



**May 18, 2026**

**City Council Meeting  
Information Packet**

# **Agenda Item # 1**

**6:30 p.m. – 7:00 p.m.**

Closed Session – (Imminent Litigation,  
Real Estate Negotiations, Personnel)

*This portion of the meeting is closed to  
the public pursuant to the Open and  
Public Meetings Act, UCA § 52-4-205*

# **Agenda Item # 2**

**7:00 p.m.**

Public Comment

# Agenda Item #3

## Summary Action Items

- a. Approval of Minutes from the  
May 1, 2026 City Council Special  
Work Meeting
  
- b. Approval of Minutes from the May 6,  
2026 Regular City Council Meeting
  
- c. Approval of Minutes from the May  
11, 2026 City Council Special Work  
Meeting
  
- d. Approval of bills



**May 1, 2026 City Council  
Special Work Meeting  
Minutes**

**MINUTES OF THE SPECIAL WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 1<sup>ST</sup>, 2026 AT GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 3:25 P.M.**

**Mayor and Council Members Present:**

Mayor Hammond  
Rhett Butler  
Derek Dalton

Brittany Skinner  
Jake Thomas  
Jeff Williams

**Council Members Excused:** none.

**Appointed Officers and Employees Present:**

Michael Resare, City Manager  
Alicia Fairbourne, City Recorder  
Tysen Barker, City Attorney

Heidi Jeffries, Human Resources / Treasurer  
Alexis Stewart, Grant Writer  
Aspen Clegg, Finance Director

**Citizens and Guests Present or on Zoom:** Christy Montierth and Jamie Topham.

Mayor Hammond called the meeting to order at 3:00 p.m. and explained that the meeting was being held as a training session and that no public comments or formal action would be taken. She then led the Pledge of Allegiance.

**AGENDA:**

**1. Training of roles and responsibilities of Legal Department**

Tysen Barker, City Attorney, provided training regarding municipal governance, statutory roles, and risk management. Mr. Barker reviewed Utah's forms of municipal government and discussed Grantsville City's transition to a city manager form of government in 2021 to provide continuity and professional administration. He explained the distinct responsibilities of the Mayor, City Council, City Manager, and City Attorney, including legislative authority, administrative operations, personnel oversight, and legal representation of the City as an organization rather than individual officials. Discussion included attorney-client privilege, risks associated with waiver of privilege, public communications, social media use by elected officials, public forum concerns, land use authority and distinctions between legislative and administrative decisions, and liability risks not covered by the Utah Local Governments Trust. Council Members asked questions regarding social media interactions, responding to public criticism, conflicts of interest, land use liability, and legal protections related to Council decisions. Mr. Barker emphasized the importance of consistency, maintaining proper procedures, and documenting rationale for legislative decisions.

**2. Training of roles and responsibilities of City Recorder and Open Public Meetings Act training**

Alicia Fairbourne, City Recorder, conducted training regarding recorder responsibilities, water banking procedures, records management, retention requirements, cybersecurity awareness,

GRAMA, and the Open and Public Meetings Act. Ms. Fairbourne reviewed the distinction between water rights and water credits, outlined the City's water banking process, and discussed tracking and assignment of water credits. She also reviewed the broad scope of records subject to retention requirements, including emails, texts, personal email use for city business, notes, and AI-generated content. Training was provided regarding public notice requirements, agenda posting, transparency obligations, cybersecurity risks such as phishing emails and suspicious links, and annual OPMA training requirements.

### **3. Training of roles and responsibilities of HR/Treasurer Department**

Heidi Jeffries, Human Resources Director and Treasurer, presented and provided an overview of Grantsville City's workforce, employee retention, labor costs, benefits, and compensation structure. Staff reviewed employee counts, tenure by department, hiring and separation statistics, payroll trends, and projected benefit increases for Fiscal Year 2027. Discussion included the City's health insurance, retirement, dental, and vision benefit offerings, as well as employee retention efforts and workforce growth related to continued city expansion.

