



Planning Commission Training

Planning Commission Role in Grantsville
Conditional Use Permits

INCORPORATED 1867

1787 – Constitutional Convention

Three Separate Branches of Government:

1. Legislative
2. Executive
3. Judicial





Municipal Government

1. Legislative (City Council)
2. Executive (Mayor/City Manager and Staff)
3. Judicial (Justice Court)

Home Rule Vs. Dillon's Rule

Utah is a Home Rule state, meaning that those powers not expressly reserved by the state legislature are granted to cities. This means that cities in Utah are given broad discretion over what is enacted in their local ordinances, allowing for a good amount of local control.





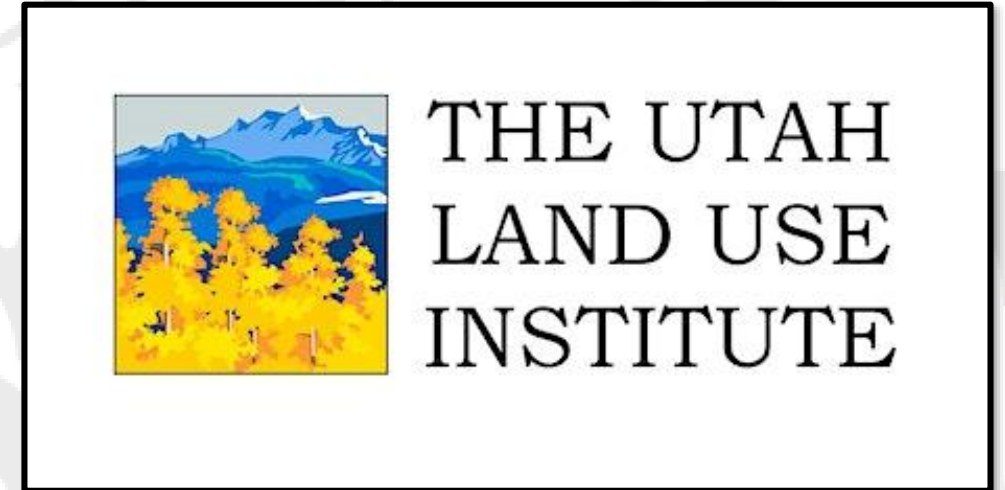
Planning Commissions in Utah's Municipalities

10-20-301 (1) (a) Each municipality shall enact an ordinance establishing a planning commission.

Planning Commission – Basic Responsibilities

1. Hold meetings to discuss the work of the City
2. Make recommendations on land use decisions to the City Council
3. Make recommendations on amendments to ordinance changes and general plan adoption
4. Review applications for those items brought by residents, property owners, developers, and others, as outlined in City ordinance.
5. Participate in annual training

Training Resources



Conditional Use Permits

Conditional Use Permits are permitted uses with additional performance standards that allow for the City to regulate/enforce reasonable restrictions on a proposed use. This might include things like hazardous conditions (explosives), conditions that are unhealthy (meat processing facilities), or that negatively impact the quiet use and enjoyment of another property (light control).



Conditional Use Permits

In Grantsville, we have adopted a Conditional Use Table for each zoning district, outlining the allowed uses and the level of permit required (permitted, conditional use permit required, or not allowed). Just because a use is “permitted” does not mean it’s allowed without meeting the requirements of the Code – just that City Staff handles the permitting and enforcement side of the process.

The screenshot shows the Grantsville website's "Land Use Ordinances" page. It features a search bar, a navigation menu on the left, and a main content area with a table of use regulations. The table is titled "Table 16.1 Use Regulations" and lists various commercial and industrial uses across eight zoning districts: C-N, C-S, C-G, C-D, M-D, M-G, and MD-EX. Each cell in the table contains a letter indicating the permit level required: 'P' for permitted, 'C' for conditional use permit required, and '-' for not allowed.

Table 16.1 Use Regulations

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
COMMERCIAL							
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Welding Shop	-	-	P	C	P	P	-



Final Thoughts

As a Planning Commission member, your role is to help the City by making recommendations to the City Council on land use decisions, reviewing land use applications brought by property owners and developers, and approving conditional use permits that demonstrate compliance with City Code and applicable performance standards.