

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, May 19, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

## **ROLL CALL**

## **AGENDA**

1. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of a proposed Conditional Use Permit for Andrew Christiansen to own and operate Tinman's Gunworks, a home-based business that includes services such as firearm repairs, maintenance, restoration, purchases and transfers; located at 332 West Apple Street in the RM-7 zone.
2. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of a proposed Conditional Use Permit for Falyisia and Joseph Mangrum to own and operate a farm stand for the sale of eggs, produce, and sourdough bread at 463 S High Pasture Way, located in the R-1-21 zoning district.
3. Presentation, **Public Hearing**, Discussion, and Recommendation: Recommendation of a Proposed amendment to the Kenneth Fawson Subdivision and the Proposed Commercial Final Plat Application for Holiday Oil, located at 794 E Main Street in the CG zone.
4. Presentation, **Public Hearing**, Discussion and Consideration: Consideration of a Proposed Preliminary Plat Application for Presidents Park Townhomes, located approximately at Nygreen Street and Washington Avenue.
5. Approval of the minutes from the April 21, 2026, and May 5, 2026 Planning Commission regular meetings.
6. Report from City Staff.
7. Open Forum for Planning Commissioners.
8. Report from City Council.
9. Adjourn.

**Shelby Moore**

**Zoning Administrator**

**Grantsville City Community & Economic Development**

### **Join Zoom Meeting**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/4358843411>

By Phone, Dial: 1-253-215-8782

Meeting ID: 435 884 3411



**Scan QR code  
to join Zoom  
meeting.**

# **AGENDA ITEM #1**

Presentation, Public Hearing, Discussion, and Consideration: Consideration of a proposed Conditional Use Permit for Andrew Christiansen to own and operate Tinman's Gunworks, a home-based business that includes services such as firearm repairs, maintenance, restoration, purchases and transfers; located at 332 West Apple Street in the RM-7 zone.

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



## **STAFF REPORT**

**To:** Grantsville City Planning Commission  
**From:** Shelby Moore, Zoning Administrator  
**Meeting Date:** May 19th, 2026  
**Public Hearing Date:** May 19th, 2026

**Re:** Consideration of a Conditional Use Permit (CUP) for Andrew Christiansen to own and operate Tinman's Gunworks, a home-based business located at 332 West Apple Street in the RM-7 Residential Medium Density zoning district. Proposed business activities include firearm repairs, maintenance, restoration, purchases and transfers, and related gunsmithing services.

### **Proposed Use**

The applicant is requesting approval to operate a home-based gunsmithing business from the property. Proposed services include firearm repairs, maintenance and cleaning, restoration, purchases and transfers, custom work, precision machining, barrel threading, and firearm safety education.

The applicant states the purpose of the business is to ensure firearms are maintained in proper and safe working condition while promoting safe and responsible firearm ownership.

### **Property Information**

- **Address:** 332 West Apple Street
- **Zoning:** RM-7 Residential Medium Density
- **Existing Use:** Residential

### **Operational Details**

According to the applicant:

- Hours of operation would be Monday through Sunday from 8:00 a.m. to 6:00 p.m.
- Approximately 10 customers are expected per week.
- Andrew Christiansen would be the sole employee and operator of the business.

### **Site and Parking**

The applicant submitted a site plan identifying the proposed workspace and available parking areas. Business activities would occur within an approximately 12-foot by 16-foot interior room located on the property. The applicant states that all chemicals and related materials associated with the business would

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be stored within this enclosed space.

The submitted site information indicates:

- The driveway is approximately 17 feet wide and 30 feet long.
- The driveway can accommodate up to four vehicles.
- Additional curbside parking is available along the property frontage.
- The business would primarily operate by appointment only, with the applicant anticipating no more than one customer vehicle at a time.

### **Tools and Materials**

The applicant provided a list of tools and chemicals proposed for use in the business. Tools include standard hand tools, work benches, a lathe/mill, drill press, ultrasonic cleaner, grinder, bore scope, gauges, and polishing equipment.

The applicant also identified limited quantities of common cleaning and lubricating products including brake cleaner, CLP, bore cleaner, Brass, Simple Green, motor oil, and WD-40. The applicant indicated that all chemicals used in the operation would have onsite MSDS sheets available.

### **Analysis**

The proposed request is for a home occupation within an existing residential property located in the RM-7 Residential Medium Density zoning district. The applicant is requesting approval to operate a home-based gunsmithing business that includes firearm repairs, maintenance, restoration, purchases and transfers, custom work, precision machining, and firearm safety education.

Under the recently adopted Home Occupation regulations contained in Section 8.1 of the Grantsville City Code, home occupations may be permitted subject to compliance with applicable operational standards and, when necessary, review through the Conditional Use Permit process.

Based on the applicant's submittal, the proposed use appears generally consistent with several operational standards of the Home Occupation code, including:

- The business would be operated by a resident of the property.
- No additional employees are proposed.
- Business activities would occur entirely within an enclosed interior workspace.
- No outdoor display, storage, or business activity has been proposed.
- Customer traffic is anticipated to remain limited and primarily appointment-based.
- Existing on-site parking appears adequate for the anticipated level of activity.

However, Section 8.1 establishes a minimum frontage requirement for home occupations requiring Conditional Use Permit review. The code states that no property shall be eligible for a

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home occupation permit unless the lot has a minimum of 100 linear feet of continuous frontage along a public or private road providing legal access to the property.

According to the submitted site information, the subject property has approximately 80 feet of frontage and therefore does not meet the minimum frontage requirement established by the ordinance.

The Home Occupation ordinance further provides that deviations from the frontage requirement may be granted by the Planning Commission upon a finding that adequate access and neighborhood compatibility are maintained.

As part of the Conditional Use Permit review process, the Planning Commission must evaluate whether the proposed use can operate in a manner compatible with surrounding properties and whether reasonable conditions can mitigate reasonably anticipated detrimental impacts. The listing of a conditional use within the ordinance does not create a presumption of approval, and each request must be evaluated individually based upon the standards contained in Chapter 7 of the Grantsville City Code.

Based on the applicant's submittal, staff finds the proposed use is anticipated to remain low in intensity and subordinate to the residential use of the property. The proposed operation is expected to generate limited traffic, no outdoor activity, and minimal impacts to surrounding properties if operated in compliance with the recommended conditions of approval.

Because the request involves firearm-related services, consideration should be given to operational security, safe storage practices, customer traffic, and compatibility with the surrounding residential neighborhood. The recommended conditions of approval are intended to minimize potential impacts and preserve the residential character of the neighborhood.

Subject to Planning Commission consideration of the frontage deviation and compliance with the proposed conditions of approval, staff finds the request may be capable of operating in a manner generally compatible with surrounding residential uses and the intent of the RM-7 zoning district.

### **Suggested Findings**

Staff finds the proposed Conditional Use Permit may be appropriate because:

1. The proposed use is expected to remain low in intensity and subordinate to the residential use of the property.
2. The proposed operation is not anticipated to generate excessive traffic, parking demand, noise, or other impacts incompatible with the surrounding neighborhood.
3. Business activities would occur entirely within an enclosed structure.
4. Conditions of approval can reasonably mitigate potential impacts associated with the proposed use.

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5. The request appears generally consistent with the intent and purpose of the RM-7 zoning district and applicable home occupation standards.

### **Suggested Conditions of Approval**

1. The Conditional Use Permit shall apply only to the home occupation described in the application materials.
2. The business shall be operated by appointment only.
3. Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
4. No outdoor storage, outdoor display, or outdoor business activity shall be permitted.
5. All firearms, ammunition, tools, chemicals, and related materials shall be stored within the enclosed structure.
6. Firearms maintained on-site in connection with the business shall be secured within the enclosed structure when not actively being serviced.
7. The operation shall comply with all applicable federal, state, and local licensing requirements.
8. The operation shall comply with all applicable home occupation requirements of the Grantsville City Code.
9. The operation shall not create excessive noise, odor, vibration, traffic, or other impacts detrimental to the surrounding neighborhood.
10. Customer parking shall occur on-site whenever possible and shall not obstruct adjacent properties or public streets.
11. Any expansion or significant modification of the business operation shall require review and approval by the City.

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## **Business Details**

### **Location of Business**

**332 W Apple Street in the RM-7 zone.**

Performing Gunsmithing and Firearm related services, including repairs, Maintenance and cleaning, Restoration, Purchases and transfers, Custom work (non) Carry, Precision Machining, Barrell Threading etc. I will also offer education on the safe handling and storage of firearms. the over all goal is to ensure that people are using firearms that are in proper and safe working conditions to provide a safer more responsible firearms community.

### **Individuals Who Will Be Working at the Business**

- Andrew Christiansen

### **Days and Hours of Operation**

- Monday-Sunday, 8:00am – 6:00pm

**Expected Number of Customers Per Day: 10 per week**

# Tinman's Gunworks LLC

## Sit Map For C.U.P.



The attached Site map shows the requested information.

The Size of the Property is 198ft Long or deep by 80 ft wide.

The shop (**Marked on map in Red**) is 12 Ft by 16Ft. This space was built and present when house was purchased in 2017. It was some kind of storage room; I just had to Remove shelves and add some tables to the Room. This space is where all business will be conducted, and all storage of chemicals will also be in this space as well.

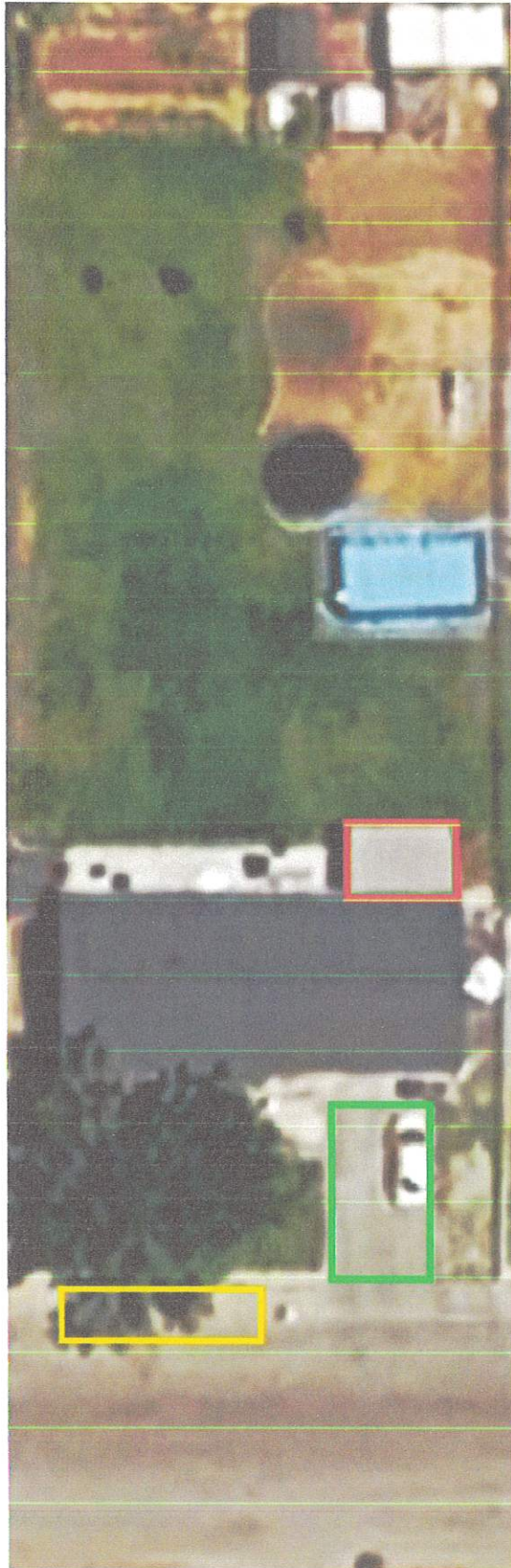
The Driveway is (**Marked in green**) is 17 ft wide, and 30 ft long. This is large enough to accommodate 4 vehicles. My Daughter parks in the Drive way so that leaves space for up to 3 vehicles which I do not intend to have more than 2 extra at any given time.

I have marked a place by the Curb (**in yellow**) where an additional two vehicles could be able to park in front of my house not exceeding any more than normal parking (Family and friends visiting), this is not anticipated or expected for use, as potential customers can use the Driveway. As noted, Tinman's Gunworks will be by appointment only and I do not anticipate the need to have room for more than one vehicle at a time, and the minimal unintended two vehicle possibility. But with the room that I have, I should never have an issue with blocking or congesting the road in front of my house.



Tinman's Gunworks LLC

Sit Map For C.U.P.



# **AGENDA ITEM #2**

Presentation, Public Hearing, Discussion, and Consideration: Consideration of a proposed Conditional Use Permit for Falysia and Joseph Mangrum to own and operate a farm stand for the sale of eggs, produce, and sourdough bread at 463 S High Pasture Way, located in the R-1-21 zoning district.



## **STAFF REPORT**

**To:** Grantsville City Planning Commission  
**From:** Shelby Moore, Zoning Administrator  
**Meeting Date:** May 19th, 2026  
**Public Hearing Date:** May 19th, 2026

**Re:** Consideration of a Conditional Use Permit (CUP) for Falysia and Joseph Mangrum to own and operate a farm stand for the sale of eggs, produce, and sourdough bread at 463 South High Pasture Way, located in the R-1-21 zoning district.

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## **Proposed Use**

The applicants are requesting approval to operate a small-scale farm stand from their residential property. According to the submitted application materials, the proposed operation would include the sale of produce, eggs, and sourdough bread.

The applicants indicate the stand would operate on Saturdays from 8:00 a.m. to 12:00 p.m. and anticipate approximately 25 customers per day during operating hours.

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## **Property Information**

- **Address:** 463 South High Pasture Way
  - **Zoning:** R-1-21 Single-Family Residential
  - **Existing Use:** Residential
- 

## **Site and Parking**

The applicants provided information regarding available parking and site access. The property includes a driveway measuring approximately 35 feet wide by 50 feet deep, which may accommodate customer parking on-site. Additional street parking may also be utilized.

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Based on submitted aerial imagery and site information, the proposed stand would be located within an established residential subdivision consisting primarily of single-family homes on relatively narrow residential lots. The surrounding area includes nearby residences in close proximity to the subject property.

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## Operations and Materials

The applicants indicate that no commercial equipment is proposed beyond standard kitchen equipment used for baking bread within the residence.

The applicants further state that no chemicals associated with the operation would be used other than ordinary household cleaning products stored within the residence.

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## Applicable Code Considerations

Section 8.1 of the Grantsville City Code establishes standards for home occupations and conditional use permits intended to preserve the residential character of neighborhoods. The ordinance states that home occupations shall remain subordinate to the residential use of the property and shall not create impacts related to traffic, parking, noise, or outdoor activity that are incompatible with surrounding residential uses.

The ordinance also establishes a minimum frontage requirement of 100 linear feet for properties seeking approval for a home occupation conditional use permit unless the Planning Commission finds that adequate access and neighborhood compatibility are maintained.

Based on available mapping and subdivision information, the subject property appears to have frontage below the 100-foot minimum requirement. As part of the Conditional Use Permit review process, the Planning Commission may consider whether adequate access and neighborhood compatibility exist sufficient to justify deviation from the frontage requirement as permitted by the ordinance.

Additionally, Utah Code Section 4-5a-104 provides exemptions from certain state and local food licensing and inspection requirements for qualifying home producer direct sales operations, though compliance with local business licensing requirements may still apply.

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## Analysis

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The proposed request is for a low-intensity residential farm stand operating on a limited weekly schedule. The applicants propose operation only on Saturdays between 8:00 a.m. and 12:00 p.m. with sales consisting primarily of produce, eggs, and homemade bread.

The proposed use appears generally low in operational intensity; however, the anticipated customer traffic of approximately 25 customers during a four-hour operating window may create parking and traffic considerations within the surrounding residential neighborhood. While the applicants indicate that on-site and street parking are available, the Planning Commission should consider whether the proposed level of customer traffic is compatible with the residential nature and street design of the subdivision.

The surrounding neighborhood consists primarily of single-family residential uses with homes located in relatively close proximity to one another. Unlike larger agricultural or estate-style lots, the subdivision appears more suburban in character, which may increase the visibility and potential impacts associated with customer visits, vehicle circulation, and roadside activity.

The Planning Commission should also consider the intent of the Home Occupation ordinance, which prioritizes preservation of residential character and neighborhood compatibility when evaluating conditional uses. Under Chapter 7 of the Grantsville City Code, conditional uses are not presumed appropriate merely because they are listed within the ordinance, and each application must be evaluated individually based upon whether reasonably anticipated impacts can be mitigated through conditions of approval.

Staff finds the proposed operation may be capable of operating in a manner compatible with the surrounding neighborhood if appropriate conditions are imposed to limit impacts related to parking, signage, traffic, and outdoor activity.

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## Suggested Findings

Staff finds the proposed Conditional Use Permit may be appropriate because:

1. The proposed use is limited in duration and operational intensity.
2. The proposed operation would occur on a residential property and remain secondary to the primary residential use.
3. Reasonable conditions may mitigate potential impacts related to traffic, parking, and neighborhood compatibility.
4. The proposed use may support small-scale local agricultural and home-produced food sales.
5. The Planning Commission may consider deviation from the frontage requirement upon finding that adequate access and neighborhood compatibility are maintained.

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## Suggested Conditions of Approval

1. The Conditional Use Permit shall apply only to the farm stand operation described in the application materials.
2. Hours of operation shall be limited to Saturdays between 8:00 a.m. and 12:00 p.m.
3. Sales shall be limited to produce, eggs, sourdough bread, and similar home-produced agricultural or food products.
4. No permanent outdoor structures associated with the farm stand shall be permitted without additional City approval.
5. No amplified sound, music, or outdoor advertising displays shall be permitted.
6. Customer parking shall occur on-site whenever possible and shall not obstruct neighboring driveways, sidewalks, or public streets.
7. The operation shall comply with all applicable business licensing requirements and applicable provisions of Utah Code relating to home producer direct sales.
8. The operation shall not create excessive traffic, noise, odor, or other impacts detrimental to the surrounding residential neighborhood.
9. Any expansion or significant modification of the operation shall require additional review and approval by the City.

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## Business Details

### Location of Business

To own and operate a farm stand that offers produce, and sour dough bread sales, at the property located at 463 S High Pasture Way.

### Individuals Who Will Be Working at the Business

- Falysia Mangrum

**Days and Hours of Operation:** Saturday from 8:00am-12:00pm

**Expected Number of Customers Per Day: 25**

- Customer Parking: Driveway measures approximately 35 feet wide and 50 feet deep. Customers will also utilize street parking.

**Equipment:** Other than items used to bake the bread which is stored in my kitchen there is no other equipment.

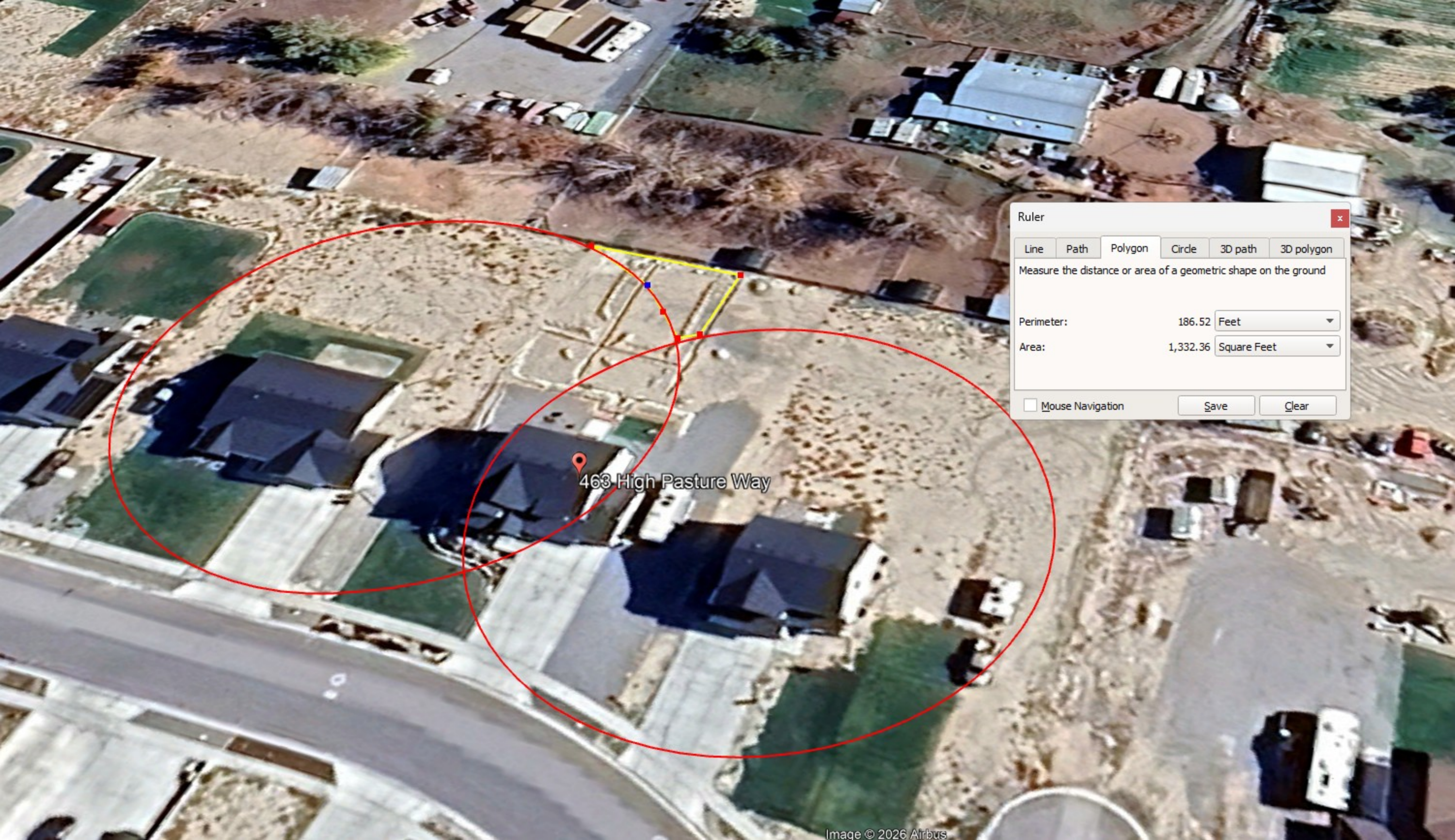
**Chemicals:** Other than items that are used to clean my kitchen before and after bake days, which are stored under my locked kitchen sink cabinet there are no other chemicals that will be used.