### **4. Training of roles and responsibilities of Grant Writer**

Alexis Stewart, Grant Writer, provided training regarding the City's grant processes and funding opportunities. Ms. Stewart reviewed the process for identifying grant opportunities, preparing applications, tracking compliance requirements, and coordinating projects eligible for outside funding assistance. Discussion included the importance of grants in supporting parks, infrastructure, and community projects while reducing impacts on local taxpayers.

### **5. Training of roles and responsibilities of Finance Director**

Aspen Clegg, Finance Director, provided training regarding the roles and responsibilities of the Finance Department. Ms. Clegg reviewed budgeting processes, revenue sources, property tax and sales tax structure, impact fees, financial reporting, and long-term financial planning. Discussion included the importance of local business development, sales tax generation, budgeting for growth, and maintaining financial stability while funding infrastructure and operational needs. Council Members discussed community spending patterns, online retail impacts, and the importance of supporting local businesses to strengthen City revenues.

### **6. Adjourn**

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

**Motion:** Councilmember Butler moved to adjourn.

**Second:** Councilmember Dalton seconded the motion.

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

The meeting adjourned at 6:46 p.m.



**May 6, 2026 City Council  
Regular Meeting Minutes**

**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON MAY 6<sup>TH</sup>, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429  
EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM.  
THE MEETING BEGAN AT 7:00 P.M.**

**Mayor and Council Members Present:**

Mayor Hammond  
Rhett Butler  
Derek Dalton

Brittany Skinner  
Jake Thomas  
Jeff Williams

**Council Members Excused:** none.

**Appointed Officers and Employees Present:**

Michael Resare, City Manager  
Alicia Fairbourne, City Recorder  
Police Chief Robert Sager  
Fire Chief Jason Remick

Christy Montierth, Public Works Director  
Bill Cobabe, Comm. Development Director  
Aspen Clegg, Finance Director  
Tysen Barker, City Attorney (*via Zoom*)

**Citizens and Guests Present or on Zoom:** Sheldon Birch, Dean Williams, Robert Rousselle, Les Peterson, Camille Burt, Diane Alvord, Scott Stepley, Jim Merrill, Heidi Jeffries, Craig Durfee, Cyndia Sturm, Jessica Vigil, Chance Peterson, Chelsea Sheppard, Jaime Topham, Krysta MacFarlane, Leisa Lingwall, Andrei Popa, KennaRae Harvey, and others who may not have signed in or used their full name via Zoom.

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

Mayor Hammond announced that agenda items seven and eight would be continued to the May 20, 2026 City Council Meeting and stated that public comment on those items would not be taken during the meeting. (*Clerk's note: the Regular Meeting on May 20<sup>th</sup> was later rescheduled to May 18, 2026 at 7:00 p.m. due to scheduling conflicts with several members of the Council.*)

**AGENDA:**

**1. Public Comment**

Mayor Hammond noted that one written public comment had been received from Ms. Krysta MacFarlane and that the comment would be included in the online meeting packet. Mayor Hammond then opened the floor for public comment at 7:01 p.m.

*Diane Algore* addressed the Council regarding the proposed utility assistance program related to sewer rates. She expressed concern about using City-collected utility funds to subsidize sewer costs for low-income households without direct resident input. She suggested that the City instead consider implementing a voluntary donation option on utility bills that would allow residents to contribute directly toward assisting households struggling to pay sewer costs.

*Leisa Lingwall* addressed the Council regarding concerns related to sewer expenses and proposed tax increases. Ms. Lingwall stated that she had previously emailed the Mayor and Councilmembers regarding those concerns and expressed disappointment that she had not received follow-up communication from most members of the Council.

*KennaRae Harvey* addressed the Council regarding rising utility costs and proposed property tax increases. Ms. Harvey acknowledged the financial challenges facing the City but expressed concern about the cumulative impact of increasing sewer rates, property taxes, fuel costs, and grocery prices on residents, particularly seniors living on fixed incomes. She encouraged the Council to remain mindful and fiscally prudent when considering expenditures and requested that the City take only the minimum amount necessary through any proposed tax increase.

