(328294)~~ 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.

~~(329295)~~ 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.

~~(330296)~~ WATERWISE LANDSCAPE. Landscaping for water conservation with (1) No more than 35% of the total landscaped area planted in lawn, (2) Planting beds and landscape plants watered with a drip irrigation system, (3) Watering zones separate for lawn and landscape plants, (4) Back Flow Preventer required (5) and landscape plants should be waterwise, adapted to Grantsville's local climate, able to thrive on less water.

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

~~(331298)~~ 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.

~~(332299)~~ WIND ENERGY CONVERSION SYSTEMS. Includes structure and all apparatus to utilize wind to drive generator.

~~(333300)~~ WINDOW SIGN. A sign installed inside a window and intended to be viewed from outside the building.

~~(334301)~~ 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.

(335302) 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.~~

(337303) YARD, REAR. (See: Rear Yard Setback)

(338304) YARD, SIDE. (See: Side Yard Setback)

(339305) ZONE. (See "District, Zone")

(340306) 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

SECTION 2: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL

_____.

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

Presiding Officer

Attest

Heidi Hammond, Mayor, Grantsville

Alicia Fairbourne, City Recorder,
Grantsville

Agenda Item #12

Closed Session – (Imminent Litigation,
Real Estate Negotiations, Personnel)

Agenda Item #13

Adjourn