**Effective 5/3/2023**

**4-5a-104 Home producer direct sales -- Exempt from regulation.**

- (1) A producer is exempt from state, county, or city licensing, permitting, certification, inspection, packaging, and labeling requirements, except as described in this section, related to the preparation, serving, use, consumption, or storage of food and food products if:
  - (a) the producer complies with the requirements of this chapter; and
  - (b) the homemade food or homemade food product is:
    - (i) produced and sold within the state;
    - (ii) sold directly to an informed final consumer;
    - (iii) for personal or home consumption; and
    - (iv) not exempted under Subsection 4-5a-105(1).
- (2) Notwithstanding Subsection (1), a producer shall comply with business license requirements pursuant to Section 10-1-203.
- (3) Except as provided in Subsection (6), food or food products sold under this section shall be labeled with:
  - (a) the producer's name and address;
  - (b) a disclosure statement indicating that the product is:
    - (i) not for resale; and
    - (ii) processed and prepared without state or local inspection; and
  - (c) a statement listing whether the food or food product contains, or was prepared in a location that also handles, common allergens including milk, soy, wheat, eggs, peanuts or tree nuts, fish, or shellfish.
- (4)
  - (a) Except as provided in Subsection (4)(b), homemade food or a homemade food product that is exempt from certain regulations as described in this chapter may not be sold to, or used by, a restaurant or commercial establishment.
  - (b) A producer may sell a raw, unprocessed fruit or vegetable to a restaurant or commercial establishment.
- (5) A producer selling homemade food or homemade food products exempt under this section shall inform the final consumer that the food or food product is not certified, licensed, regulated, or inspected by the state or any county or city.
- (6) The requirements described in Subsection (3) do not apply to a direct sale by a home producer comprising only minor producers.

Amended by Chapter 362, 2023 General Session



463 High Pasture Way

Ruler ✕

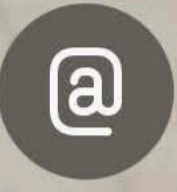
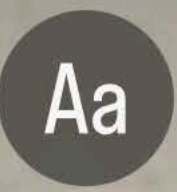
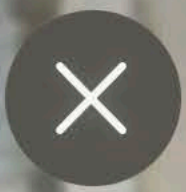
Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 186.52 Feet ▾

Area: 1,332.36 Square Feet ▾

Mouse Navigation Save Clear



Parked Car



463 High Pasture Way

Add a caption...

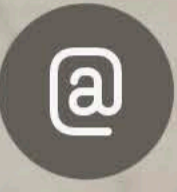
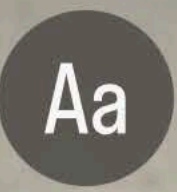
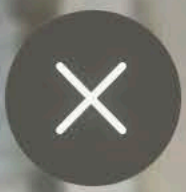


Your stories



Close Friends





Parked Car



463 High Pasture Way

Add a caption...

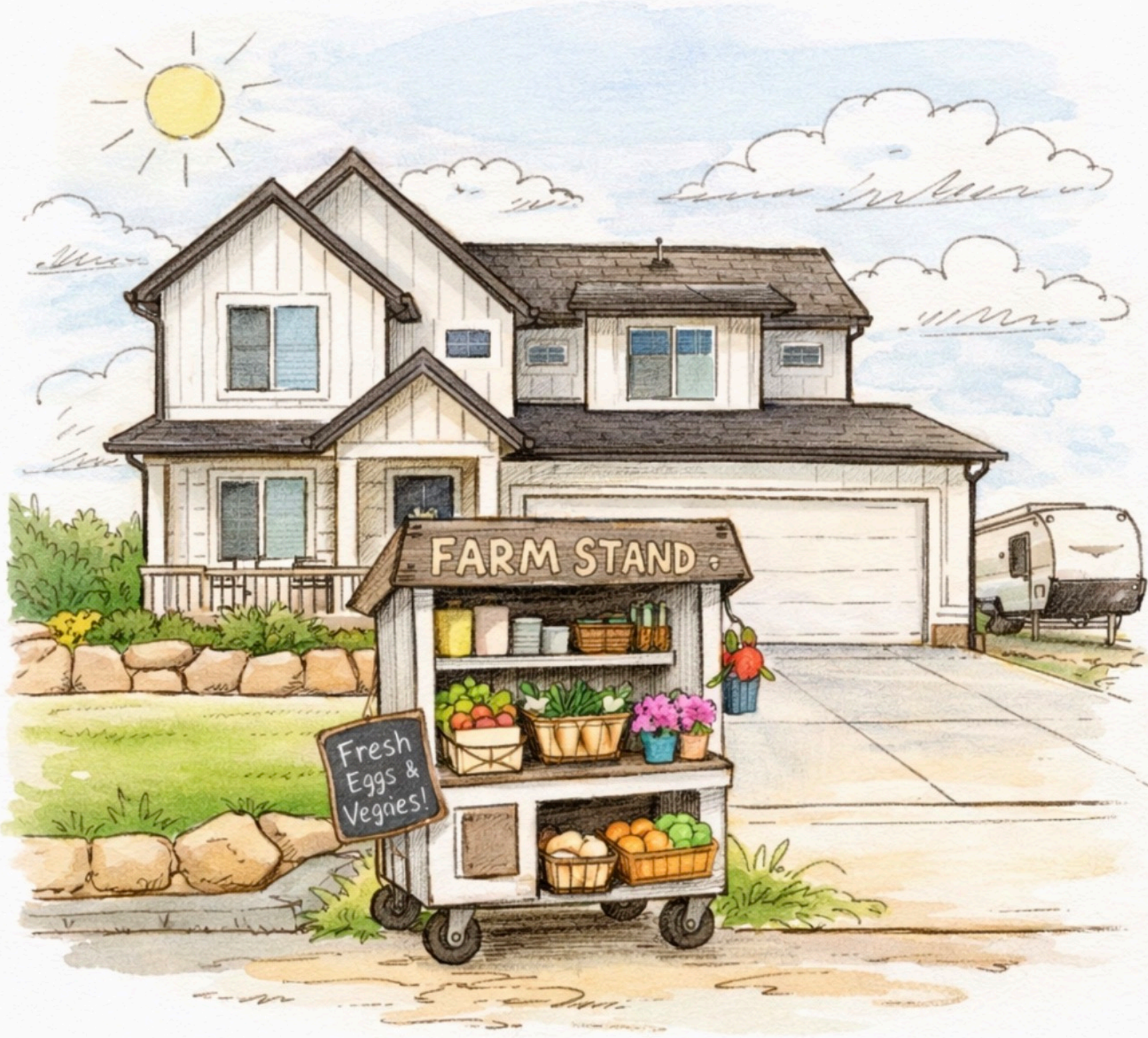


Your stories



Close Friends





FARM STAND

Fresh  
Eggs &  
Vegies!



# **AGENDA ITEM #3**

Presentation, Public Hearing, Discussion, and Recommendation: Recommendation of a Proposed amendment to the Kenneth Fawson Subdivision and the Proposed Commercial Final Plat Application for Holiday Oil, located at 794 E Main Street in the CG zone.



## **STAFF REPORT**

**To:** Grantsville City Planning Commission  
**From:** Shelby Moore, Zoning Administrator  
**Meeting Date:** May 19th, 2026  
**Public Hearing Date:** May 19th, 2026

Re: The applicant is requesting approval of a proposed amendment to the Kenneth Fawson Subdivision along with approval of a Commercial Final Plat for the Holiday Oil development located at 794 E Main Street in the CG zoning district.

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### **Background**

The proposed amendment and final plat are associated with the development of a Holiday Oil commercial site on the property located at 794 E Main Street. The application has been reviewed by staff and applicable departments for compliance with City ordinances and development standards.

As part of the project, the applicant will be installing a six-foot tan vinyl fence along the west and south property boundaries to provide screening and buffering adjacent to neighboring properties.

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### **Staff Analysis**

Staff has reviewed the proposed subdivision amendment and commercial final plat application and finds that the request complies with the applicable requirements of the Grantsville City Land Use Ordinance and subdivision regulations.

The proposed fencing improvements on the west and south sides of the property provide additional buffering and are consistent with the intent of the CG zoning district standards.

Staff does not identify any outstanding issues with the proposed plat amendment or final plat application.

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## **Staff Recommendation**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed amendment to the Kenneth Fawson Subdivision and the proposed Commercial Final Plat Application for Holiday Oil located at 794 E Main Street in the CG zone, subject to all applicable City requirements and department comments.

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**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 29  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEVATION = 4522.10'

# HOLIDAY OIL GRANTSVILLE

794 EAST MAIN STREET  
GRANTSVILLE CITY, UTAH

DATE PRINTED  
5/4/2026

**ENSIGN**  
THE STANDARD IN ENGINEERING  
 SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 LAYTON  
 Phone: 801.547.1100  
 TOOELE  
 Phone: 435.843.3590  
 CEDAR CITY  
 Phone: 435.865.1453  
 RICHFIELD  
 Phone: 435.896.2983  
 WWW.ENSIGNENG.COM

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH  
 CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-973-7002



HOLIDAY OIL  
GRANTSVILLE  
794 EAST MAIN STREET  
GRANTSVILLE CITY, UTAH

INDEX OF DRAWINGS

1-1	ALTA SURVEY	C500	EROSION CONTROL PLAN
1-1	PRELIMINARY PLAT	C600	DETAILS
1-1	FINAL PLAT	C601	DETAILS
C001	ENSIGN GENERAL NOTES	C602	DETAILS
C002	GRANTSVILLE GENERAL NOTES	C603	DETAILS
C003	GRANTSVILLE GENERAL NOTES	C604	DETAILS
C004	GRANTSVILLE PLAN CONSTRUCTION NOTES	C605	MODIFICATION TO APWA PLAN DETAILS
C100	DEMOLITION PLAN	C606	DETAILS
C200	SITE PLAN	C607	DETAILS
C201	UDOT SITE PLAN	L100	LANDSCAPE PLAN
C202	UDOT PAVING AND STRIPING PLAN	L200	IRRIGATION PLAN
C202	VEHICLE TRACKING ANALYSIS	L300	LANDSCAPE AND IRRIGATION DETAILS
C300	GRADING PLAN	L301	IRRIGATION DETAILS
C301	DRAINAGE PLAN	PH100	PHOTOMETRIC PLAN
C400	UTILITY PLAN	PH101	PHOTOMETRIC DETAILS
C401	UTILITY PLAN		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

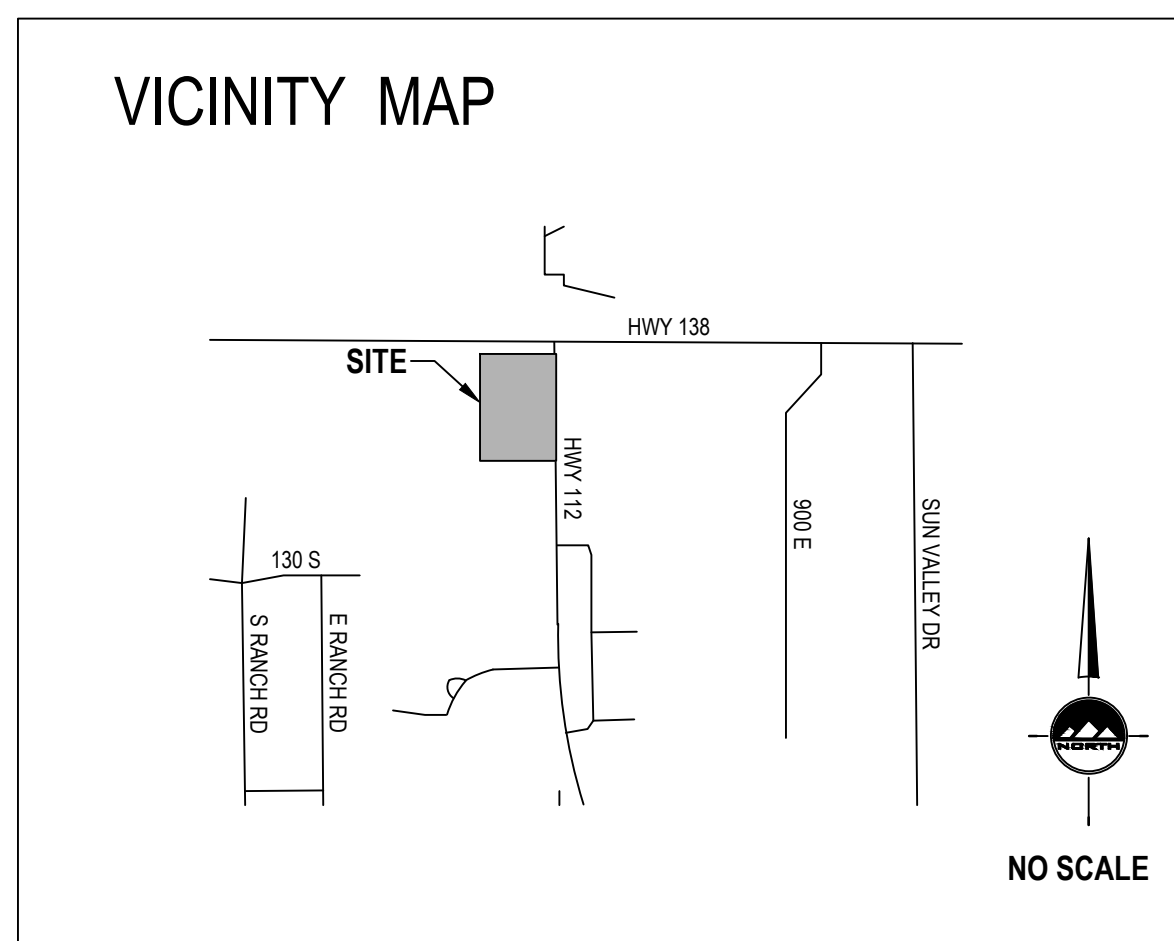
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**GENERAL NOTES**

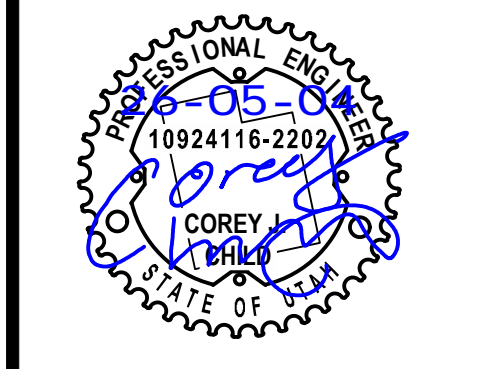
- ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
- ALL WORK ON UDOT RIGHT OF WAY MUST CONFORM WITH 2026 UDOT STANDARDS AND SPECIFICATIONS.

NOTES:  
 - APPROVED BY CITY STAFF ON: \_\_\_\_\_  
 - PRE-CONSTRUCTION MEETING DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH FOR PUBLIC IMPROVEMENTS ONLY (SHEETS \_\_\_\_\_)  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.



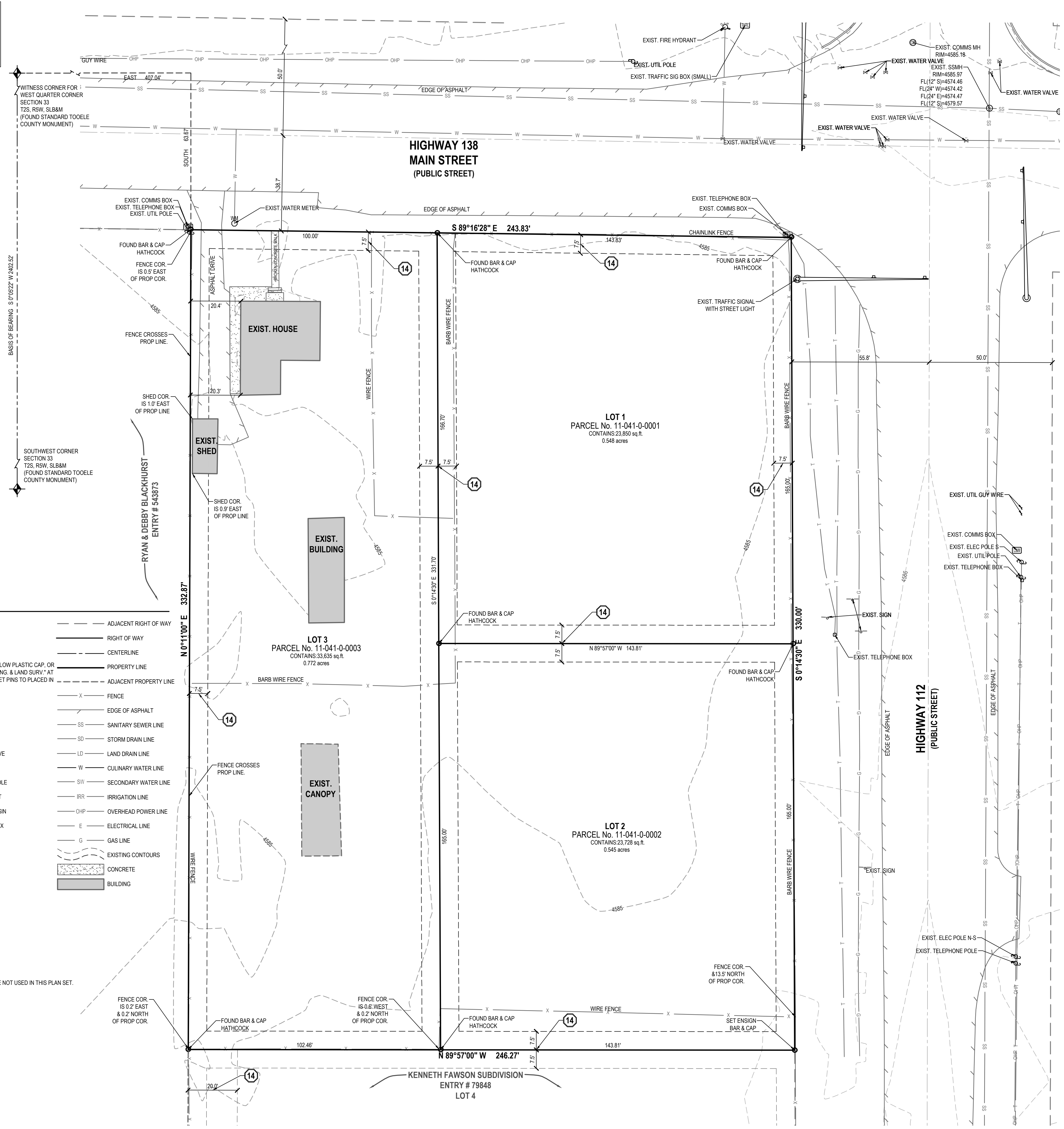
COVER SHEET

PROJECT NUMBER 11613 PRINT DATE 2026-05-04  
 PROJECT MANAGER C. DUNCAN DESIGNED BY J. LINFORD

**C000**

**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
WITNESS CORNER FOR THE WEST QUARTER  
CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4585.00' (ASSUMED)



**LEGEND**

◆ SECTION CORNER	--- ADJACENT RIGHT OF WAY
⊕ MONUMENT	--- RIGHT OF WAY
○ EXIST REBAR AND CAP	--- CENTERLINE
○ SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO PLACED IN BACK OF CURBS	--- PROPERTY LINE
⊕ WATER METER	--- ADJACENT PROPERTY LINE
⊕ WATER MANHOLE	-X- FENCE
⊕ WATER VALVE	--- EDGE OF ASPHALT
⊕ FIRE HYDRANT	SS SANITARY SEWER LINE
⊕ SECONDARY WATER VALVE	SD STORM DRAIN LINE
⊕ IRRIGATION VALVE	LD LAND DRAIN LINE
⊕ SANITARY SEWER MANHOLE	W CULINARY WATER LINE
⊕ STORM DRAIN CLEAN OUT	SW SECONDARY WATER LINE
⊕ STORM DRAIN CATCH BASIN	IRR IRRIGATION LINE
⊕ STORM DRAIN COMBO BOX	OHP OVERHEAD POWER LINE
⊕ STORM DRAIN CULVERT	E ELECTRICAL LINE
⊕ ELECTRICAL BOX	G GAS LINE
⊕ UTILITY MANHOLE	--- EXISTING CONTOURS
⊕ UTILITY POLE	--- CONCRETE
⊕ LIGHT	--- BUILDING
⊕ CABLE BOX	
⊕ TELEPHONE BOX	
⊕ GAS METER	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

**SURVEYORS NARRATIVE**

I Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575 as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to provide boundary information and an ALTANSPS Land Title & Topographic Survey of the subject parcels.