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

## **2. Summary Action Items:**

### **a. Approval of Minutes from the April 1, 2026 City Council Regular Meeting**

**Motion:** Councilmember Thomas moved to approve the April 1, 2026 City Council Regular Meeting Minutes as presented.

**Second:** Councilmember Butler seconded the motion.

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

### **b. Approval of Minutes from the April 14, 2026 City Council and Planning Commission Work Meeting**

**Motion:** Councilmember Dalton moved to approve the April 14, 2026 City Council and Planning Commission Work Meeting Minutes as presented.

**Second:** Councilmember Skinner made the second.

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

### **c. Approval of Minutes from the April 15, 2026 City Council Regular Meeting**

**Motion:** Councilmember Williams moved to approve the April 15, 2026 City Council Regular Meeting Minutes as presented.

**Second:** Councilmember Butler made the second.

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

**d. Approval of bills**

**Motion:** Councilmember Butler moved to approve the invoices.

**Second:** Councilmember Dalton seconded the motion.

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

**3. Introduction of Officer John Pittman and Administration of the Oath of Office**

Chief Sager introduced Officer John Pittman and provided an overview of his law enforcement background, noting that Officer Pittman retired from the West Valley City Police Department after more than 20 years of service and had experience in multiple divisions, including riot squad, traffic patrol, and major case investigations. Chief Sager stated that Officer Pittman would be a strong addition to the Grantsville Police Department and the community.

Officer Pittman addressed the Council and stated that he had lived in Grantsville for approximately 10 years and was grateful for the opportunity to serve the community where his family lived and had grown up. Chief Sager then administered the Oath of Office to Officer Pittman. Following the oath, Officer Pittman’s wife pinned his badge. Mayor Hammond welcomed Officer Pittman and expressed appreciation for his service to the community.

**4. Consideration of Resolution 2026-27 approving the 2026-2027 dispatch agreement**

Chief Sager presented the proposed 2026-2027 dispatch agreement with Tooele County for emergency dispatch services. Chief Sager explained that the agreement covered emergency call dispatching, officer safety monitoring, and related dispatch services. He stated that the annual cost under the proposed agreement had decreased by approximately three percent compared to the prior year, from approximately \$163,000 to approximately \$158,000.

Councilmember Thomas asked for clarification regarding the comparison to the previous year’s cost. Mayor Hammond commented on the unusual decrease in pricing and expressed appreciation for the reduction.

**Motion:** Councilmember Skinner moved to approve Resolution 2026-27 approving the 2026-2027 dispatch agreement.

**Second:** Councilmember Butler seconded the motion.

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

**5. Consideration of Resolution 2026-29 approving the advance order of 100th anniversary badges and patches for the Grantsville Fire Department**

Chief Remick presented Resolution 2026-29 regarding the advance order of commemorative 100th anniversary badges and shirt patches for the Grantsville Fire Department. Chief Remick explained that the items required a six- to eight-month production timeline and needed to be ordered in advance to ensure delivery in time for the department's 100-year anniversary celebration in January. He stated that the total estimated cost was approximately \$6,700 and clarified that payment would not occur until Fiscal Year 2027 using the Fire Department's future budget allocation.

Mayor Hammond confirmed that the purchase would be funded through the upcoming fiscal year budget but required approval at the current time to proceed with ordering. Chief Remick displayed examples of the proposed commemorative patches and badges for the Council. Councilmember Thomas commented on the significance of the department reaching its 100-year milestone.

**Motion:** Councilmember Thomas moved to approve Resolution 2026-29 approving the advance order of 100th anniversary badges and patches for the Grantsville Fire Department.

**Second:** Councilmember Butler seconded the motion.

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

**6. Discussion of a utility assistance program**

Councilmember Dalton presented a preliminary overview of a proposed Sewer Utility Assistance Program intended to assist low-income and hardship households impacted by recent sewer rate increases. Councilmember Dalton explained that he researched similar programs implemented by other municipalities and outlined several possible program structures and funding options for Council consideration.

Councilmember Dalton stated that the proposed program could provide utility bill credits directly to qualifying resident accounts rather than issuing payments directly to residents. He explained that eligibility could be based on income thresholds tied to area median income, participation in qualifying assistance programs such as SNAP or free and reduced lunch programs, or temporary hardship situations including job loss or medical emergencies. He further explained that applicants would be required to reapply annually and that hardship assistance could potentially be limited to shorter periods of time.

Councilmember Dalton reviewed potential assistance tiers, estimated participation levels, projected annual program costs, and possible funding methods. Funding options discussed included allocations from the sewer enterprise fund, voluntary customer bill round-up donations, grant opportunities, and a possible one-dollar monthly set-aside from sewer utility bills. Councilmember Dalton stated that the estimated annual program cost could be approximately \$65,000 to \$75,000 depending on participation levels and final program structure.

Councilmember Skinner asked whether existing staff could administer the program or whether

additional staffing would be required. Councilmember Dalton stated that additional staff discussions would be necessary if the Council wished to pursue the concept further. Mayor Hammond reminded an audience member that public comment was not permitted during the discussion portion of the agenda item.

Councilmember Butler expressed support for continuing to explore the proposal and stated that additional funding options could potentially be identified to support the program. Councilmember Skinner stated that she supported exploring the concept further and suggested initially limiting the program to sewer assistance rather than all utility services. Councilmember Thomas stated that concerns regarding sewer affordability remained unresolved in his mind despite prior sewer rate adjustments and emphasized the importance of continuing to explore additional solutions, grants, and funding opportunities. He also expressed concern regarding how funds would be allocated within the City budget.

Councilmember Dalton stated that he would continue researching the feasibility of the program with staff and provide additional information to the Council at a future meeting.

- 7. Public Hearing Item: Consideration of Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision (this item will not be discussed and will be continued to the May 20, 2026 City Council Meeting)**
- 8. Public Hearing Item: Consideration of Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision (this item will not be discussed and will be continued to the May 20, 2026 City Council Meeting)**

**Motion:** Councilmember Thomas moved to continue agenda items 7 and 8 to the May 20, 2026 City Council Meeting.

**Second:** Councilmember Williams seconded the motion.

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

*Clerk’s note: The May 20<sup>th</sup> meeting was rescheduled later in the meeting to May 18, 2026 at 7:00 p.m.*

- 9. Public Hearing Item: Consideration of Resolution 2026-30 approving a plat amendment to the Moody Acres Subdivision, located at approximately 415 South Worthington Street**

Planning and Zoning Administrator Shelby Moore presented a proposed plat amendment to the Moody Acres Subdivision located at approximately 415 South Worthington Street. Ms. Moore explained that the request involved a minor lot line adjustment affecting an already platted lot and therefore required a plat amendment rather than a standard boundary line adjustment. She stated that the amendment would reduce the size of Lot 1 to approximately one-half acre and realign the future roadway alignment on Lot 2 to preserve future internal access and roadway connectivity if

the property were subdivided in the future.

Mayor Hammond asked for clarification regarding the reduction in the lot size of Lot 1. Councilmember Skinner confirmed that the adjustment was related to future roadway alignment. Councilmember Thomas asked whether the item had previously been reviewed by the Planning Commission and requested clarification regarding the maximum number of lots permitted within a minor subdivision. Ms. Moore stated that minor subdivisions were limited to four lots.

There being no further discussion from Council, Mayor Hammond opened the floor for public comments at 7:34 p.m. No public comments were received, either in person or online, and the public hearing was closed.

**Motion:** Councilmember Butler moved to approve Resolution 2026-30 approving a plat amendment to the Moody Acres Subdivision, located at approximately 415 South Worthington Street.

**Second:** Councilmember Skinner seconded the motion.

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

#### **10. Public Hearing Item: Consideration of approving amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis**

Robert Rousselle of Ensign Engineering presented proposed amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis for drinking water, wastewater, public safety, parks, water rights acquisition, and storm drainage. Mr. Rousselle explained that transportation impact fees were not included at this time pending completion of updates to the City’s transportation master plan. He stated that the plans are updated annually and are intended to ensure that growth-related infrastructure costs are proportionately allocated to new development through impact fees.