The basis of bearing for this survey is the line between the found monuments at a Witness Corner for the West Quarter Corner and the Southwest Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears South 0°52'22" West 2402.52 feet.

**BOUNDARY DESCRIPTION**  
Original Legal (11-041-0-0001, 11-041-0-0002, 11-041-0-0003)  
Lots 1, 2 and 3

Lots 1, 2 and 3, KENNETH FAWSON SUBDIVISION, according to the official plat thereof as recorded in the office of the Tooele County Recorder under entry # 79848.

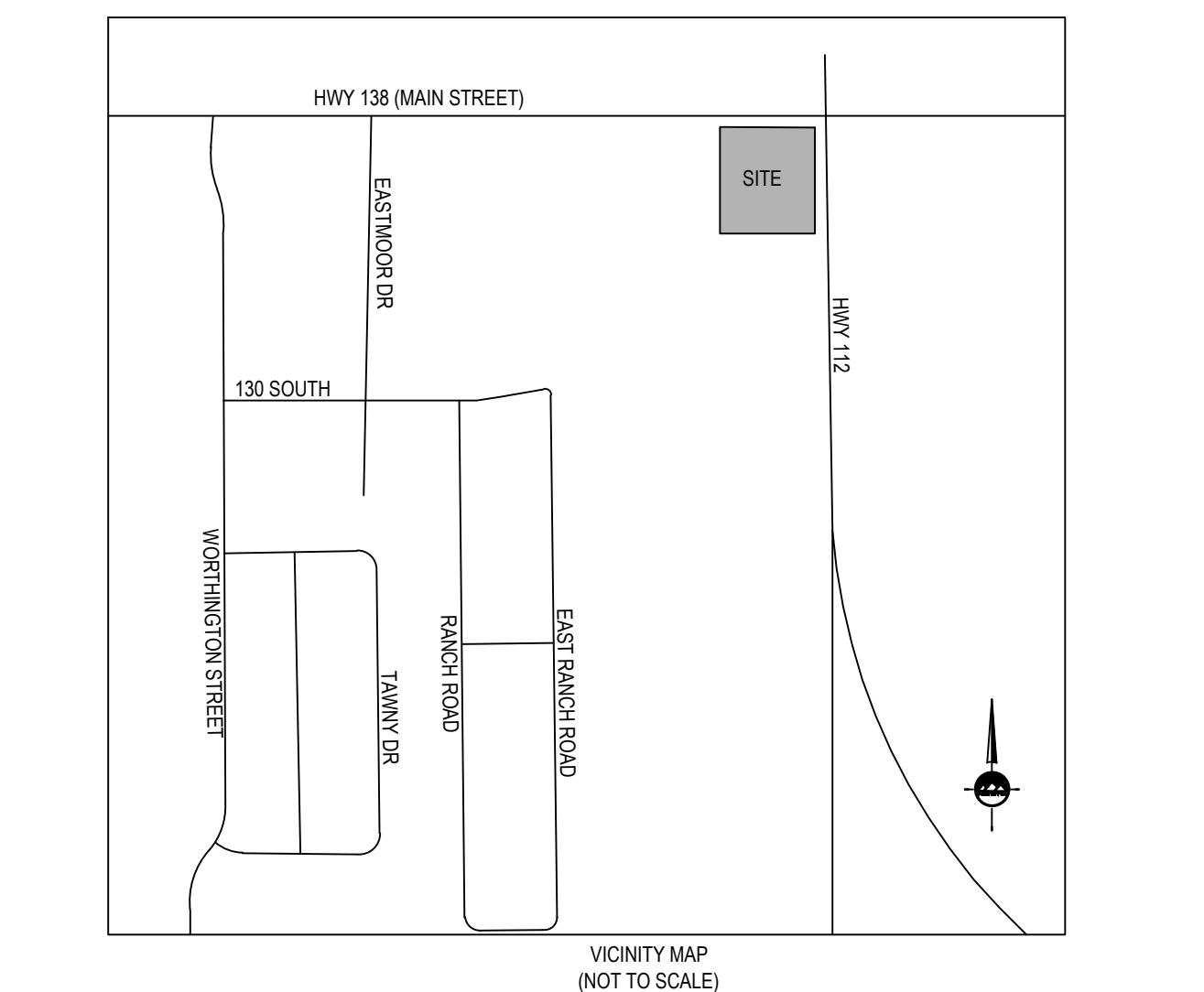
To: Westcor Land Title Insurance Company, Cottonwood Title Insurance Agency, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes items 1.2, 4.5, 7(b)(1), 8.11(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to the title report supplied by Cottonwood Title Insurance Agency, LLC, under Order Number 150263-PCY, Effective Date: September 16, 2021 at 7:30 a.m.

- Date  
Douglas J. Kinsman  
License no. 334575
- SCHEDULE B-2 EXCEPTIONS:**
- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (non survey related)
  - Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (non survey related)
  - Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (shown on survey)
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (none found)
  - (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (non survey related)
  - Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (non survey related)
  - Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (non survey related)
  - Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records. (non survey related)
  - Taxes for the year 2021 are a lien now due and payable in the amount of \$796.72 but will not become delinquent until November 30, 2021 under Parcel No. 11-041-0-0001. Taxes for the year 2020 have been paid under Parcel No. 11-041-0-0001. (affects Lot 1) (non survey related)
  - Taxes for the year 2021 are a lien now due and payable in the amount of \$796.72 but will not become delinquent until November 30, 2021 under Parcel No. 11-041-0-0002. Taxes for the year 2020 have been paid under Parcel No. 11-041-0-0002. (affects Lot 2) (non survey related)
  - Taxes for the year 2021 are a lien now due and payable in the amount of \$1,333.86 but will not become delinquent until November 30, 2021 under Parcel No. 11-041-0-0003. Taxes for the year 2020 have been paid under Parcel No. 11-041-0-0003. (affects Lot 3) (non survey related)
  - The herein described Land is located within the boundaries of Grantsville City, Tooele Valley Mosquito Abatement District, and is subject to any and all charges and assessments levied thereunder. (non survey related)
  - The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded March 8, 2001 as Entry No. 160151, in Book 665, at Page 811. (affects Lot 3) (non survey related)
  - Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (non survey related)
  - Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (non survey related)
  - Easements, notes and restrictions as shown on the recorded plat. (shown on survey)

- TABLE A**
- All monuments used and set are shown on survey.
  - Parcel addresses, Lot 1 794 E Main Street, Lot 2 56 S State Hwy 112, Lot 3 784 E Main Street.
  - Subject parcels contain square feet or acres as shown on survey.
  - 1 foot contours are shown on survey.
  - Substantial features are shown on survey.
  - Utilities are shown on survey.
  - Adjacent owners are shown on survey.



**HORIZONTAL GRAPHIC SCALE**

(IN FEET)  
HORZ: 1 inch = 20 ft.

**LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
SALT LAKE BASE AND MERIDIAN  
GRANTSVILLE, TOOELE COUNTY, UTAH**

**ALTA/NSPS  
LAND TITLE  
& TOPOGRAPHIC  
SURVEY**

PROJECT NUMBER 11613 PRINT DATE 11/28/22  
DRAWN BY B. Greenleaf CHECKED BY D. Kinsman  
PROJECT MANAGER C. Duncan

**1 OF 1**

**ENSGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSGNENG.COM**

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH 84119

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-873-7002

**HOLIDAY OIL GRANTSVILLE  
ALTANSPS LAND TITLE & TOPOGRAPHIC SURVEY  
794 EAST MAIN STREET  
GRANTSVILLE, UTAH**

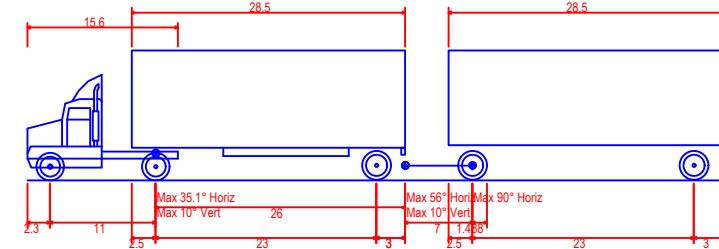
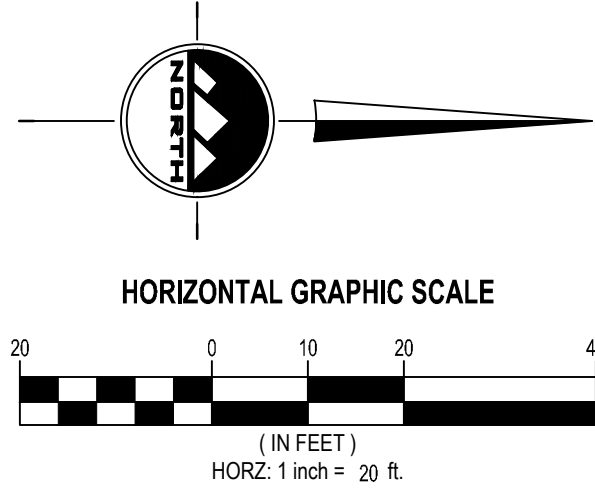


**811**  
Know what's below.  
Call before you dig.

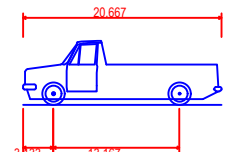
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

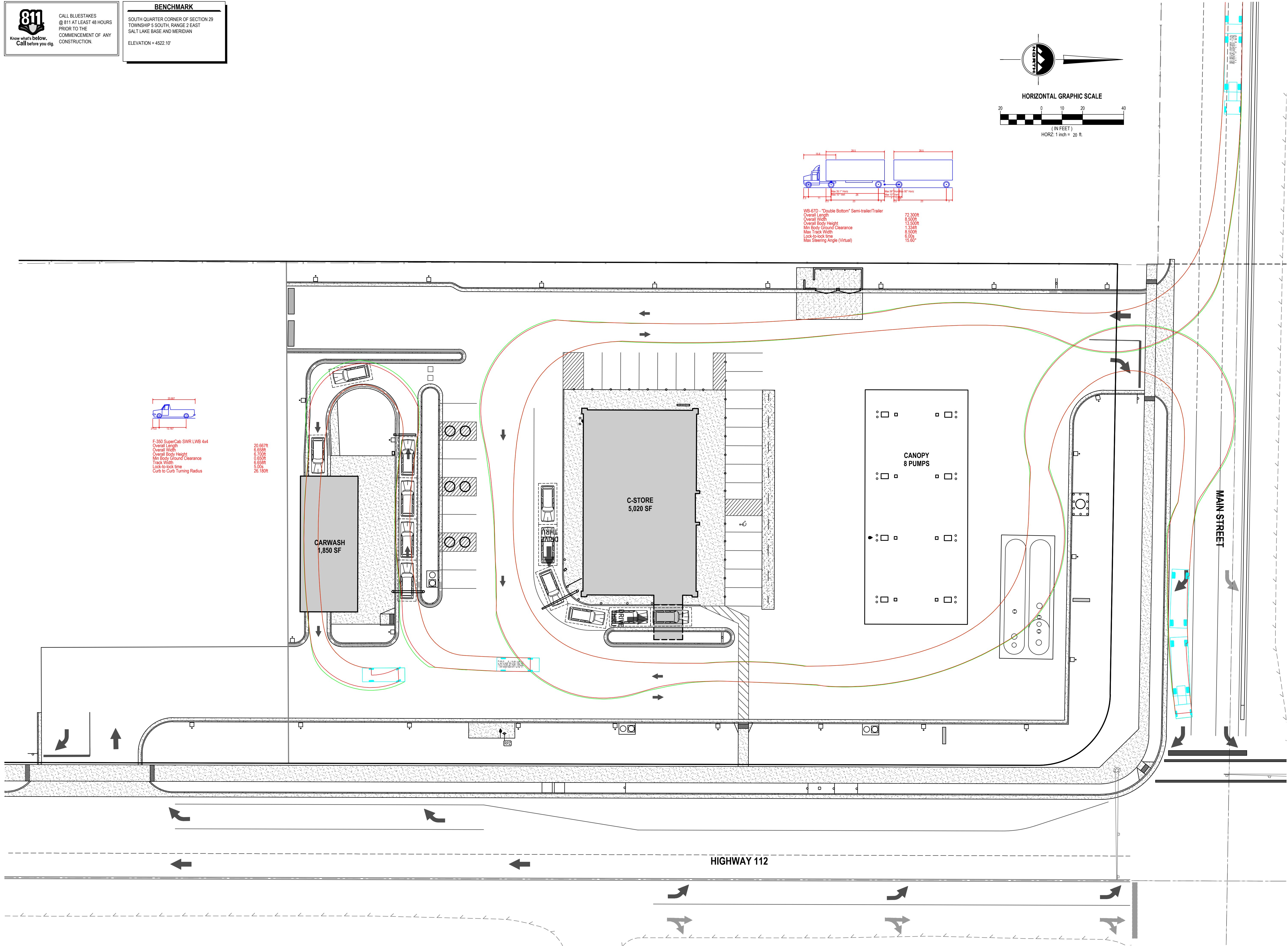
SOUTH QUARTER CORNER OF SECTION 29  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEVATION = 4522.10'



WB-67D - "Double Bottom" Semi-trailer/Trailer  
 Overall Length 72.300ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 15.60°



F-350 SuperCab SWR LWB 4x4  
 Overall Length 20.667ft  
 Overall Width 6.658ft  
 Overall Body Height 6.710ft  
 Min Body Ground Clearance 0.658ft  
 Track Width 6.658ft  
 Lock-to-lock time 5.50s  
 Curb to Curb Turning Radius 26.180ft



**ENSIGN**  
THE STANDARD IN ENGINEERING

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CEDAR CITY  
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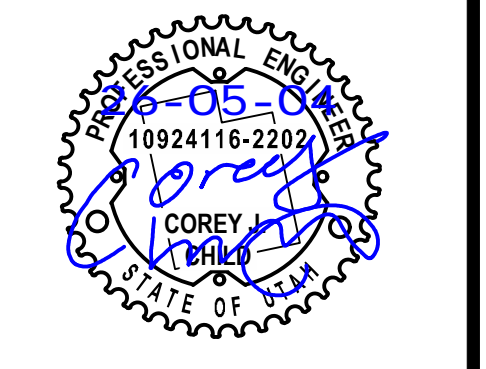
WWW.ENSIGNENG.COM

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-973-7002



**HOLIDAY OIL**  
**GRANTSVILLE**  
794 EAST MAIN STREET  
GRANTSVILLE CITY, UTAH



VEHICLE TURN ANALYSIS

PROJECT NUMBER 11613  
PROJECT MANAGER C. DUNCAN

PRINT DATE 2026-05-04  
DESIGNED BY J. LINFORD

**C203**

**811**  
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**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 29  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEVATION = 4522.10'



Oak Creek



Gray Cobble

**Landscape**

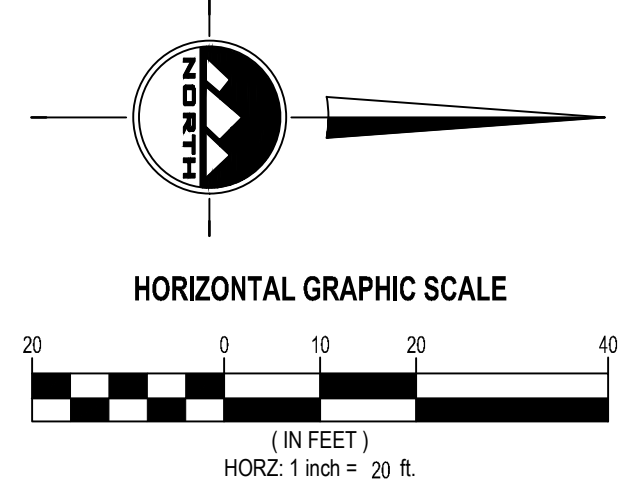
**Trees**

Qty	Symbol	Common Name	Botanical Name	Plant Size
7		Norway Spruce	Picea abies	6' Min.
6		Bigtooth Maple	Acer grandidentatum	2" Cal.
13		Eastern Redbud	Cercis canadensis	2" Cal.

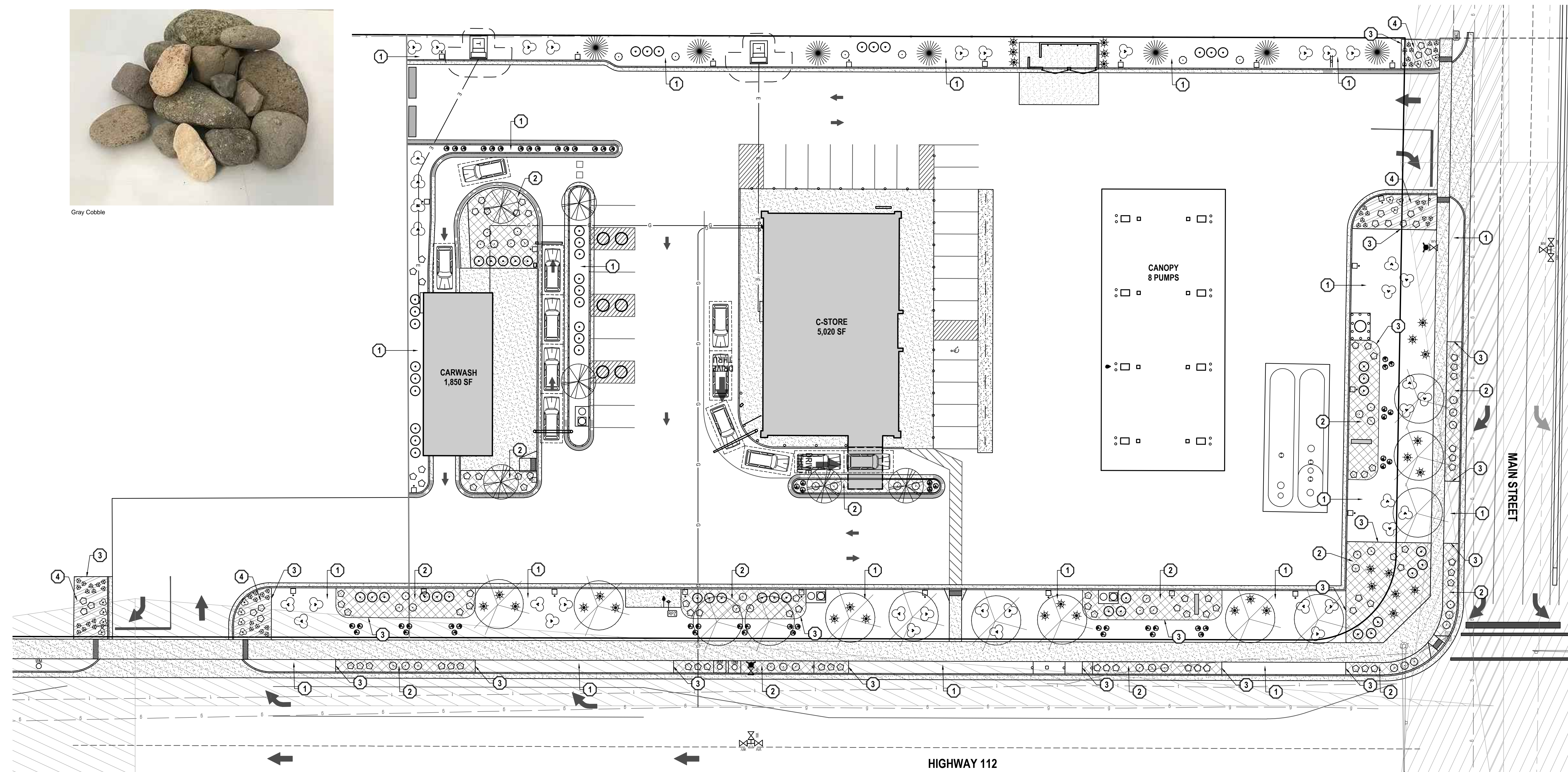
**Shrubs**

Qty	Symbol	Common Name	Botanical Name	Plant Size
52		Creeping Oregon Grape	Mahonia repens	1 Gallon
49		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
96		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
56		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
36		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
57		Fountain Grass	Pennisetum setaceum	1 Gallon

- 1 Install 6" deep, 4" dia. Nephi Rock and Gravel color 'Gray Cobble' or equiv. decorative rock over weed barrier, typ.
- 2 Install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Oak Creek' or equiv. decorative rock over weed barrier, typ.
- 3 Install 4" metal edging
- 4 3'-4" deep wood mulch over weed barrier
- 5 Install sod



- LANDSCAPE NOTES:**  
 1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY-APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
5. INSTALL 4" METAL EDGING WHERE INDICATED.
6. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1986).
7. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS, THEN CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
8. PROVIDE THE FOLLOWING TOPSOIL MINIMUMS:  
 A. 4" TOPSOIL IN ALL SOD AREAS  
 B. 6" TOPSOIL IN ALL PLANTER BEDS
9. ALL PLANT MATERIAL AND SQUARE FOOTAGE QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
10. ALL PLANTING AND LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE LOCAL JURISDICTION REQUIREMENTS AND STANDARDS.
11. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITING INFORMATION.
12. SEE CIVIL DRAWINGS FOR SOIL PROTECTION AND LIMIT OF GRADING.
13. DO NOT WILLFULLY PROCEED WITH PLANTING OR IRRIGATION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
14. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS, AND CURBS.
15. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING, 2% MINIMUM.



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FOR:  
 HOLIDAY OIL  
 3115 WEST 2100 SOUTH  
 WEST VALLEY CITY, UTAH

CONTACT:  
 SCOTT WAGSTAFF  
 PHONE: 801-973-7002



**HOLIDAY OIL**  
**GRANTSVILLE**  
 794 EAST MAIN STREET  
 GRANTSVILLE CITY, UTAH

LANDSCAPE PLAN

PROJECT NUMBER: 11613  
 PRINT DATE: 2026-05-04  
 PROJECT MANAGER: C. DUNCAN  
 DESIGNED BY: J. LINFORD

**L100**

# **AGENDA ITEM #4**

Presentation, Public Hearing, Discussion and Consideration: Consideration of a Proposed Preliminary Plat Application for Presidents Park Townhomes, located approximately at Nygreen Street and Washington Avenue.



## **STAFF REPORT**

**To:** Grantsville City Planning Commission  
**From:** Shelby Moore, Zoning Administrator  
**Meeting Date:** May 19th, 2026  
**Public Hearing Date:** May 19th, 2026

Re: The applicant is requesting approval of a Preliminary Plat Application for the Presidents Park Townhomes development located near Nygreen Street and Washington Avenue.

---

## **Background**

The proposed preliminary plat is part of the larger Presidents Park Planned Unit Development (PUD). The project is consistent with the previously approved Master Development Agreement (MDA) and the First Amendment to the MDA approved by the City Council in 2025.

The approved amendment updated development standards and allowances for the townhome portion of the project, including permitted density, roadway standards, frontage requirements, setbacks, and other development criteria. The amendment established allowances for up to 71 townhome units within the development and identified applicable design standards for the townhome area.

---

## **Staff Analysis**

Staff has reviewed the proposed preliminary plat application and finds that the layout is consistent with the approved Presidents Park PUD and associated amended Master Development Agreement approved by the City Council in 2025.

The proposed plat meets the applicable subdivision requirements and follows the development standards established through the approved MDA amendment, including:

- Townhome density standards
- Lot width and frontage requirements

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

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

- Minimum roadway pavement widths
- Setback and perimeter requirements
- Approved roadway cross-sections and design modifications

The preliminary plat has been reviewed through the Development Review Committee (DRC) process, and staff does not identify any significant outstanding concerns with the proposed layout at this time.

---

## **Staff Recommendation**

Staff recommends approval of the proposed Preliminary Plat Application for Presidents Park Townhomes located approximately at Nygreen Street and Washington Avenue, subject to all applicable City ordinances, engineering requirements, and department review comments.

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

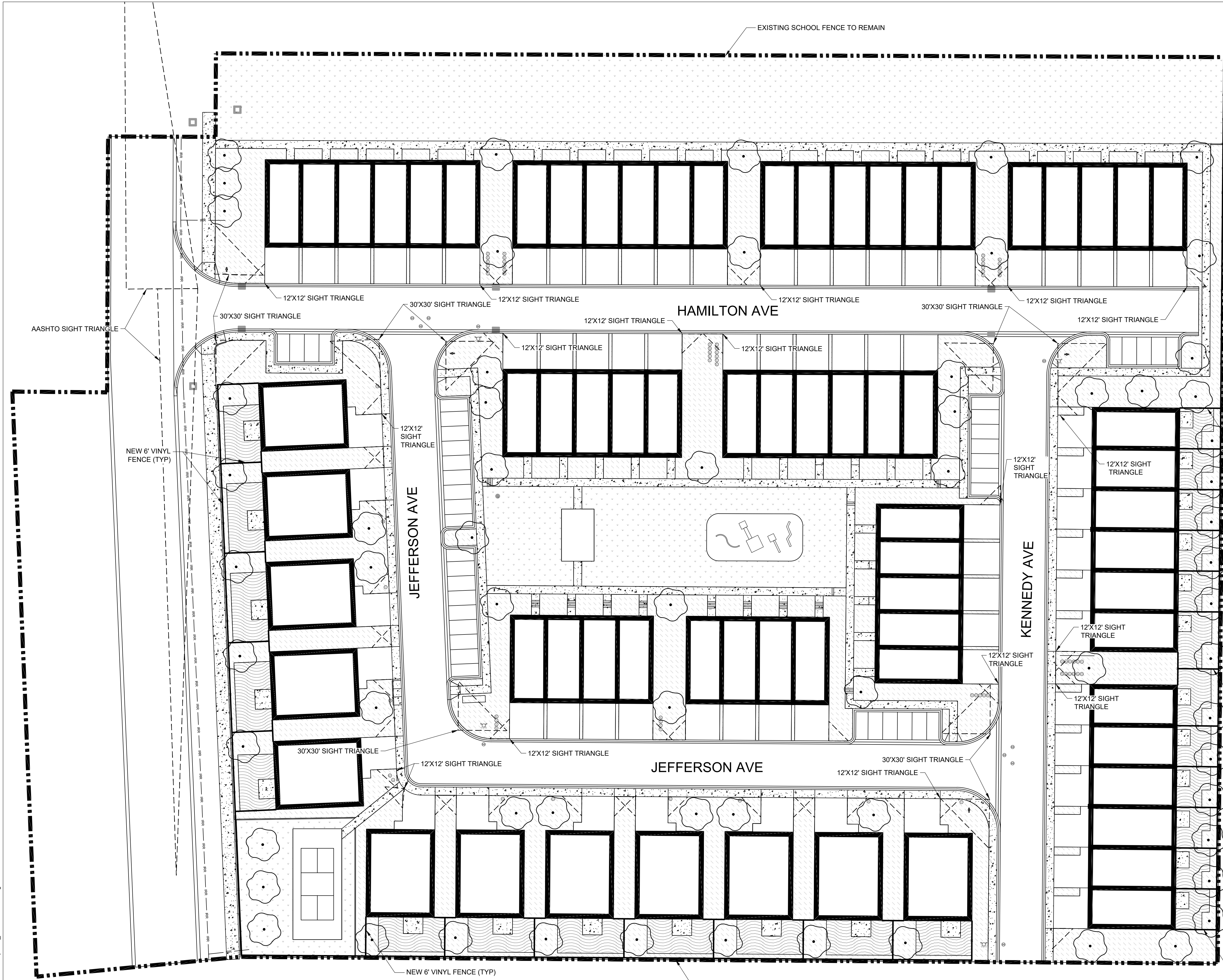
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P:\02025-326 Presidents Park Townhomes\Landscaping\01\_AutoCAD Drawings\DWG Archive\25-326\_LND



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
	TURF GRASS, IRRIGATED WITH SPRINKLERS	48,037 SF	2/L303
	CRUSHED ROCK MULCH WITH AREAS OF LOOSE COBBLE PLANTED WITH WATER WISE LANDSCAPING (PLANTS NOT SHOWN IN PRELIMINARY PLAN).	69,439 SF	2/L303
	ARTIFICIAL TURF.	13,677 SF	

**CONCEPT PLANT SCHEDULE**

	MEDIUM OR SMALL TREE
--	----------------------

- SHEET NOTES:**
- CONTRACTOR TO VERIFY QUANTITIES.
  - CALL '411' BEFORE YOU DIG.
  - CONCRETE MOWSTRIP AT ALL TURF GRASS EDGES.

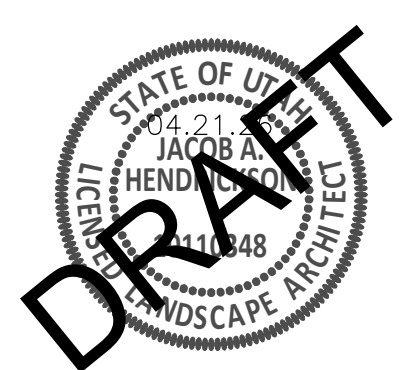
**civilsolutionsgroup inc.**

CACHE VALLEY | P: 435.213.3762  
 SALT LAKE | P: 801.216.3192  
 UTAH VALLEY | P: 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net

**PRESIDENTS PARK TOWNHOMES**  
 WASHINGTON AVENUE GRANT AVENUE  
 GRANTSVILLE, UT 84029

MARK	DATE	DESCRIPTION

PROJECT #: 25-326  
 DRAWN BY: Z. W.  
 REVIEWED BY: J. H.  
 ISSUED: 03.19.26



**PRELIMINARY LANDSCAPE PLAN**  
 L101

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

**WHEN RECORDED, RETURN TO:**

**Braydee Baugh  
Grantsville City Recorder  
429 East Main Street  
Grantsville City, Utah 84029**

**FIRST AMENDMENT TO  
GRANTSVILLE CITY  
MASTER DEVELOPMENT AGREEMENT  
FOR  
PRESIDENTS PARK PUD  
DATED SEPTEMBER 3rd, 2025, AS  
AMENDED**

THIS FIRST AMENDMENT to “Grantsville City Master Development Agreement for Presidents Park PUD” dated September 3rd, 2025, as amended (hereinafter the “**MDA**”) is made and entered as of the 3 day of September 2025 (the “**Amendment**”), by and between Grantsville City, a municipal corporation of the State of Utah and Presidents Park, LLC, a Utah limited liability company.

**RECITALS**

A. The Parties entered into the MDA in December 16, 2021 and amended the MDA in September 3rd, 2025.

B. The Parties now agree that certain changes are needed to the MDA, and therefore desire to enter into this Amendment to provide updates to the MDA in accordance with the terms herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

**TERMS**

1. **Incorporation.** All of the terms of the MDA are incorporated into this Amendment, except as revised below. In the event of a conflict between the MDA and this Amendment, this Amendment shall control. Capitalized terms in this Amendment shall have the same meaning given in the MDA, except if there is a conflict, then this Amendment’s definition shall control.

2. **Nature of Amendment.** This Amendment modifies only those provisions of the MDA as specifically set forth herein. The Project remains subject to the MDA except as expressly provided herein.

3. **Amendment.** The Parties agree that the following section will be added and incorporated into the MDA and become binding on the Parties:

3.1. Amended 1.14 “Maximum Residential Units”, which reads in its entirety as follows:

3.1.1. A **Maximum Residential Units** means the development on the Property of Presidents Park P.U.D. Subdivision, three-hundred and twenty-three (323) Residential Dwelling Units.

3.2. Amended Addendum NO. 1 Section 3. A. which reads in its entirety as follows:

3.2.1. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:

3.2.2. GLUDMC Chapter 15.1 Residential and Multiple Residential Districts- Residential District R-1-21. Lots smaller than 21,780 sq. ft. in the R-1-21 Zone. No single- family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council on 7/9/25. No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes will not exceed 8 units per acre (Gross). See Preliminary Plan Sheet V-001 found in Exhibit 1.

3.3. Amended Addendum NO. 1 Attachment A. which reads in its entirety as follows:

3.3.1. **Low Density.** The 252 single-family lots and 71 townhomes on 190 acres is a density of 1.7 units per acres across the entire PUD.

3.3.2. **Lot Frontage and Minimum Setbacks.** All lots will have a minimum 100-foot frontage and a 30-foot minimum front yard setback as approved by the City Council on 7/9/25, to enhance the open feel of the subdivision.

3.3.3. Lots smaller the 21,780 square feet in the R-1-21 zone. No single-family lot will be smaller than 13,000 sq. ft. so long as the average of all lots is equal to or greater than 14,500 sq. ft as amended by the city council 7/9/25 No more than 10% of lots in any particular phase may be less than the 13,000 sq ft. minimum threshold. No additional lots may be proposed or created by reducing the minimum lot size. Townhomes will not exceed 8 units per acre (Gross).

3.3.4. Variance from the typical street section. See attached proposed street section (sheet C-301 attached below). This would allow for the same street section as South Willow Estates. The reasons for street variance are as follows.

3.3.5. To be consistent with South Willow Estates which we will eventually tie into the west.

3.3.6. To minimize future maintenance costs for the City.

3.3.7. No on-street parking is allowed, similar to South Willows' requirement whose street widths are more than adequate for safe, efficient traffic flow.

3.3.8. Reduce Curb Width

3.3.9. Allow for optional sidewalk. Proposed rear-load townhomes will require sidewalk at the front of the townhome. This location will improve pedestrian safety.

3.4. Amended Addendum NO. 1 Attachment B. which reads in its entirety as follows:

- 3.4.1. Proposed reduction for the Presidents Park-Town House Road Section:
- 3.4.2. Reduced curb width to 2' feet on both sides, with an optional sidewalk.

3.5. Amended Addendum NO. 3. which reads in its entirety as follows:

- 3.5.1. Modifications to GLUDMA and Other City Standards. The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications for the Townhome:
- 3.5.2. Minimum Lot size = 3,400 square feet. (To be used for density calculations only)
- 3.5.3. Townhome's development area perimeter boundary = 20 ft, Separated Structures = 13
- 3.5.4. Minimum Roadway Pavement Width = 26 ft
- 3.5.5. Minimum frontage at the front property line on approved street = 25 ft
- 3.5.6. Minimum lot width at the front and rear setback lines = 22 ft – Rear load; 25 ft – Front load; 40 ft detached (dependent on unit width)
- 3.5.7. Maximum building height = 35 ft
- 3.5.8. Maximum lot coverage by main structure = 60% of the project site area designated for townhome use.

3.6. In compliance with the City's Vested Laws, Developer shall construct No fewer than 14 units as Moderate-Income Housing. Developer reserves the right to locate the Moderate-Income Housing units throughout the Townhomes Project at their sole discretion. Developer shall obtain certificates of occupancy for all Moderate-Income Housing prior to the City issuing building permits for the last 20 units of the units approved in the Project.

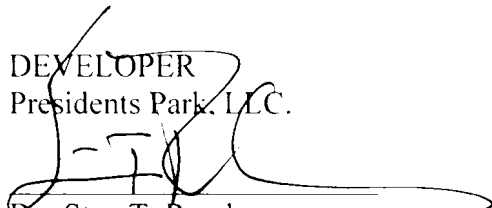
3.6.1. "Moderate-Income Housing" means housing which is owner occupied and is reserved for occupancy by households with (i) gross household income equal to or less than 80% of the median gross income for households of the same size in the County, and may not be sold for more than 80 percent(%,) of the County median home price, and as determined at the time the housing unit is sold. Such restrictions shall be assured by deed restrictions or similar recorded documents in a form acceptable to the City Attorney, provided the City Attorney's approval may not be unreasonably withheld, conditioned, or delayed.

4. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A signed copy of this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

*[signature pages follow]*



DEVELOPER  
Presidents Park, LLC.

  
By: Stan T. Rowlan  
Its: Manager

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )  
 : Ss.  
COUNTY OF SALT LAKE )

On the 15 day of September, 2025 personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that Stan T. Rowlan is the Manager of Presidents Park, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

KATHLEEN HERRERA  
NOTARY PUBLIC

My Commission Expires: 04/08/2026

Residing at: 144 N. 2900, Salt Lake City



## Legal Description of Property

Tax Parcel No. 01-075-0-0040 and 01-075-0-0041 and 01-075-0-0042

Located in the Northeast Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah described as follows:

Beginning at a point North 89°58'39" East 625.977 feet along the section line from the North Quarter Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian and running thence North 89°58'39" East 728.633 feet along said section line; thence along the boundary of the property conveyed to the R. Maurice and Jane R. Brown Family Trust by Quit-Claim deed recorded 11/5/2001 as Entry No. 171734 of the Tooele County Recorder's office South 00°29'15" West 776.383 feet; thence North 89°47'22" West 619.58 feet; thence South 00°12'38" West 51.219 feet; thence North 89°47'22" West 66.000 feet; thence South 00°12'38" West 157.031 feet; thence North 89°31'38" West 58.163 feet; thence South 02°22'06" East 359.322 feet; thence North 89°40'39" West 418.932 feet; thence North 80°38'08" West 68.387 feet; thence North 09°21'52" East 22.681 feet; thence North 89°31'38" West 146.369 feet; thence North 00°28'17" East 713.048 feet along the north-south center line of said Section 8; thence North 89°58'39" East 643.961 feet; thence North 00°12'38" East 502.716 feet; thence Northwesterly 23.562 feet along a 15.000 foot radius curve to the left (delta = 90°00'00" and long chord bears North 44°47'22" West 21.213 feet); thence North 00°01'23" West 72.217 feet to the point of beginning.

Containing 1,029,594 square feet or 23.636 acres, more or less.

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

# **EXHIBIT A**



**SITE PLAN (CONCEPT)**

**PRESIDENTS**

**PARK**

GRANTSVILLE CITY,  
TOOELE COUNTY, UTAH

**Site Data**

Total Area 394,724 SF 9.06 Ac.  
Public Road 41,904 SF 0.96 Ac.

Unit Mix: 71 Total Units  
12 Detached units  
12 Front Load Townhomes  
47 Rear Load Townhomes

Proposed Density (Gross): 7.6 units per acre

71 units / 9.06 acres = 7.8

Proposed Density (Net): 10.9 units per acre

9.06 acres  
-0.76 acres (road)  
-1.60 acres (open space)  
= 6.5 acres (net developable area)

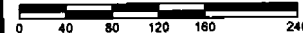
71 units / 6.5 acres = 10.9

**Setbacks**  
Building to Building = 13'  
Perimeter = 20'

**Open Space**  
Required by Code: 10% = 90 ac.  
Required by MDA: 1.60 ac.  
Provided: 22.22 ac.

\* Sidewalks are shown for conceptual purposes and are subject to change.

SCALE: 1" = 80'



**PARKING COUNT**

Parking required per Section 6.9 of GUDMDC  
2 stalls per unit + parking for the first ten (10) units  
shall provide one (1) separate designated visitor  
parking stall per dwelling unit. Each unit over the  
first ten (10) dwelling units, one (1) additional  
parking stall for each two (2) dwelling units shall  
be provided.