Mr. Rousselle reviewed updated demographic projections, including revised residential and commercial growth assumptions based on recent development activity and building permit data. He explained that the proposed amendments adjusted project timing, infrastructure costs, and projected growth rates to better reflect current conditions and future infrastructure demands. Mr. Rousselle also reviewed level of service standards, impact fee eligible projects, and future infrastructure needs associated with water, wastewater, public safety, parks, and storm drainage systems.

Discussion included the proposed wastewater treatment plant, planned water system improvements, public safety facilities, future satellite fire stations, and regional storm drainage infrastructure. Mr. Rousselle explained that impact fees related to the wastewater treatment plant reflected only the portion attributable to future growth and noted that future excess treatment capacity could continue generating impact fee revenue through buy-in costs. He also discussed future stormwater regulatory requirements and the possibility that the City may eventually need to implement additional stormwater infrastructure planning and funding mechanisms.

Mayor Hammond opened the public hearing to receive comments regarding the proposed amendments. No public comments were received in person or online, and the public hearing was closed.

Councilmember Butler stated that the Council and Planning Commission had spent significant time reviewing the proposed amendments and emphasized the importance of ensuring that development paid its proportionate share of infrastructure costs through impact fees. Councilmember Thomas discussed concerns regarding water system capacity, well production, and long-term infrastructure planning, including questions regarding existing and future water storage and source capacity. Staff and Mr. Rousselle confirmed that the Bates Well was currently under development and that the North Star water tank project would help address projected water deficits identified within the report. Councilmember Williams asked questions regarding future impact fee revenues associated with excess wastewater treatment plant capacity and whether those revenues could be applied toward bond repayment. Additional discussion occurred regarding future stormwater management requirements, possible MS4 designation thresholds, and the importance of maintaining conservative but realistic growth projections within the impact fee analysis.

Mayor Hammond thanked Mr. Rousselle for the presentation and information provided.

**Motion:** Councilmember Butler moved to approve Resolution 2026-31 approving amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.

**Second:** Councilmember Skinner seconded the motion.

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

#### **11. Public Hearing Item: Consideration of Ordinance 2026-18 approving amendments to the Grantsville City Land Use and Management Code Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21**

Community Development Director Bill Cobabe presented proposed amendments to Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21 of the Grantsville City Land Use and Management Code. Mr. Cobabe explained that many of the proposed amendments consisted of clarifications, cleanup items, and revisions intended to improve consistency within the code, align provisions with state law, and provide clearer guidance for applicants, developers, and property owners. He stated that the amendments had undergone extensive review and multiple revisions over several months through staff and Planning Commission discussions.

Councilmember Butler noted that the Planning Commission had reviewed the amendments numerous times over approximately six months and stated that the Commission ultimately recommended approval unanimously. Mr. Cobabe explained that the amendments involved detailed review of language, standards, and requirements to ensure the code accurately reflected the City’s intended land use regulations and development standards.

Mayor Hammond opened the floor for public comments at 8:09 p.m. No public comments were received in person or online, and the public hearing was closed.

Councilmember Butler stated that the amendments represented a positive step forward and had been thoroughly vetted through multiple levels of review. Mayor Hammond and Councilmember Thomas expressed appreciation to staff and the Planning Commission for the extensive work involved in preparing the amendments and addressing inconsistencies within the code.

Councilmember Dalton asked questions regarding proposed revisions related to family food production and the keeping of animals within RM-7 zoning districts. Planning and Zoning Administrator Shelby Moore explained that the amendments would remove conditional use allowances for larger animal operations within RM-7 zones due to concerns associated with increasing residential density and smaller lot sizes. Ms. Moore further explained that existing code provisions still allowed limited keeping of chickens and ducks subject to lot size and setback requirements. Councilmember Dalton expressed concern regarding the practicality of certain setback requirements for smaller animals and indicated additional future discussion may be warranted.

**Motion:** Councilmember Thomas moved to approve Ordinance 2026-18 approving amendments to the Grantsville City Land Use and Management Code Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.