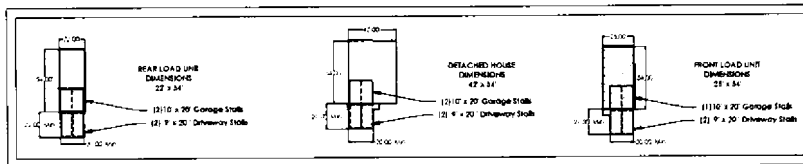
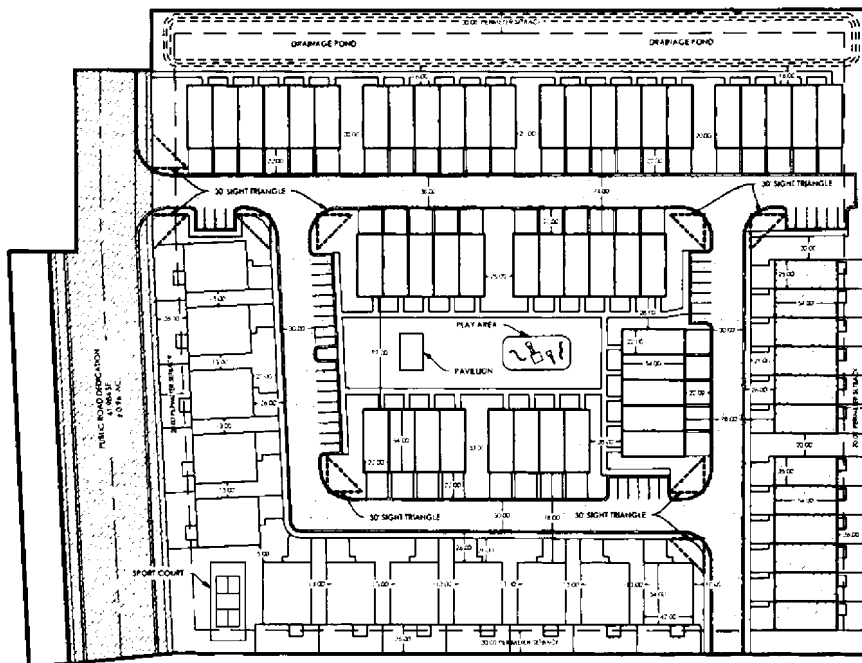
71 Units x 2 Stalls per Unit = 142 Stalls

10 Units x 1.0 Stalls per Unit = 10 Visitor Stalls  
41 Units x 0.5 Stalls per Unit = 20.5 Visitor Stalls  
Subtotal = 40.5 Visitor Stalls

Total Required Stalls: 183

Parking Provided:  
Garages: 130  
Driveways: 142  
Street Stalls: 41

Total Stalls: 313  
Stalls per Unit: 4.4



# **EXHIBIT B**

Presidents Park- Grantsville, UT						
Grantsville City Residential Uses	R-1-21	Chapter 4.34	Signed Dev. Agreement & Adenda 1	Addendum 3	Proposed Variance	Proposed Variance
Description	City Code	City Code	Existing PUD	Existing PUD	PUD Amendment Request	Revised Request (8/4/25)
<b>Density</b>						
Max Number of Units			298	298	338	323
Max Units/ Acre			8	8	9.5	8 (Gross)
Minimum Lot Size - Single Family	21,780' Sq. Ft.	N/A	14,500' Sq. Ft.	14,500' Sq. Ft.	13,000 Sq. Ft. min. with an average lot size of 14,500 Sq. Ft. or greater	Approved by City Council (7/9/25)
Minimum Lot Size - Townhomes (to calculate density only)	N/A	2,400' Sq. Ft.	-	3,400 Sq. Ft.	3,200 Sq. Ft.	3,400 Sq. Ft. (Density only)
Minimum Size Corner Lots - Townhomes (to calculate density only)	21,780' Sq. Ft.	2,400' Sq. Ft.	14,500' Sq. Ft.	3,400 Sq. Ft.	3,200 Sq. Ft.	3,400 Sq. Ft. (Density only)
Minimum Lot Width	70'	30'	-	40'	20' (based on unit width)	Based on Unit Width: 22'-Rearload; 25'-Frontload; 40' Detached
Maximum Building Coverage	20%	-	-	60%	60% of Site	60% of Site
Minimum Dwelling Unit SF	-	1,000' Sq. Ft.	-	*1,000' Sq. Ft.	-	-
<b>Minimum Front Yard Setbacks (Single Family)</b>						
Front Yard	40'	N/A	40'	40'	30'	Approved by City Council (7/9/25)
<b>Minimum Front Yard Setbacks (Townhomes)</b>						
Front Yard	30'	25'	-	25'	20' Perimeter	20' Perimeter
Driveway	-	-	-	25'	20' Perimeter	20' Perimeter
Corner Front Yard	-	25'	30'	*25'	20' Perimeter	20' Perimeter
<b>Rear Yard</b>						
Main Building	30'	20'	-	15'	20' Perimeter	20' Perimeter
Accessory Building	1'	*1'	-	*1'	20' Perimeter	20' Perimeter
<b>Side Yard</b>						
Main Building	5**/15'	15'	-	0'	20' Perimeter	20' Perimeter
Accessory Building	1'	*1'	-	*1'	20' Perimeter	20' Perimeter
Multi-Unit Building Spacing	N/A	30' between buildings /15' Perimeter	-	15' between buildings /20' perimeter	15' between buildings /20' perimeter	13' between buildings /20' perimeter
Corner Side Yard	-	25'	**25'	25'	20' Perimeter	20' Perimeter
<b>R.O.W Cross-Section (Townhomes)</b>	-	-	36***	36***	30'	30'

\* Since this project is an existing PUD which has been previously approved, the underlying zoning applies when a variance was not addressed. The PUD approval included a concept drawing indicating where townhouse and mixed-mixed requirements should be applied.

\*\*On corner lots, 2 front yards and 2 side yards are required

\*\*\*Refer to sheet C-301 included in the recorded Presidents Park Combined MDA

# **EXHIBIT C**



# **AGENDA ITEM #5**

Approval of the minutes from the  
April 21, 2026, and May 5, 2026  
Planning Commission regular  
meetings.

**Action SumMoulton:**

<b>Agenda Item</b>	<b>Item Description</b>	<b>Action</b>
#1	Consideration of the Proposed Conditional Use Permit for Shelton Ross to operate outdoor RV storage within the Commercial Shopping (C-S) Zone, located at approximately 519 West Main Street (Parcel No. 01-066-0-0033).	Approved
#2	Consideration of the proposed plat amendment for the Moody Acres Subdivision located approximately at 415 S Worthington Street.	Approved
#3	Consideration of a proposed General Plan Amendment for parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 to change the land use designation from Low Density Residential to High Single-Family Density Wellstone Subdivision, located near Pear Street and Quirk Street.	Denied
#4	Consideration of a proposed rezone of parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 from R-1-21 to R-1-12 for the Wellstone Subdivision, located near Pear Street and Quirk Street.	Denied
#5	Consideration of the proposed amendments to the Parks and Transportation Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.	Approved
#6	Approval of Minutes from the March 24, 2026 Planning Commission Training Meeting.	Approved

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON APRIL 21, 2026, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

**Commission Members Present:** Chair Sarah Moore, Vice Chair Jason Hill, Commissioner Moulton, Commissioner Merrill, Commissioner Montgomery

**On Zoom:**

**Commission Members Absent:**

**Appointed Officers and Employees Present:** Community Development Director Bill Cobabe, City Council Member Derek Dalton, Sargent Sager, Planning and Zoning Administrative

Assistant Nicole Ackman, City Planner/GIS Analyst Tae-Eun Ko, Fire Marshal Nicholas Critchlow, City Attorney Tysen Barker, City Recorder Alicia Fairbourn, Mayor Heidi Hammond

**On Zoom:** Planning and Zoning Administrator Shelby Moore, Mayor Heidi Hammond

**Citizens and Guests Present:** Jewel Allen, Michelle Marriott, Bob Marriott, Katie Marriott, Bronc Marriott, Shelton Ross, Kaycee Marriott, Riggin Marriott, Dean Williams, Scot Bridges, Bruce Spencer, Marla Spencer, Brian Johnson, Stephanie Johnson, Ashtyn Johnson, Drew Naylor, Cameron Ordakowski, Matthew Orakowski, Wade Sandberg, Robert Rousselle, Dean Matthews, Eli Unknown, Rachel Talbot, Gary Meyer, Tricia Meyer

**Citizens and Guests Present on Zoom:** Heidi Hammond, iPhone, Brad, J Family, Annalyn Abraham Greer, Kerri, Leisa's S25, Amber Thorsen, Guest (Matthias Boone), Todd Castagno, Riggin Marriott, Amber, Pete, Mackley, Brad, CM (Corinna), Michael Talbot, Unknowns

**Commission Chair Sarah Moore called the meeting to order at 7:00 PM.**

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, April 21, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **AGENDA**

Chair Sarah Moore explained that the meeting would follow a new format for public hearing items. She stated that staff would first present each item, followed by a public hearing and public comment period for items requiring public comment. The Planning Commission would then proceed with discussion and consideration.

Chair Sarah Moore reminded members of the public that comments would be limited to three minutes per speaker. She asked that individuals approaching the podium state their name for the record, and noted that the Commission could not engage in direct conversation during public comment, but questions raised may be addressed during the Commission's discussion of the item.

**1. Presentation, Public Hearing, Discussion, and Consideration: Consideration of the Proposed Conditional Use Permit for Shelton Ross to operate outdoor RV storage within the Commercial Shopping (C-S) Zone, located at approximately 519 West Main Street (Parcel No. 01-066-0-0033).**

### **Presentation by Community Development Director Bill Cobabe**

Community Development Director Bill Cobabe presented the request in place of Planning and Zoning Administrator Shelby Moore. He explained that the item was a Conditional Use Permit request for an RV storage facility located at 519 W Main Street. He stated that the business would operate during normal business hours from 8:00 a.m. to 5:00 p.m., while customers would have 24-hour access to retrieve their vehicles if needed.

Bill stated that staff did not anticipate the use having a significant impact on the surrounding area and noted that the request complies with City code. He stated that staff was recommending approval of the request subject to the conditions outlined in the staff report.

Chair Sarah Moore asked whether RVs with propane tanks would be permitted on-site and whether those tanks would need to be removed due to potential fire concerns. Applicant Shelton Ross stated that, to his knowledge, other storage facilities do not require propane tanks to be removed. Planning and Zoning Administrator Shelby Moore stated that the Fire Marshal reviewed the proposal and did not express concerns regarding propane tanks, batteries, or similar components being stored on-site.

### **Public Comment**

No comments received

### **Discussion and Consideration**

Following the public hearing, the Commission asked the applicant how he would ensure that individuals would not remain in their RVs overnight. Shelton Ross stated that he is present on-site daily and would address any issues if they arose.

Commissioner Montgomery expressed concern that the facility could become a storage location for inoperable vehicles, trailers, or junk. He stated that he wanted to ensure the facility remained designated for operable RV storage rather than becoming a junk storage yard. He asked whether vehicles would be required to be registered.

Shelton Ross stated that customers would be required to maintain insurance on stored vehicles and that this requirement is included in the contract. He stated that the vehicles would be registered and insured, which would help prevent the site from becoming a junk storage area.

Planning and Zoning Administrator Shelby Moore stated that she had visited the property multiple times and had already observed improvements being made in preparation for the business.

Vice Chair Hill expressed concern regarding the 24-hour access and asked how the applicant would monitor activity occurring late at night. Shelton Ross stated that his contract prohibits any unauthorized activity and limits the site to storage only. He stated that no spare parts, repairs, or unrelated activities would be allowed.

Commissioner Montgomery asked whether the property would have cameras. Shelton Ross confirmed that the entire property is monitored by cameras and that he can access the system through his phone at any time.

Chair Sarah Moore asked whether there were any residential structures on the property. Shelton Ross stated that an older photo displayed on the screen reflected previous conditions when the site was used as a junkyard, but he confirmed that the property had since been cleaned up. Planning and Zoning Administrator Shelby Moore noted that the site had significantly improved, including new road base and other upgrades. Commissioner Montgomery stated that the property appeared to be a much safer and more secure location than it had previously been.

Chair Sarah Moore thanked Shelton Ross for improving the property and stated that she appreciated the investment being made in the community. She also stated that she did not have concerns regarding propane tanks as long as customers maintain insurance documentation. She noted that this protects both the customers and the business owner.

Chair Sarah Moore asked whether the applicant was aware of the conditions outlined in the staff report. Shelton Ross confirmed that he was aware of the conditions and did not have any concerns.

Commissioner Montgomery asked staff whether the listed conditions were standard requirements. Bill Cobabe explained that the conditions are based on City code and that the Commission cannot impose conditions outside of what is authorized in the ordinance. He stated that the conditions are included in the staff report to assist with future enforcement, noting that the Conditional Use Permit runs with the land and would apply to future property owners as well.

Chair Sarah Moore noted that if public safety concerns arise in the future, the permit could be reviewed through the administrative process.

City Council Member Rhett Butler asked how customers would access the site and whether access would occur from SR-138. Shelton Ross explained that customers would not access the site directly from SR-138. Instead, they would continue to West Main Street, make a turn, and access the property through the designated route. He stated that he had moved the fence line back approximately 50 feet to accommodate vehicle turning movements and stated that he did not want to involve UDOT in the access process.

**Jason Hill made a motion to approve the consideration of the Proposed Conditional Use Permit for Shelton Ross to operate outdoor RV storage within the Commercial Shopping (C-S) Zone, located at approximately 519 West Main Street (Parcel No. 01-066-0-0033). With the following conditions: The use shall be limited to outdoor storage of recreational vehicles and trailers only, the site shall maintain a gated access system to control entry, the property shall be maintained in a clean and orderly condition at all times, any lighting shall be directed downward and away from adjacent properties and public rights-of-way, no occupancy or habitation of RVs shall be permitted on-site, no repair, dismantling, or commercial servicing of vehicles shall occur on-site unless otherwise approved, screening or fencing shall be maintained in compliance with City Code, the use shall comply with all applicable local, state, and federal regulations, any expansion or intensification of the use shall require additional review and approval, the Conditional Use Permit shall run with the land unless revoked due to noncompliance, all requirements of the Grantsville City Code must be met, all fees associated with the permit and future permits must be paid, all industry standards regarding health, safety, and welfare regulations must be followed, the permit holder must maintain current state licensing at all times, the permit holder must maintain a current business license at all times, the use of the property must remain within the parameters approved in the application and any expansion of use requires prior approval, and this permit may be periodically reviewed by the Zoning Administrator and/or reviewed if any complaints are received, Non-Compliance Consequences: Failure to comply with any of these requirements may result in revocation of the permit. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” John Montgomery “Aye,” Gerry Merrill “Aye,” Jason Hill “Aye,” Cameron Moulton “Aye.” The motion passed unanimously.**

**2. Consideration of the proposed plat amendment for the Moody Acres Subdivision located approximately at 415 S Worthington Street.**

**Presentation by Community Development Director Bill Cobabe**

Community Development Director Bill Cobabe explained that the request involved a minor amendment to the existing Moody Acres Subdivision plat. He stated the amendment primarily consisted of shifting a few lot lines to accommodate the orderly development and future sale of the property. He explained that the proposal included adjusting the northern lot boundary, aligning the planned future right-of-way along Coach Lane, and retaining the existing two-lot subdivision configuration.

Bill clarified that while the request functioned similarly to a lot line adjustment, it could not be processed as a standard lot line adjustment because the lots are part of an existing recorded plat.

Since the proposed changes impact platted lots, including associated rights-of-way and utility easements, a formal plat amendment was required. He stated staff had worked with the applicant throughout the process and recommended approval of the request.

### **Public Comment**

No comments received

### **Discussion and Consideration**

Chair Sarah Moore invited the applicant, Dean Williams, to speak. Dean explained that the amendment would reduce his mother's lot from approximately three-quarters of an acre to one-half acre. He noted that the original subdivision had been recorded in 2007 and clarified that he had purchased the property afterward. Commissioner Moulton asked whether the property was currently for sale. Dean confirmed that both lots were available, noting that the half-acre lot had previously been his mother's home. He explained that there had been an offer on the property, but they needed to complete the plat amendment process before moving forward.

Chair Sarah Moore asked whether there were any additional questions or concerns from the commission. No concerns were raised.

Dean asked whether the request would move on to City Council for final approval. Chair Sarah Moore confirmed that the Planning Commission's action would be a recommendation to City Council.

**John Montgomery made a motion to recommend approval of the Consideration of the proposed plat amendment for the Moody Acres Subdivision located approximately at 415 S Worthington Street. With the following conditions: The final plat shall be recorded with Tooele County, all required signatures and approvals shall be obtained prior to recordation, and the plat shall comply with all applicable City standards and requirements. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore "Aye," John Montgomery "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

**3. Presentation, Public Hearing, Consideration, and Discussion: Consideration of a proposed General Plan Amendment for parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 to change the land use designation from Low Density Residential to High Single-Family Density Wellstone Subdivision, located near Pear Street and Quirk Street.**

**Presentation by Community Development Director Bill Cobabe**

Community Development Director Bill Cobabe explained that this item differed from the previous items because it was a legislative matter rather than an administrative item. He stated that the Planning Commission's role was to take public comment, carefully consider that feedback, and make a recommendation to the City Council, which would make the final decision. He explained that this item involved amending the General Plan and future land use map to allow for higher density residential development in the area.

Bill emphasized that changing the General Plan is a significant decision and should not be taken lightly because the document reflects the desires and vision of the community. He stated that General Plan amendments should generally occur for two reasons: if a mistake was made in the original plan or if there has been a substantial change in community needs or desires. He encouraged the Commission to consider whether the area had changed enough to justify the amendment and to carefully weigh public input, surrounding development patterns, and the property owners' interests.

Commissioner Moulton asked whether there was anything formal in writing regarding the proposed school site shown on the plan. Bill clarified that there was no formal agreement or letter of intent with the school district at that time.

Commissioner Moulton also asked whether the developer had provided information showing that the number of lots would remain the same if the zoning changed. Bill stated that no information had been submitted indicating anything other than full entitlement under the requested zoning. He explained that if the developer later pursued a Planned Unit Development or density bonus request, those discussions would occur separately.

Commissioner Montgomery asked how much of the surrounding area had transitioned from agricultural uses to residential development in recent years. Bill asked Planning and Zoning Administrator Shelby Moore if she had an estimate. Shelby stated that approximately forty homes had been built in the surrounding area in recent years. She referenced recently approved developments near Elizabeth Cove, Cranberry Street, and Nygreen Street, noting that while development has occurred nearby, there has not been significant development immediately surrounding the subject property. Bill summarized that the area is experiencing active development pressure.

Chair Sarah Moore commented that the area is no longer rural and noted that many nearby homes had been built within the past decade.

Vice Chair Hill asked about the timeline for the City's upcoming General Plan update. Bill stated that the City recently received a \$100,000 grant to help fund an update and explained that the process could take approximately six months to a year once a consultant is selected. Chair Sarah Moore added that the current General Plan was adopted in 2015 and revised in 2020.

Commission members asked additional questions regarding whether the proposal could move forward if the school site did not materialize. Bill reminded the Commission that they should evaluate the request based on the full property being developed under the requested zoning because there was no guarantee the school site would move forward. He explained that future subdivision approvals would still require drainage plans, traffic studies, and infrastructure analysis, and if those issues could not be addressed, the full number of units may not be feasible.

Commissioner Moulton raised concerns that increasing density could accelerate the timeline of the City's transportation infrastructure improvements. Bill agreed that additional growth would impact timelines but noted that the City has planned for future growth through larger roadway corridors.

Commission members also discussed the proximity of existing R-1-12 zoning and asked clarifying questions regarding the future land use map designations. It was clarified that the current General Plan designation allows two dwelling units per acre and the request would allow a higher density designation.

### **Public Hearing**

#### **Email Received 04/21/2026**

Planning and Zoning: Vote No on Future Use/General Plan Amendments!

The citizens of Grantsville would like the planning and zoning quorum to follow the General Plan/Future Use for Grantsville.

The residents' money was used to pay for a very expensive General Plan. Numerous public events were held to get the input from the citizens that already reside here. While the General Plan did not make everyone happy, it at least gave the residents a guideline to rely on for knowing what was in the future for their beloved city.

It is the job of a Planning and Zoning Commission to uphold that General Plan to the best interests of the residents of Grantsville.

Developers need to purchase and develop land that fits their idea of what they want to develop. Instead, they seem to be given a green light by this commission to treat our General Plan/Future Use as "provisional" and "meaningless". They continue to ask for it to be changed into a mismatched patchwork of zoning changes that no longer follow the cohesive design of the General Plan.

If Grantsville's General Plan/Future Use is not a guideline by which the commission follows, why was the taxpayer's money and time wasted on developing that plan?

The city made a contract with the residents by adopting the General Plan. This quorum is able to offer the protections of the General Plan, by stopping amendments to it. Zoning changes should only be recommended if they align with the General Plan as adopted. If anything, it gives this quorum a legal and binding contract for the reason they are not recommending an amendment.

Planning for the future of a city is difficult, yet with the guidelines of our General Plan it should help with that planning. By knowing where infrastructure needs to be increased for future use, where areas need to be set aside for roads, schools, and community areas, and by allowing the residents to plan for that growth and support that growth. I have not seen one post, or one commenter in a meeting support these high-density developments that are popping up everywhere in our city. That alone should tell this commission what the residents of Grantsville want.

Vote No on the General Plan Amendment for the Wellstone Subdivision. It is right in the middle of agriculture, and low-density neighborhoods, and should align with its neighbors.

-Jewels Mack

**Email Received 04/21/2026**

To the Planning Commission.

I am writing in regarding to the public hearing that increases the density of homes along Quirk Street and Pear Street -the Wellstone Subdivision.

I am a resident of South Willow Estates. While it's sad to see the fields turn into homes, I understand the developer has his rights. I am, though, very concerned about the increased traffic that will be on Quirk Street and Durfee Street and Willow Street. A common theme is that we allow an area to be developed and do not upgrade the infrastructure to go with it. Yes the traffic will increase already with 1/2 acre lots. But you are doubling the traffic by allowing 1/4 lots or multi-housing. If this occurs, please make the developer pay for a two lane each direction road on Quirk Street. A turning lane will not be sufficient. This road already was not built very well and will crumble in no time. We already have a large development occurring on the other side of Quirk street that will add to the traffic and Quirk is going to become a major road which will add traffic to Durfee Street, Willow Street and Pear Street. Will Nygreen Street go through the field for these homes?

I understand the state's requirements for a percentage of multi-housing. We have already built some and approved for more to be built. This is not the area for that. Please stick to the currently approved zoning and do not add more homes and cars here. Please consider the residents in this area. Please do not allow this increase in homes.

Thank you,

Corinna Mathis

**Email Received 04/20/2026**

To the Grantsville City Planning Commission:

I stand in opposition to Agenda Item 3—the proposed amendment to change the land use designation near Pear and Quirk from Low Density Residential to High Single-Family Density.

When I served on City Council, I helped lead the 2020 revision and ratification of our current General Plan. I know this map. I know the intent behind it. And this amendment departs from both.

First, it contradicts the plan's core principle: placing higher density closer to the city center. Developments with half-acre lot or larger minimums like South Willow and Mountain Meadows reflect that vision. This does not.

Second, it sets a precedent. Approving this invites a cascade of similar requests. We have seen it before—where incremental changes eroded the integrity of the plan.

Third, doubling density means doubling traffic, noise, and strain on infrastructure—at the expense of the safety and character of this neighborhood.

Fourth, the city is under no obligation to amend the General Plan at this time—especially to accommodate a single development.

Fifth, I understand the need for affordable housing. My own adult children face that challenge. But this is not the right location. Our plan already identifies appropriate areas closer to the city center.

And finally, if smaller lots are desired, a Planned Unit Development—with large and small lots still amounting to the same total lower density—offers flexibility without abandoning the plan's intent.

I urge you to deny this amendment. If the city chooses to revisit the General Plan, do so deliberately—holistically—not through piecemeal changes that compromise the vision we worked so hard to establish.

Sincerely,

Jewel Allen

**Email Received 04/18/2026**

This property is currently zoned for 1/2 acre lots. And should be left as so. This is in alignment with the city land use and general plan. With well over 8,000 housing units already approved for high density there is no need for any more. Remember the the community told you what they wanted a few years ago. A few high density area we get but enough is enough. Zoning laws are to protect us against encroachment. This is exactly that.

Please start supporting the community and not the developers. Ms. Ackman please pass on to planning commission- I could not find emails for each of them. Thank you, Norma Fox

### **Email Received 04/18/2026**

Input provided for consideration toward the proposed change to land use designation from Low Density Residential to High Single-Family -Density Wellstone Subdivision.

I live at 496 South Quirk Street and oppose this change for the followings reasons.

Major change in my neighborhood from mostly agricultural to mostly high density housing.

Major increase in traffic, noise and population.

Major expense to expand infrastructure to include roads, sidewalks and utilities.

If High Density Housing is needed in Grantsville it should be built much closer to main Street to minimize the costs of required infrastructure expansions and to place a major population center closer to available services.

Thank for your consideration - Scot Bridges

### **Comments Received After the Deadline**

### **Email Received 04/21/2026**

I am writing to express my strong opposition to the proposed rezoning of the hayfield on Quirk Street adjacent to Hollywood for high-density housing/higher-density homes or townhomes.

This land was originally zoned for single-family units, and the surrounding infrastructure is not suitable for higher density housing. My concerns regarding this proposal are as follows:

1. Traffic and Safety: The roads leading into this area are narrower and not equipped to handle the significant increase in traffic that high-density housing would bring. This poses a safety risk for current residents & children going to and from school.
2. Water Resources: Our community already faces concerns regarding water availability and infrastructure. Adding a high volume of new homes will put an unsustainable strain on our local water supply which is already among the top complaints the city has as it is.

3. Community Character: While I understand the need for housing, more homes are not always better. This development would fundamentally alter the character of our neighborhoods and overwhelm our current resources.

I urge the council to uphold the original zoning for single-family units and prioritize the safety and sustainability of our existing community.

Thank you,  
Amber Thorsen  
Grantsville Resident

### **Email Received 04/21/2026**

I understand that more and more people are moving out here. I hated it at first of course but there's nothing we can do about it. I do not like the high density zoning proposal on Quirk. I am alright with that zoning being for the low density. Bigger homes equals less people. And usually a better quality of people. We really don't need Grantsville to be the next Tooele even though it's slowly turning into that already. It doesn't make sense to me that we're building more and more houses out here still and not bringing in more businesses and making new roads. I was also against the road they had talked about years ago that lined south willow estates that came out around deseret peak. But now I'm for it. It needs to be done to accommodate the growth. This town needs to focus more on infrastructure instead of more and more houses. Thank you.

Matt Kennedy

**Wade Sandberg:** Wade Sandberg was present to comment on this item. He stated that he lives at 345 East Pear Street and explained that the area from Pear Street to Hollywood and from Kirk Street to Willow has consisted of half-acre lots for at least thirty years. He noted that when he built his home thirty years ago, the entire area was developed with half-acre lots. He stated that multiple master plans have been completed over the past twenty-five years and questioned why the City continues to change the plan after going through the effort of adopting it. He clarified that he is not opposed to smaller lots or higher-density development and referenced a prior development he worked on that used a Planned Unit Development model to allow smaller lots while preserving open space. He stated that this approach helped maintain the rural character of the area. He also stated that he believes there are better locations for a school and offered to help identify other land opportunities. He explained that in a previous development he helped donate land for a school without requiring additional density. He stated that there are ways to preserve the rural feel of Grantsville without transitioning the area to quarter-acre lots.

**Jewel Allen:** She stated that she lives at 360 North Race Street and stands in opposition to Agenda Item Three. She stated that while serving on City Council she helped lead the 2020 revision and adoption of the current General Plan and stated that she understands the map and the intent behind it based on community feedback. She stated that this amendment departs from both. Jewel Allen stated that the proposal contradicts the General Plan's core principle of placing

higher density closer to the city center. She stated that developments with half-acre lots or larger minimums, including South Willow and Mountain Meadows, reflect that vision. She stated that approving this request would set a precedent and invite similar requests in the future. She stated that the City has seen incremental changes erode the integrity of the General Plan over time. She stated that doubling density means doubling traffic, noise, and strain on infrastructure at the expense of neighborhood safety and character. She stated that the City is under no obligation to amend the General Plan at this time, especially to accommodate a single development. Jewel Allen stated that she understands the need for affordable housing and noted that her own adult children face those challenges. However, she stated that this is not the right location and that the General Plan already identifies more appropriate areas closer to the city center. She stated that if smaller lots are desired, a Planned Unit Development with both large and small lots could provide flexibility without abandoning the original intent of the General Plan. She urged the Commission to deny the amendment.

**Catherine Stefan:** Catherine Stefan was present to comment on this item. She stated that she lives at 106 McMichael Avenue and moved to Grantsville in 2020. She stated that she commutes to Salt Lake for work and described the commute as difficult. After reviewing the map and seeing continued changes proposed year after year, she stated that she believes another revision should be completed with additional information related to water, traffic, sewer, and overall infrastructure. She stated that with continued population growth, the City should first consider safety needs, including additional police services, emergency services, and medical access. She noted that residents currently have to travel to Tooele for medical care. She also stated that traffic between Grantsville and Salt Lake City can leave people stranded for several hours when accidents occur and stated that these issues should be seriously considered before bringing in additional population growth. She stated that she supports growth but believes infrastructure concerns should be addressed first.

**Scott Bridges:** Scott Bridges was present to comment on this item. He referenced a previously submitted email outlining his concerns. He expressed opposition to the proposed changes and questioned the proposed school location, asking how close the property is to Willow Elementary School, Grantsville High School, and Grantsville Junior High School. He stated that he does not believe this is the right location for another school. He explained that the proposal would significantly change his neighborhood by shifting it from primarily agricultural uses to high-density development. He noted that the area has already experienced substantial growth and raised concerns that an estimated ten vehicle trips per day per home could create significant traffic impacts. He stated that adding this many lots may require widening Kirk Street and noted that the road currently does not have a center line. He questioned who would be responsible for funding transportation improvements. He also noted that sidewalks in the area are limited and stated that if higher-density housing is needed in Grantsville, it should align with the General Plan and be located closer to Main Street and existing services.

**Rachel Talbot:** Rachel Talbot was present to comment on this item. She stated that she has an interest in the property and noted that she does not know who owns all of the lots or how much they have invested in them. She stated that those property owners should also be considered. She expressed concern that there has not been enough discussion regarding whether existing infrastructure can support additional homes in the area. She specifically referenced water supply, reservoir capacity, and other infrastructure concerns. She also raised transportation concerns and explained that many areas in Grantsville only have one road for entering and exiting neighborhoods. She stated that future planning should ensure there are enough roads throughout the area to help reduce traffic concerns.

**Marlon Spencer:** Marlon Spencer was present to comment on this item. He referenced a previously submitted letter in opposition and identified himself as a resident of 140 South Katrina. He expressed opposition to the request and stated that it does not appear consistent with the General Plan. He recalled attending multiple meetings at Grantsville High School during the General Plan process and stated that those discussions were taken seriously. He explained that maintaining half-acre lots from Durfee Street back was an important part of those discussions. He questioned why the City adopts a General Plan if it does not intend to follow it. While he stated that he is not entirely opposed to growth, he does not believe this area is appropriate for quarter-acre lots. He also stated that unless there is a finalized agreement for a school, he remains concerned about approving the request.

**Michelle Murray:** Michelle Murray was present to comment on this item. She stated that she her property backs up to the subject property. She explained that she was not notified about the meeting and instead learned about it through Facebook. She stated that she and her family moved to Davis County after being priced out and later relocated to Grantsville. She acknowledged that residents do not own the subject property but stated that the proposal would add a large number of homes to an area already experiencing significant development. She referenced nearby developments and questioned why additional high-density development is being proposed when other developments have not yet fully sold. She raised concerns about water supply and asked where culinary water would come from. She also questioned sewer capacity. She stated that she does not believe the proposal would solve affordability issues because home prices in Grantsville continue to rise. She explained that her adult children had planned to move to the area but can no longer afford to do so because housing prices have increased significantly. She also expressed concern that continued development could eventually impact rural housing loan programs. She stated that increased traffic could require road widening, which would affect existing homeowners. She also raised concerns about school capacity and the future cost of school construction. She stated that she believes growth is occurring too quickly.

**Lisa:** Lisa attempted to provide public comment remotely but experienced technical difficulties and was unable to provide comments.

## **Discussion and Consideration**

Following public comment, Jason Harris with Fieldstone Homes responded to concerns raised during the public hearing. He stated that developers are responsible for constructing roads and infrastructure associated with their developments. He explained that the subject property already includes a planned roadway with nearly a 100-foot right-of-way that is designed to handle significant traffic volumes, including more traffic than would be generated under half-acre zoning. He stated that under City code, developers are required to construct adjacent roadway improvements and stated that the development would provide connectivity, infrastructure improvements, and additional housing opportunities.

Commissioner Montgomery asked for clarification regarding the proposed school site and whether discussions with the school district. Jason Harris stated that the school site should not be a factor in the current discussion and explained that no formal agreement exists with the school district. He stated that if discussions progress in the future, that would be addressed separately. Commissioner Montgomery stated that he wanted to ensure the Commission was not basing its decision on the school proposal.

Commissioner Moulton asked whether Fieldstone currently owned the property. Jason Harris stated that Fieldstone was under contract for the property and explained that the company considered that to be controlling the property. Commissioner Moulton noted that homes could still be developed on the property under the existing zoning and stated that the primary question was how many homes would ultimately be built.

Jason Harris stated that the difference between half-acre lots and the proposed lot sizes was not as significant as some had suggested. He stated that half-acre zoning would yield approximately two units per acre while the proposed lots would yield approximately three units per acre. He reiterated that the visual difference would be minimal because frontage requirements remain similar.

Commission members asked for clarification regarding the total number of homes that could be built under the proposal. Jason Harris estimated that the development could yield approximately 250 to 280 homes. Planning and Zoning Administrator Shelby Moore clarified that the calculations being discussed involved both gross and net density and stated that the Commission needed accurate numbers. She explained that based on gross calculations, the site could allow approximately 406 dwelling units, but after accounting for roads, open space, and infrastructure requirements, the estimated net density would be closer to approximately 270 dwelling units. She stated that half-acre lots would yield approximately 135 homes, creating a difference of roughly 60 to 70 additional homes.

Chair Sarah Moore asked clarifying questions regarding infrastructure requirements, including roads, drainage, utilities, and other development standards. Shelby confirmed that all of those improvements would be required regardless of zoning.

Jason Harris stated that if the school district does not move forward with purchasing property, future plans would be addressed through a separate Planned Unit Development application that would include more details. He emphasized that the current request was only for the General Plan amendment and future zoning request.

Commissioner Moulton stated that the issue is complicated and acknowledged the challenges of balancing housing affordability, growth, and preserving community character. He stated that while he understood the need for additional housing options, he believed there were still many unanswered questions.

Vice Chair Hill stated that he agreed with many of the applicant's comments regarding housing needs and future growth pressures. However, he stated that he was not comfortable amending the General Plan for a single project. He explained that he believes the broader discussion should occur through the upcoming General Plan update process so the entire community can participate rather than making piecemeal changes. He stated that for that reason, he opposed the amendment at this time.

Commissioner Montgomery stated that he agreed with Vice Chair Hill and noted that while the proposal may create more affordable housing options, there are already areas within the current General Plan where that type of housing can occur. He stated that he was not comfortable changing the General Plan for this specific development and believed those conversations should occur through a full General Plan update.

Commissioner Moulton stated that he supports property owners developing their land within the existing regulations but agreed that he was not comfortable changing the General Plan at this time.

Chair Sarah Moore provided comments regarding the future growth of Grantsville and stated that she believes the city center is already shifting south due to recent commercial development. She discussed limitations created by wetlands, the need to diversify housing stock, and the long-term needs of the community. She also discussed concerns regarding school capacity and stated that future school facilities will need additional land. While she acknowledged concerns regarding traffic and neighborhood impacts, she stated that she believed the Commission also needed to consider long-term growth opportunities and broader community needs.

Vice Chair Hill reiterated that while he agreed growth discussions are necessary, those decisions should occur through a broader community planning process rather than through a single amendment request.

Chair Sarah Moore opened the item for consideration and asked whether there was a difference between tabling the item and recommending denial. Community Development Director Bill Cobabe explained that tabling the item would bring it back to the Planning Commission at a later date, while a recommendation would move the item forward to City Council. He noted that the applicant would likely prefer a definitive recommendation.

**Cameron Moulton made a motion to recommend denial of the consideration of a proposed General Plan Amendment for parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 to change the land use designation from Low Density Residential to High Single-Family Density Wellstone Subdivision, located near Pear Street and Quirk Street. Based on the findings outlined in the staff report. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Nay,” John Montgomery “Aye,” Gerry Merrill “Nay,” Jason Hill “Aye,” Cameron Moulton “Aye.” The motion passed 3 to 2.**

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

#### **Presentation by Community Development Director Bill Cobabe**

Community Development Director Bill Cobabe explained that this item was the rezone portion of the discussion following the General Plan Amendment request. He clarified that zoning and the General Plan do not always have to align exactly and reminded the Commission that both the Planning Commission and City Council have broad legislative discretion when making zoning decisions. He explained that the standard is whether a reasonable person reviewing the evidence and discussion could reach the same conclusion. Bill also noted that the Commission was not bound by its recommendation on the previous item and could make an independent recommendation on the rezone request.

#### **Public Hearing**

**Jewel Allen:** Jewel Allen was present to comment on this item. She thanked the Commission for the previous discussion and stated that she continued to support denial of the rezone request for the same reasons discussed during the prior item. She expressed concern about making a piecemeal decision for a single property and emphasized that the Commission has an opportunity to shape future development decisions. She stated that these decisions have a ripple effect and encouraged the Commission to consider how approving the request could make it more difficult to deny similar requests in the future.

**Marcus Spencer:** Marcus Spencer was present to comment on this item. He reiterated his earlier concerns and stated that the City needs to follow the General Plan. He stated that if the General Plan needs to be changed, residents should be involved in that process and have an opportunity to provide input. He stated that approving both the General Plan amendment and rezone would continue a pattern of changes and questioned what the next change would be. He emphasized that the General Plan should be reevaluated with community input before moving forward.

**Catherine Stefan:** Catherine Stefan was present to comment on this item. She reiterated her previous comments and stated that the development should be delayed until the General Plan revision is completed. She stated that additional residents need an opportunity to speak up and provide input. She also questioned how future development could financially impact residents through taxes in the long term.

**Michelle Murray:** Michelle Murray was present to comment on this item. She reiterated the concerns she raised earlier and stated that many residents feel attending meetings does not matter because they believe decisions are made regardless of public input. She referenced comments she had seen on Facebook from residents who feel frustrated and believe their voices are not being heard. She stated that the City should do a better job informing residents about meetings because many people were unaware the meeting was taking place. She stated that more residents likely would have attended if they had known.

**Casey Marriott:** Casey Marriott was present to comment on this item. She provided additional perspective regarding housing affordability and stated that a \$700,000 home would create an estimated monthly principal and interest payment of approximately \$4,200 before taxes. She expressed concern that taxes may continue to increase as infrastructure demands grow. She stated that many families and seniors on fixed incomes would struggle to afford those costs. She also explained that resale has become more difficult because developers are offering incentives that make it harder for existing homeowners to compete when selling their homes. She questioned prior statements regarding potential savings of approximately \$84,000 and stated that seller concessions are limited depending on loan programs. She also noted that certain loan programs, including Federal Housing Administration and United States Department of Agriculture loan programs, have limitations that can make homes unaffordable. She stated that she wanted the Commission to understand what affordability looks like for families in the community.

**Lisa Lingwall:** Lisa Lingwall was present online to comment on this item remotely. She stated that she lives at 189 East Elizabeth Cove and explained that her backyard is near Kirk and Pear Streets, making the issue directly impact her property. She stated that when she moved to Grantsville, she understood growth would occur but believed it would be more spread out. She stated that while the applicant discussed how the development may not appear significantly different from the street, each additional home would bring more vehicles and traffic. She questioned who would pay for future roads and schools and stated that residents are already

feeling financially burdened by taxes related to schools. She expressed concerns regarding roads, infrastructure, and water and stated that she believes the growth is irresponsible. She also stated that many residents feel discouraged from attending meetings because they believe their concerns are ignored and decisions are made regardless of public input. She expressed frustration with how development decisions are being handled.

**Carrie Unknown:** Carrie was present online to comment on this item remotely. She raised concerns about the safety of children attending nearby schools and stated that additional traffic would create safety concerns for students walking to school. She explained that portions of Kirk Street do not currently have sidewalks and stated that she has personally seen children walking in unsafe areas where sidewalks end. She asked who would be responsible for protecting children's safety if additional traffic is added.

**Rachel Talbot:** Rachel Talbot was present to comment on this item. She stated that she was concerned about differences in tax burdens between the two zoning designations. She questioned whether smaller lots would create higher taxes per unit and stated that this was her primary concern.

**Brian Johnson:** Brian Johnson was present to comment on this item. He stated that he recently moved to Grantsville from South Jordan and wanted to provide a different perspective. He stated that while a \$700,000 home may sound expensive in Grantsville, that price is common in many surrounding communities. He stated that what drew his family to Grantsville was the opportunity to have more space and get away from larger city environments. He stated that Grantsville represents a slower pace of life and a more rural community atmosphere. He stated that half-acre lots would still attract buyers and expressed concern that increasing density could change what makes Grantsville unique.

## **Comments Received After the Deadline**

### **Email Received 04/21/2026**

I am writing to formally submit my objection to the requested rezoning of the Quirk Street hayfield from single-family residential to high-density housing.

As a resident, I have serious concerns about the long-term impact of this change on our local infrastructure. Specifically:

- Road Infrastructure: The existing access roads were never intended to support the high volume of traffic generated by multi-family or high-density developments. Increased congestion will lead to safety issues of current residents and accelerated road wear.

- Water Security: We are already managing concerns regarding our water supply. Adding a high-density development would significantly increase the burden on our water system, potentially affecting the reliability and availability of service for all neighbors.

- Zoning Integrity: The original zoning for single-family units was established to ensure balanced growth. Deviating from this plan now would disregard the capacity limits of our current neighborhoods.

I ask the planning commission to consider the strain this will place on our essential services and to deny the rezoning request.

Thank you,  
Dallas Thorsen

**Email Received 04/21/2026**

To whom it may concern,

Please keep Grantsville farming community. Do not rezone quirk for high density housing.

Jamie Whittaker

**Email Received 04/21/2026**

To whom it may concern,

I am writing to express my strong opposition to the proposed rezoning of the hayfield on Quirk Street adjacent to Hollywood for high-density housing/higher-density homes or townhomes.

This land was originally zoned for single-family units, and the surrounding infrastructure is not suitable for higher density housing. My concerns regarding this proposal are as follows:

1. Traffic and Safety: The roads leading into this area are narrower and not equipped to handle the significant increase in traffic that high-density housing would bring. This poses a safety risk for current residents & children going to and from school.

2. Water Resources: Our community already faces concerns regarding water availability and infrastructure. Adding a high volume of new homes will put an unsustainable strain on our local water supply which is already among the top complaints the city has as it is.

3. Community Character: While I understand the need for housing, more homes are not always better. This development would fundamentally alter the character of our neighborhoods and overwhelm our current resources.

I urge the council to uphold the original zoning for single-family units and prioritize the safety and sustainability of our existing community.

Thank you!  
Joshua Poulsen

## **Discussion and Consideration**

Commissioner Moulton clarified that General Plan amendments are not voted on by the public and asked staff to explain the process. Community Development Director Bill Cobabe confirmed that General Plan amendments are not subject to public referendum, but public comments are considered during the process. Commissioner Moulton also reminded residents that the state public notice website allows individuals to sign up for email notifications regarding public hearings.

Chair Sarah Moore explained the City's noticing process and stated that mailed notices are sent based on radius reports provided through Tooele County. Carrie clarified that notices are mailed through regular mail approximately ten days prior to the meeting.

Commissioner Montgomery stated that he did not believe the Commission was in major disagreement with the applicant but felt the timing was wrong. He stated that the City is preparing to update the General Plan and believed that process should occur before making zoning changes. He stated that additional public input and updated planning information would be beneficial.

Vice Chair Hill stated that he was not opposed to future changes but agreed that the process should be different. He stated that he was not comfortable supporting the rezone at that time.

Commissioner Moulton stated that moving from R-1-21 to R-1-12 felt too drastic. He stated that he would be more comfortable with something closer to R-1-15 because he believed the current request allowed too much flexibility for density. He stated that he believed the proposal moved too far in one direction.

Jason Harris returned to the podium and responded to affordability concerns. He presented housing affordability data and stated that housing prices have significantly outpaced income growth. He stated that delaying additional housing opportunities would continue making affordability problems worse. He stated that municipalities must make difficult decisions now to create more attainable housing opportunities.

Commissioner Moulton asked whether Fieldstone offers more budget-friendly housing products. Jason Harris stated that Fieldstone can provide more affordable product types when municipalities allow flexibility related to setbacks, lot sizes, and development standards. He discussed efforts Fieldstone has made in other communities to create affordability-focused housing ordinances.

Jason Harris also discussed long-term infrastructure costs and stated that denser development near core infrastructure can lower replacement costs over time by increasing taxable value while

using existing infrastructure more efficiently. He emphasized that housing affordability and infrastructure planning are closely connected.

Chair Sarah Moore expressed appreciation for the applicant's comments and discussed the broader housing affordability challenges facing communities. She stated that many residents want affordable housing while also opposing density. She stated that balancing those competing priorities is difficult. She discussed infrastructure planning, environmental constraints related to wetlands, and the need for future housing opportunities. She stated that each development request is unique and should be evaluated individually. She stated that she believed the proposed increase of approximately 30 to 40 additional homes remained compatible with the surrounding neighborhood.

Commissioner Montgomery reiterated that he was not opposed to future consideration but believed the issue should be addressed through the broader General Plan update process rather than immediately.

**Jason Hill made a motion to recommend denial of the consideration of a proposed rezone of parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 from R-1-21 to R-1-12 for the Wellstone Subdivision, located near Pear Street and Quirk Street. John Montgomery seconded the motion. The vote was as follows: Sarah Moore "Nay," John Montgomery "Aye," Gerry Merrill "Nay," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed 3 to 2.6. Approval of minutes from the March 17, 2026 Planning Commission Regular Meeting.**

## **5. Presentation, Public Hearing, Discussion, and Consideration: Consideration of the proposed amendments to the Parks and Transportation Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.**

### **Presentation by Robert Rousselle with Ensign**

Robert Rousselle with Ensign Engineering and Surveying clarified that transportation was not included in the proposed amendments because the City is waiting for the completion of the transportation master plan before finalizing transportation-related impact fees. He explained that the amendments only included drinking water, public safety, parks, wastewater, water rights acquisition, and storm drainage.

Robert explained that the plans are updated annually and that staff begins reviewing projects each December before bringing the amendments to the Planning Commission and City Council. He stated that impact fees require a ninety-day waiting period after City Council approval before they can go into effect. He also explained that developer-driven projects are shown in the plans for future planning purposes but are intentionally excluded from impact fee calculations to help keep fees competitive.

Robert stated that population projections were adjusted to be more conservative based on historical growth trends, recent permit activity, and census data. He explained that the City anticipates growing by approximately 6,000 residents over the next ten years, bringing the projected population to approximately 23,192 residents. He also explained that commercial growth projections were adjusted because previous projections were higher than actual growth trends.

Robert reviewed the drinking water section and explained that indoor water usage is based on actual City usage data while outdoor usage remains based on state standards due to recurring irrigation shortages when Grantsville Irrigation Company runs out of water later in the season. He explained that the City keeps outdoor projections slightly higher to account for those shortages.

Commissioner Montgomery asked whether drought conditions have required the City to improve wells. Robert explained that wells are periodically rehabilitated through cleaning and maintenance and stated that if rehabilitation increases capacity due to growth demands, those costs may be impact fee eligible.

Chair Sarah Moore asked clarifying questions regarding the water pressure zone map after noticing what appeared to be a gray section on the map. Community Development Director Bill Cobabe clarified that the appearance was caused by the map background.

Robert reviewed upcoming water projects and explained that the Bates Well is being constructed by Ivory Homes and is expected to produce between 1,000 and 2,000 gallons per minute once testing is completed. He also explained that a new two-million-gallon water tank near Northstar is expected to be operational by mid-June once the associated water line is completed.

Robert explained that drinking water impact fees increased slightly due to reduced population projections. He then reviewed public safety projects and explained that a future satellite fire station and ladder truck remain identified in long-term planning documents but were removed from current impact fee calculations, which reduced public safety impact fees.

Chair Sarah Moore asked about the projected cost of a future fire station, and Robert explained that a ladder truck alone could cost approximately \$1 million and that future fire stations could cost several million dollars.

Robert reviewed park improvements and explained that several projects were updated based on current construction costs, including improvements at Scenic Slopes Park. He stated that park impact fees decreased slightly due to project timing adjustments and recently completed improvements. He also explained that developers constructing their own parks may receive impact fee credits.

Robert reviewed wastewater improvements and explained that major projects include the West Bench interceptor improvements and the new wastewater treatment facility, which recently held a pre-construction meeting. He stated that wastewater impact fees increased slightly due to project costs.

Robert reviewed water rights acquisition and explained that fees increased slightly due to updated calculations for multi-family and townhome developments. Vice Chair Hill questioned how water right pricing was determined and asked whether the numbers were based on local market sales. Robert explained that the estimates were based on available market data but acknowledged that water right pricing remains highly variable. Multiple commissioners noted that current water right costs may be higher than what is reflected in the study.

Robert reviewed storm drainage and explained that the City currently does not charge impact fees for storm drainage because developers typically construct their own retention systems. He stated that future regional stormwater infrastructure could potentially justify impact fees in the future.

Commissioner Moulton asked whether the City frequently receives challenges to its impact fees. Bill Cobabe explained that impact fees are heavily regulated by state law and require extensive documentation, local data, and project-specific analysis to defend them if challenged. He stated that the City attempts to avoid becoming an outlier compared to surrounding communities.

Commissioner Moulton asked whether the City offers many impact fee waivers. Bill explained that the City typically does not offer waivers and discussed how some communities, such as Riverdale, operate differently due to higher levels of commercial activity.

Chair Sarah Moore complimented the presentation and noted that the comparison data was helpful. Commissioner Moulton asked why the item had been presented the previous week and again during this meeting. Bill explained that the previous presentation served as an introduction and the current meeting was for formal action.

### **Public Hearing**

No public comments received

### **Discussion and Consideration**

**Gary Merrill made a motion to recommend approval of the consideration of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” John Montgomery “Aye,” Gerry Merrill “Aye,” Jason Hill “Aye,” Cameron Moulton “Aye.” The motion passed unanimously**

## **6. Approval of minutes from the March 24, 2026 Planning Commission Training Meeting.**

**Gary Merrill made a motion to recommend approval of Approval of minutes from the March 24, 2026 Planning Commission Training Meeting with the redaction of pages 342-346 from the packet. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” John Montgomery “Aye,” Gerry Merrill “Aye,” Jason Hill “Aye,” Cameron Moulton “Aye.” The motion passed unanimously**

## **7. Report from City Staff.**

Community Development Director Bill Cobabe reminded the Planning Commission that the upcoming planning conference will be held on September 10 and 11 at the Davis Conference Center in Davis County and stated that additional details would be provided as the event gets closer. Bill also advised the Commission that additional projects and events would be coming up in the future and encouraged members to stay tuned for more information.

Chair Sarah Moore reminded everyone to sign up for the upcoming rodeo grounds cleanup. Bill thanked staff members for their continued assistance and acknowledged Shelby for her support and guidance to the Planning Commission.

Commissioner Moulton suggested adding a visible timer for public comments to make time limits clearer for speakers and reduce awkwardness during meetings.

## **8. Open Forum for Planning Commissioners.**

Commissioner Moulton asked about the recent turnover on the Planning Commission and noted that with three newer members, he sometimes reflects after meetings and feels that additional experience would help him know what questions to ask during discussions. He asked how three seats became vacant in such a short period of time.

Community Development Director Bill Cobabe explained that some previous commissioners stopped attending meetings or decided they no longer wanted to participate.

City Council Member Rhett Butler added that commissioner terms vary and turnover can happen based on appointment cycles. He noted that some seats became available due to normal term changes and other circumstances.

## **9. Report from City Council.**

City Council Member Rhett Butler thanked the Planning Commission for their service and dedication to representing the residents of Grantsville.

He informed the Commission about a recent City Council discussion regarding a concept plan for Sun Sage Terrace Subdivision Phases 4 through 6. He explained that the project has a lengthy history and has gone through multiple iterations, including prior public outreach efforts. He stated that City Council had previously directed the applicant to return with a proposal that aligned more closely with the General Plan's half-acre lot expectations.

Council Member Butler explained that the revised concept plan includes several lots that are slightly under a half-acre, with approximately forty-four lots falling within roughly 1,000 square feet of the half-acre requirement. He stated that City Council was comfortable with the proposal due to the minimal deviation and the developer's dedication of right-of-way for the planned 108-foot Nygreen corridor, which supports long-term transportation connectivity on the west side of the city.

Vice Chair Hill asked how water service would be provided to the development. Council Member Butler explained that the proposal currently contemplates culinary water service and noted that additional utility details would be addressed later in the development process.

Chair Sarah Moore asked whether secondary water shares were still available. Council Member Butler explained that while there may still be water available, no additional secondary water shares are being split. Community Development Director Bill Cobabe clarified the distinction between purchasing water rights and purchasing access to groundwater resources.

Council Member Butler encouraged commissioners to review the project history before the item comes before them and suggested they contact Shelby with questions regarding previous discussions and direction provided on the project.

Commissioner Montgomery asked how the lot size deviation would be approved if the proposal does not fully comply with zoning requirements. Council Member Butler suggested a variance may be necessary.

City Attorney Tysen Barker clarified that a variance would require a hardship finding and questioned what legal mechanism would be used to address the deviation. He suggested that a development agreement amendment or another formal mechanism may be necessary to properly document any negotiated concessions.

Council Member Butler explained that City Council viewed the developer's right-of-way dedication as a hardship consideration because it prevented the need to acquire right-of-way from existing adjacent property owners.

Chair Sarah Moore asked whether another zoning designation could be used, but Council Member Butler clarified that the property remains zoned R-1-21. He explained that a prior Planned Unit Development proposal with mixed housing types and open space was previously

rejected following community feedback and City Council direction to return with a proposal more consistent with the General Plan.

Community Development Director Bill Cobabe noted that additional discussions would likely occur in the future as the project continues moving forward.

Commissioner Moulton also asked whether Planning Commission members were expected to attend the upcoming transportation open house. Bill Cobabe stated attendance was optional and clarified that no formal action would be taken at that meeting.

## **10. Adjourn.**

**Cameron Moulton made a motion to adjourn. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” John Montgomery “Aye,” Gary Merrill “Aye” and Cameron Moulton “Aye.” The meeting adjourned at 11:00 p.m.**

**Action Summary:**

<b>Agenda Item</b>	<b>Item Description</b>	<b>Action</b>
#1	Consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage.	Approved
#2	Consideration of an appeal by Teresa Outzs of the Zoning Administrator's denial of a Kennel Permit (six (6) dogs) and a Conditional Use Permit (twelve (12) chickens, hens only) at 176 E Elisabeth Court, located in the R-1-21 zoning district, due to failure to meet open space requirements.	Approved
#4	Consideration of a Request for a Second Extension of the Matthews Meadows Subdivision Phase 2 Plat Approval.	Approved
#5	Approval of minutes from the April 7, 2026 Planning Commission Regular Meeting.	Approved

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON MAY 5, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

**Commission Members Present:** Chair Sarah Moore, Vice Chair Hill, Commissioner Moulton, Commission Merrill, Commissioner Montgomery

**On Zoom:**

**Commission Members Absent:**

**Appointed Officers and Employees Present:** Planning and Zoning Administrator Shelby Moore, Community Development Director Bill Cobabe, City Council Member Derek Dalton, Sargent Sager, City Planner/GIS Analyst Tae-Eun Ko, Fire Marshal Nicholas Critchlow, City Attorney Tysen Barker, City Recorder Alicia Fairbourn, Mayor Heidi

**Hammond On Zoom:**

**Citizens and Guests Present: Teresa Ouzts, Jana Silva, Tru Lee**

**Citizens and Guests Present on Zoom: Unknowns**

**Commission Chair Sarah Moore called the meeting to order at 7:00PM.**

**PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, May 5, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**AGENDA**

**1. Presentation, Public Hearing, Discussion, and Consideration: Consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage.**

**Presentation**

Planning and Zoning Administrator Shelby Moore presented a proposed amendment to Section 4.5 regarding lot depth and width requirements. She explained that the current code states that no lot may be more than three times as long as it is wide.

Shelby Moore stated that the current standard creates an issue in the R-1-21 zoning district. She explained that an R-1-21 lot requires a minimum lot area of 21,780 square feet and a minimum frontage of 70 feet. Under the current three-to-one length-to-width ratio, a lot with 70 feet of frontage could only be 210 feet deep, resulting in approximately 14,700 square feet, which would not meet the required half-acre lot size. She noted that this means lots in the R-1-21 zone would need to be wider than the minimum frontage requirement in order to comply.

Shelby Moore explained that she is proposing to revise the language so that the three-to-one lot depth standard applies only to lots containing 14,000 square feet or less. She stated that this amendment would primarily capture smaller-lot zoning districts, such as R-1-12, RM-7, and RM-15, while avoiding conflicts with larger half-acre lots in the R-1-21 zone.

**Public Comment**

No comments received

## **Discussion and Consideration**

Commissioner John Montgomery asked how the proposed amendment came about. Planning and Zoning Administrator Shelby Moore explained that the issue became apparent during plan review. She stated that when reviewing half-acre lots, the current three-to-one lot depth requirement raised questions about how an applicant could meet the required lot square footage while also complying with the maximum lot length standard. She noted that, as currently written, the standard does not work well for larger lots such as those in the R-1-21 zoning district.

**Cameron Moulton made a motion to recommend approval of the consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage. John Montgomery seconded the motion. The vote was as follows: Sarah Moore “Aye,” John Montgomery “Aye,” Gerry Merrill “Aye,” Jason Hill “Aye,” Cameron Moulton “Aye.” The motion passed unanimously.**

**2. Presentation, Public Hearing, Discussion, and Consideration: Consideration of an appeal by Teresa Outzs of the Zoning Administrator’s denial of a Kennel Permit (six (6) dogs) and a Conditional Use Permit (twelve (12) chickens, hens only) at 176 E Elisabeth Court, located in the R-1-21 zoning district, due to failure to meet open space requirements.**

### **Presentation**

Planning and Zoning Administrator Shelby Moore presented the item, explaining that a notice was sent to the applicant on January 14 regarding the number of animals on the property and the property’s failure to meet the required open space standards. She stated that the applicant subsequently applied for a kennel permit and conditional use permit; however, because the property did not meet the open space requirements, the applications were denied. Shelby Moore explained that the matter was before the Planning Commission for consideration of whether to uphold the Zoning Administrator’s decision or allow the requested animals despite the open space deficiency.

Shelby Moore reviewed the open space analysis, explaining that a 100-foot radius setback from surrounding residential homes leaves approximately 1,000 square feet of qualifying open space on the property. She noted that although the property itself is large, the required setback significantly limits the area that may be counted toward the open space requirement.

Commissioner Moulton asked whether the animals would be required to be housed only within the qualifying open space area if the property met the required square footage. Shelby Moore confirmed that the animals are required to be housed only within the qualifying open space area.

Vice-Chair Jason Hill asked for clarification regarding the number of animals permitted under the current code and where those requirements could be reviewed. Shelby Moore explained that the kennel requirement for six dogs would require 9,000 square feet of open space. She further stated that the poultry request would require 1,400 square feet of open space, resulting in a total requirement of 10,400 square feet. She explained that poultry requires 100 square feet of open space per animal, while the dog requirement includes 1,000 square feet of open area plus additional open space for each animal.

Commissioner Merrill asked what animals the applicant could currently have under the code. Shelby Moore stated that the applicant could have three family pets in the house if they are not housed outside, or one dog under the outdoor animal requirements.

Chair Sarah Moore noted that a zoning code enforcement review determined the property was over the number of animals allowed by City code. She also acknowledged the inclusion of the applicable HOA regulations and noted that the request did not appear to comply with the HOA guidelines.

The applicant, Teresa Outzs, addressed the Planning Commission. She explained that she lives on a half-acre lot and moved to the property with the intention of having a homestead. She stated that two of the dogs are legally registered emotional support animals, and that one German shepherd is being trained as a service dog. She explained that the dogs are house dogs and that she is not seeking to construct a kennel on the property. She also stated that two of the older dogs are miniature schnauzers that are approximately thirteen years old.

Teresa Outzs further explained that the property previously had roosters, which were removed after a neighbor raised concerns. She stated that geese were later added to help protect the chickens, but acknowledged that the geese have become noisy and aggressive and would be removed once the weather improves and the school year ends. She stated that she understands the current number of animals is too high and that she intends to reduce the number of birds. She requested approval for twelve hens to support her family and stated that the eggs are used for food and to make dog food.

Teresa Outzs also stated that she has looked into relocating the chicken shed into the qualifying open space area but has not yet found a feasible way to do so. She stated that there is sufficient room on the property for the dogs and chickens and reiterated that the dogs are not kept in an outdoor kennel.

Shelby Moore clarified that, based on the applicant's statement, two dogs are registered emotional support animals and one dog is being trained as a service dog, leaving three dogs that

would count toward the kennel/open space requirement. She stated that this would potentially require 3,000 square feet of open space for the dogs, in addition to the open space required for the chickens. Shelby Moore also noted that she measured approximately 6,000 square feet of area behind the applicant's house and stated that, from a practical standpoint, the area appears to provide adequate space for chickens and dogs. However, she explained that the denial was based on the requirements of the City code.

### **Public Comment**

**Jenna Silva:** Jenna Silva was present to comment on this item. She stated that she and her husband moved to Grantsville in December 2023 and intentionally chose the community because of its rural character, open space, lifestyle, and animal friendly environment. She explained that she is originally from Brazil, her husband is Canadian, and they have lived in multiple countries due to their work in mining, but they have come to really enjoy living in Grantsville. Jenna Silva stated that, from her perspective, the request for six dogs and twelve hens is consistent with the type of rural lifestyle that draws people to the community. She noted that several of the dogs are older and small, and confirmed that the two larger dogs often spend time playing with her dog in her backyard. She acknowledged that zoning regulations exist for important reasons, including space, noise, and neighborhood compatibility. However, she encouraged the Planning Commission to consider the applicant's specific situation in relation to the rural lifestyle and character of the area. She stated that she did not view the request as pushing boundaries, but rather as maintaining the character of the community.

### **Discussion and Consideration**

Commissioner Cameron Moulton asked whether the City code allows additional animals if they are service animals or emotional support animals. Planning and Zoning Administrator Shelby Moore stated that two of the applicant's dogs are legally registered emotional support animals and one dog is in training as a service dog. She explained that this would leave three dogs to be considered under the open space requirement. Shelby Moore stated that the remaining three dogs would potentially require 3,000 square feet of open space, in addition to the open space required for the chickens. She also noted that she had measured approximately 6,000 square feet behind the applicant's house and stated that, from a practical standpoint, the area appeared to provide sufficient space for chickens and dogs. However, she reiterated that her denial was based on the requirements of the City code.

Commissioner Moulton asked about the City's history and precedent in allowing similar appeals or variances. Shelby Moore indicated that the Planning Commission had previously allowed similar requests. Chair Sarah Moore asked for clarification regarding whether three of the dogs would not count toward the animal limit, and whether that information had been considered when the denial was issued. Shelby Moore stated that she was not aware at the time that three of the dogs were emotional support or service-related animals. She explained that the applicant would still need open space for the remaining three dogs and the requested chickens.

City Attorney Tysen Barker clarified that service animals are exempt. Commissioner Gary Merrill stated that, technically, the Commission was considering three dogs and twelve chickens.

Chair Sarah Moore noted that the City had received complaints regarding noise from geese, ducks and chickens. She stated that past conditional use approvals had generally not involved the same level of neighborhood opposition. Commissioner Merrill asked why the applicant planned to wait until school was out to remove the geese.

Teresa Outzs explained that school is out on May 22 and that the geese would have already been removed, but her family had been sick when the weather warmed up. She stated that warmer weather is needed to process the birds and that, as a teacher, she must balance the timing with her work schedule and weekends. She stated that the geese have begun attacking some of the chickens and would be the first birds removed. She also noted that the roosters had already been removed after neighbors raised concerns.

Chair Sarah Moore asked the applicant to clarify the current number of birds on the property. Teresa Outzs stated that she currently has twenty-five chickens, eight ducks, and two geese.

Commissioner Merrill discussed the practical difficulty of applying the open space requirement to dogs, noting that it may be difficult to expect homeowners to restrict a dog to only a specific qualifying open space area when the dog is let outside. Chair Sarah Moore stated that if the dogs were being kept in an outdoor kennel, a fenced area would be necessary, but noted that the applicant had described the dogs as indoor animals that are let outside and then brought back in.

Chair Sarah Moore asked the applicant to describe the structures and animal areas shown on the property. Teresa Outzs explained that the main structure identified on the property is where most of the chickens stay, and that the larger shed is used by the ducks at night. She stated that she is trying to determine how to move the smaller shed into the qualifying open space area. She explained that the west side of the house is fenced for the birds and that the birds have room to roam. She stated that once the number of birds is reduced, only one shed would need to be moved.

Chair Sarah Moore asked whether twenty-five chickens were being kept in the smaller area. Teresa Outzs stated that the area is not as small as it appears and explained that the chickens have access to the larger fenced area. She acknowledged, however, that she does not intend to keep the current number of birds.

Chair Sarah Moore expressed concern that the current bird area appears to be less than 50 feet from an adjoining property. Teresa Outzs acknowledged that the qualifying green area is farther away and stated that she is open to suggestions for moving the shed. She explained that the shed

is difficult to move because it sits on rock, and that the fence may need to be removed or relocated in order to move the shed into compliance.

Chair Sarah Moore stated that one concern is the impact on the neighboring property located close to the current animal area. She noted that chicken areas can be difficult to keep clean and sanitary, and that issues such as flies, standing water, mosquitoes, and sickness may arise when too many chickens are kept in an enclosed area.

Teresa Outzs reiterated that she is not requesting to keep the current number of animals. She stated that she is requesting approval for twelve chickens and six dogs, and that the geese would be removed. Commissioner Moulton stated that the request was difficult because of the unique circumstances involved. Commissioner Merrill agreed and stated that, although the property is a half-acre lot, the number of ducks and chickens appeared to be a lot for the smaller yard area where they are currently kept.

Shelby Moore reminded the Planning Commission that it has the ability to issue a temporary conditional use permit. She stated that if complaints are received, the item could be brought back before the Planning Commission for further evaluation.

Chair Sarah Moore stated that she wanted the applicant to be able to reasonably use her property, but also noted that the Commission has a responsibility to protect surrounding landowners.

**Commissioner Cameron Moulton made a motion to approve the request with conditions, allowing up to ten hens, requiring the fowl enclosure to be moved into the qualifying green area identified in the agenda materials, and requiring the geese to be removed no later than June 1, 2026. Commissioner John Montgomery seconded the motion. The vote was as follows: Chair Sarah Moore “Aye,” Commissioner John Montgomery “Aye,” Commissioner Gary Merrill “Aye,” Vice-Chair Jason Hill “Aye,” and Commissioner Cameron Moulton “Aye.” The motion passed unanimously.**

### **3. Presentation and Discussion: Discussion of a proposed concept for the Le Property in the Mixed Use (M-U) zoning designation, located at 454 East Main Street.**

#### **Presentation and Discussion**

Tru Lee, the property owner, presented the proposed concept for the property shown on the screen. He explained that this was approximately the third time in the past three years that different concepts had been brought forward for the property. He stated that, due to the property's limited access, water-related challenges, and overall configuration, the applicant believes the best use of the property at this time is a storage unit facility.

Lee explained that the storage facility would not be built all at once, but would be developed in phases as demand grows. He stated that the applicant is currently looking to subdivide the property into two lots. The rear lot would contain the proposed storage unit facility, while the front lot has not yet been assigned a specific use. He explained that previous concepts for the property included residential and commercial development, but those options became difficult due to access limitations, water shares, development costs, and the potential for commercial space to remain underutilized. Planning and Zoning Administrator Shelby Moore noted that the property is located within the Mixed-Use (MU) zoning district.

Commissioner John Montgomery asked whether the City has any established ratio or limitation for storage units based on the number of residential units in the community. Community Development Director Bill Cobabe stated that the City does not currently have an established ratio in the General Plan or City code. He explained that another community, Pleasant View, had previously used a ratio of approximately twelve homes per storage unit, but Grantsville City does not currently have a similar standard. Bill Cobabe stated that storage units are often desired when needed but are not always viewed favorably when not needed. He noted that, from a market perspective, if there is demand for additional storage units, the applicant may be able to pursue that business opportunity, subject to applicable review requirements.

Vice-Chair Jason Hill asked whether the proposal would require traffic analysis, particularly due to access from State Route 138 and the potential for vehicles with trailers entering and exiting the site. Bill Cobabe stated that the largest immediate traffic impact would likely occur during construction, with lower traffic levels after the facility is operating. He stated that staff could look further into expected traffic generation based on the acreage and number of storage units.

Commissioner John Montgomery stated that the proposed development itself did not necessarily concern him, but he was concerned about traffic impacts on State Route 138. He noted that vehicles using storage units may include trailers or moving trucks, and that traffic on State Route 138 is expected to continue increasing as the area grows.

Lee stated that the concept could be modified if needed as the project moves forward. He explained that the facility would need to be fenced for security and that the applicant intends to limit access as much as possible. He stated that the facility would have one access point and would likely include a solid fence or wall around the site to provide security.

Commissioner Gary Merrill asked whether there would be enough room for one vehicle to enter and one vehicle to exit the site safely. Lee stated that the access appears to be slightly less than 40 feet wide. He explained that the applicant plans to move the access west, to the location of the existing house, which would be removed. He stated that the applicant has already spoken with UDOT and is waiting for City approval before proceeding.

Commissioner Gary Merrill asked how the applicant decided on storage units after considering several different development concepts. Lee explained that the first concept involved a residential subdivision, but the project was limited by the need for additional access points. He stated that the applicant also considered commercial development and attempted to obtain additional access, but access limitations, water share requirements, and development costs created significant obstacles. He explained that the property has been owned for approximately four to five years and that several concepts have been explored during that time. Lee stated that the storage unit concept appears to be a lower-impact use in terms of traffic and infrastructure needs, and that the applicant intends to create an attractive, usable facility with a wall surrounding the site. He also noted that a partner with experience operating storage facilities in West Jordan, Utah, may be involved in the project.

Commissioner Gary Merrill asked about the anticipated buildout timeline if the project is approved. Chair Sarah Moore clarified that she was not asking for exact dates, but for a general estimate. Lee stated that the first phase could take approximately one year and would include fencing, wall construction, grading, paving, and construction of the first approximately 200 storage units. He explained that the project would likely be developed in phases of approximately 200 units at a time.

Commissioner Gary Merrill asked how many total storage units were proposed. Lee stated that the concept currently includes approximately 1,000 units, though the plan may be modified to include RV storage or other adjustments. He explained that flexibility is common for storage unit facilities of this size and that the project would likely be phased as demand increases. He stated that the applicant does not anticipate providing power or plumbing inside the individual units in order to avoid potential issues with people occupying or remaining in the units.

Commissioner Gary Merrill asked whether the storage unit openings would be accessed directly from the internal drive aisles and whether there would be any indoor hallways or corridors. Lee explained that the facility would primarily consist of outdoor storage units and would not include elevators or enclosed interior corridors. He stated that there would be exterior lights, including sensor lights, for security and visibility. He explained that the anticipated operating hours would be approximately 9:00 a.m. to 9:00 p.m., with access outside those hours only by special request and with supervision.

Commissioner Gary Merrill asked whether the gates shown on the concept plan were access points. Lee clarified that there would be only one access point at the front of the facility and that the internal areas shown would function as drive aisles or corridors within the storage facility.

Vice-Chair Jason Hill asked whether the applicant would be responsible for site grading, cleanup, demolition, and removal of existing items on the property. Lee stated that existing tanks

would be removed and that the applicant may pursue a smaller commercial development on the front portion of the property in the future. Vice-Chair Hill asked whether the fuel tanks would be removed completely from the property. Lee confirmed that they would be removed and inspected by the State as required.

Shelby Moore explained that the project would go through the full Development Review Committee process, including review by fire, zoning, public works, and other applicable departments.

Chair Sarah Moore stated that she did not see many homes that would be directly impacted by the proposed use, other than possible concerns related to noise and lighting. She noted that those concerns could potentially be addressed through operating hours, fencing, and lighting design. Lee stated that lighting would be directed toward the storage facility and internal drives, and that the applicant would design the lighting with sensitivity to nearby neighbors.

Commissioner Gary Merrill asked whether there is a standard height for the proposed CMU security wall. Lee stated that the security wall would likely be at least eight feet tall. He explained that the limited access point could be beneficial from a security standpoint and that the wall would be designed to help secure the facility.

Vice-Chair Jason Hill asked whether anyone would live on-site full time. Lee stated that no one would live on-site. He explained that many storage facilities now operate with virtual check-in, but that the applicant would likely have someone present during operating hours and someone on call for after-hours access by special request. He stated that security would be an important component of the facility, including controlled access and cameras.

**Item closed.**

#### **4. Consideration of a Request for a Second Extension of the Matthews Meadows Subdivision Phase 2 Plat Approval.**

##### **Presentation by Planning and Zoning Administrator Shelby Moore**

Planning and Zoning Administrator Shelby Moore presented the item, explaining that the applicant had previously submitted a letter requesting an extension and that the City had extended the expiration date as far as possible in order to assist the applicant. She stated that Phase 1 has been built out, although there are still some vacant lots remaining in Phase 1. She explained that the current request relates to Phase 2.

Commissioner John Montgomery asked about the primary purpose of the expiration requirement. Shelby Moore explained that expiration dates help prevent infrastructure, such as sewer and water lines, from sitting unused for long periods of time. She noted that unused sewer lines may need to be cleaned and unused water lines may need to be flushed or blown out due to concerns such as bacteria.

Vice-Chair Jason Hill asked whether the six-month extension request must be approved before the expiration date and whether the timing is based on the applicant's submittal date or the expiration date. Shelby Moore stated that the applicant submitted the request on March 17, 2026 and that the timing of the meeting dates affected when the item could be brought before the Planning Commission. Commissioner John Montgomery stated that, based on his reading of the City code, the extension appeared to need approval before the expiration date. He asked whether that interpretation was correct and noted that it may be a legal question.

Shelby Moore explained that this was the applicant's second extension request. She stated that the first request had extended the approval from September, and the current request would be the second extension. She explained that the application was expiring at this time and that, if the Planning Commission denied the extension, the applicant would need to restart the process. She also noted that the applicant had submitted the request in advance.

Vice-Chair Jason Hill clarified that he was not questioning whether the applicant made a timely request, but was concerned about whether the Planning Commission was still within the required time period to approve the extension, since the date shown appeared to be May 4.

Commissioner Cameron Moulton stated that his concern with extensions is when applicants continue receiving extensions without moving forward with development. However, he stated that because the applicant has been actively developing the project, he did not have the same concern in this case.

Shelby Moore clarified that the applicant is not actively developing Phase 2 yet, but that the other phase has been developed.

Community Development Director Bill Cobabe explained that the purpose of having expiration dates on approvals is to ensure that projects are brought back into compliance with current code requirements if they do not move forward within a certain timeframe. He stated that if approvals remained valid indefinitely, applicants would not be required to comply with future code changes or updated requirements. He noted that the time period involved in this case was not excessive, but emphasized the importance of understanding the purpose of the expiration requirement.

Shelby Moore stated that the proposed action would grant the applicant another six-month extension. She also noted that the City can issue up to two extensions.

Commissioner Gary Merrill asked whether the applicant would need to begin construction on Phase 2 or whether the requirement is related to completing and recording the finished lots and infrastructure. Shelby Moore explained that the applicant would need to move forward with the phase and that the letter indicated the applicant would need to start and record the phase no later than November 5. She stated that the applicant is aware of that requirement.

**Item closed.**

**Jason Hill made a motion to recommend approval of the consideration of a Request for a Second Extension of the Matthews Meadows Subdivision Phase 2 Plat Approval. With the following conditions: John Montgomery seconded the motion.**

**The vote was as follows: Sarah Moore “Aye,” John Montgomery “Aye,” Gerry Merrill “Aye,” Cameron Moulton “Aye.” The motion passed unanimously.**

#### **5. Approval of minutes from the April 7, 2026 Planning Commission Regular Meeting.**

**Cameron Moulton made a motion to recommend approval of the minutes from the April 7, 2026 Planning Commission Regular Meeting. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” Gary Merrill “Aye,” John Montgomery “Aye,” and Cameron Moulton “Aye.” The motion was passed unanimously.**

#### **6. Report from City Staff.**

Planning and Zoning Administrator Shelby Moore reminded the Commission of the upcoming rodeo scheduled for May 22–23. Chair Sarah Moore stated that she would be volunteering and was still waiting to receive her assignment.

Commissioner Montgomery asked for an update on a proposed development located in the northwest area of the city that included a gated community and garages. Shelby Moore explained that the Planning Commission had previously recommended approval of the rezone request, but the proposal was later denied by the City Council.

Community Development Director Bill Cobabe added that the City Council had requested additional information from the developer and stated that the information had not yet been provided.

Bill Cobabe also asked whether the Commission wanted staff to research the number of storage units currently located within the city. The Commission stated that additional research was not necessary unless more storage unit proposals are submitted in the future.

#### **7. Open Forum for Planning Commissioners.**

Commissioner Cameron Moulton stated that he had questions regarding density calculations and asked staff to walk through a hypothetical comparison between the R-1-21 zoning district and a 12,000-square foot lot scenario for a 113-acre property. Commissioner Gary Merrill clarified that the question related to the potential net loss or difference in density.

Planning and Zoning Administrator Shelby Moore explained that the calculation would vary significantly depending on whether gross density or net density is used. She stated that, for a 113-acre property, approximately 25 percent may be allocated to roads and approximately 10 percent may be allocated to open space. After subtracting those areas, the remaining acreage would be used to calculate the estimated number of lots.

Shelby Moore explained that under a half-acre lot calculation, the net yield would be approximately 146 units, while a 12,000-square foot lot calculation would result in

approximately 267 units. She further explained that using gross acreage, without subtracting roads and open space, would result in approximately 226 half acre lots or approximately 410 lots at 12,000 square feet. She noted that this illustrates the significant difference between net and gross density calculations.

Community Development Director Bill Cobabe stated that density can also be used as an incentive when encouraging connectivity between developments. He explained that, in some cases, a developer may lose one or two lots to provide a road connection to an adjacent property. He stated that the City may consider allowing additional density in exchange for providing that road connection, while keeping the overall unit count generally consistent. He noted that similar approaches had been used with projects such as Falcon's Landing and Sun Sage.

Commissioner Moulton asked whether State statute requires certain items related to density or moderate income housing. Shelby Moore stated that when density exceeds the net density by more than 50 percent, the City requires a portion to be dedicated as moderate income housing.

Commissioner John Montgomery explained that moderate income housing is generally tied to Area Median Income (AMI). He stated that 100 percent AMI represents the midpoint of income for a population, and that affordable housing programs often focus on households below that level, commonly around 80 percent AMI or lower.

Bill Cobabe provided an example, stating that if the AMI were approximately \$100,000, then 80 percent AMI would be \$80,000. He explained that a simplified affordability calculation often multiplies household income by three, meaning a household at that income level may afford a home around \$240,000. He noted that homes at that price point are difficult to find in Tooele County. He stated that this is one reason communities look at housing types such as townhomes, smaller lots, accessory dwelling units, and other approaches to address affordability.

Bill Cobabe further explained that the State has required communities to select strategies from a list of moderate-income housing tools. He stated that those strategies may include items such as allowing accessory dwelling units, providing down payment assistance for government employees or contractors, and other housing-related measures. He noted that some communities with transit facilities may also be required to prepare station area plans or similar planning documents.

Commissioner Montgomery stated that households coming out of homelessness may fall within much lower AMI levels, such as approximately 25 to 30 percent AMI. Bill Cobabe agreed that those income levels are very low. Commissioner Montgomery also discussed the role of federal low-income housing tax credit programs in producing affordable housing units.

Shelby Moore noted that homes are generally getting bigger. Commissioner Gary Merrill stated that while some homes are getting smaller, they remain expensive. He explained that builders are

attempting to provide smaller homes, including homes around 1,100 to 1,200 square feet, but land and infrastructure costs continue to make affordability difficult. He stated that some builders may have significant costs invested in a project before vertical construction begins.

Bill Cobabe stated that the cost of housing is influenced by market conditions and the regulatory environment. He noted that even if higher densities are allowed, the cost of infrastructure, concrete, and other development expenses still remain and are ultimately passed on to property owners. He stated that while density can spread costs across more units, it does not eliminate the underlying development costs.

Vice-Chair Jason Hill stated that housing task forces have explored a variety of approaches to address affordability, but noted that companies are generally building homes that buyers are purchasing. Commissioner Montgomery stated that the market influences what builders provide and that, if buyers stop purchasing certain products, builders may become more creative in developing different housing types. He noted that some large builders have discussed ways to build more efficiently, but that forcing cities to meet certain density requirements may not solve the affordability issue on its own.

**Item closed.**

## **8. Report from City Council.**

Commissioner John Montgomery asked staff about the anticipated timing of the General Plan update and the grant the City received for that process. Chair Sarah Moore stated that the process typically takes approximately six months.

Vice-Chair Jason Hill referred to a prior discussion regarding a developer who had presented a subdivision concept plan and noted that City Council had encouraged half-acre lots. City Council Member Derek Dalton explained that the discussion involved the Sun Sage subdivision. He stated that the subdivision is located near the Mack Canyon subdivision that the Planning Commission had reviewed earlier in April. He explained that there had been significant back and forth regarding the project, including multiple iterations of the concept plan and requests for different zoning or special zoning considerations. He stated that the City Council ultimately denied the previous proposal and asked the applicant to return with a plan that included half-acre lots.

Vice-Chair Jason Hill expressed concern that in some cases developers may propose smaller lots with water support, while larger half-acre lots may be difficult for homeowners to fully landscape or maintain due to limited water availability. He stated that large lots without landscaping or yard improvements may not contribute to building an attractive or cohesive community. He asked for the City Council's reasoning in encouraging half-acre lots.

City Council Member Derek Dalton stated that the direction was based on consistency with the General Plan.

Commissioner John Montgomery referenced the half-acre lot requirement. Planning and Zoning Administrator Shelby Moore clarified that the code does not state the density as two dwelling units per acre. Rather, the R-1-21 zoning district requires each lot to contain 21,780 square feet. She explained that once roads, open space, and other required improvements are accounted for, the effective density is closer to approximately 1.6 units per acre.

Discussion followed regarding Grantsville's rural character and continued growth. City Council Member Derek Dalton stated that Grantsville remains a rural community. Commissioner Gary Merrill questioned when it becomes clear that the City is no longer strictly rural and is moving toward a more metropolitan community. Community Development Director Bill Cobabe stated that Tooele County is considered a rural county and that Grantsville is a fourth-class city. He noted that those classifications affect how certain issues and requirements are considered.

Item closed.

## **9. Adjourn.**

**John Montgomery made a motion to adjourn. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," Gary Merrill "Aye," John Montgomery "Aye," and Cameron Moulton "Aye." The meeting adjourned at 8:56 p.m.**

# **AGENDA ITEM #6**

Report from City staff.

# **AGENDA ITEM #7**

Open Forum for Planning Commissioners

# **AGENDA ITEM #8**

Report from City Council.

# **AGENDA ITEM #9**

Adjourn.