**Second:** Councilmember Butler seconded the motion.

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

**12. Presentation and consideration of Resolution 2026-36 documenting compliance with truth in taxation statement requirements under 59-2-919 in anticipation of Council's adoption of the tentative Fiscal Year 2027 budget, and establishing a time and place of a public hearing to consider its adoption; and**

- a. Statement of Intent: The Budget Officer intends to state that Grantsville City is considering levying a tax rate that exceeds the Grantsville City certified tax rate**
- b. Statement that the tentative budget includes a proposed tax rate increase**
- c. Statement of proposed dollar amount: The Budget Officer will state the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase**
- d. Statement of approximate percentage increase: The Budget Officer will state the approximate percentage increase in ad valorem tax revenue for the fiscal year taxing entity based on the proposed tax rate increase**
- e. Statement of intended purpose: the Budget Officer will state the purpose of what the additional tax revenue generated by the tax increase will be used for**

**f. Presentation of the proposed property tax impact schedule**

**g. Statement of public notice: The Budget Officer will state that if Grantsville City proceeds with the proposed tax rate increase, Grantsville City will provide notice of and conduct a public hearing, as required by Utah State Code Annotated 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase**

Finance Director Aspen Clegg presented Resolution 2026-36 regarding compliance with Truth in Taxation statement requirements under Utah Code 59-2-919 in anticipation of adoption of the tentative Fiscal Year 2027 budget. Ms. Clegg read the required statutory statements into the record, including that the tentative budget included a proposal to levy a property tax rate exceeding the certified tax rate and that Grantsville City was considering levying a tax rate above the certified rate. Ms. Clegg stated that the proposed increase would generate approximately \$1,749,701 in additional ad valorem property tax revenue, representing an estimated 84 percent increase above the certified tax rate. She further stated that the additional revenue was intended to fund additional staffing needs for Scenic Slopes park operations, conduct a City compensation study, and address operational inflationary increases without relying on fund balance reserves. Ms. Clegg also stated that the Property Tax Impact Schedule had been prepared, presented during the meeting, and made available to the public through the City website, Utah Public Notice Website, and the City Recorder's Office. She further stated that if the City proceeded with the proposed property tax increase, the City would provide notice and conduct a future public hearing where the public would have the opportunity to comment on the proposed increase.

Ms. Clegg then presented the Property Tax Impact Schedule and explained that the proposed tax rate would increase from 0.001368 to 0.002517. She stated that the estimated annual impact on an average home valued at approximately \$530,088 would increase annual property taxes from approximately \$398.84 to approximately \$733.83, resulting in an estimated annual increase of approximately \$334.99, or approximately \$27.92 per month.

Ms. Clegg explained that the proposed increase was intended to support operational expenses within the General Fund, including additional staffing needs for the Scenic Slopes park system, a compensation study for City employees, and a general three percent inflationary increase across departmental operating budgets without relying on fund balance reserves. She stated that the City had previously relied on fund balance and federal COVID relief funding to offset operational deficits but explained that those sources were no longer sustainable. Ms. Clegg further explained that the Fiscal Year 2027 tentative budget currently reflected a projected General Fund shortfall of approximately \$1.75 million if no property tax increase occurred.

Ms. Clegg reviewed additional departmental requests and capital project needs that were not currently included in the tentative budget, including additional police officers, fire department equipment, cemetery improvements, park equipment, City Hall remodeling, animal control relocation planning, and future fire truck replacement funding. She clarified that most departmental requests had not been included due to funding limitations. Staff also discussed the potential investment of proceeds from the pending water credit sale to generate interest revenue that could temporarily offset General Fund deficits.

Councilmembers discussed concerns regarding the magnitude of the proposed tax increase, the need to review departmental budgets in greater detail, and the importance of balancing operational needs, public safety, and long-term financial sustainability. Councilmember Skinner expressed interest in reviewing budget line items collectively to identify possible reductions while recognizing the need to avoid future larger tax increases caused by delaying action. Councilmember Dalton asked which departments experienced the largest increases, and Ms. Clegg clarified that most increases reflected only standard operational inflationary adjustments rather than expanded services or staffing.

City Manager Michael Resare stated that the City had not increased property taxes for approximately 17 years and explained that incremental annual adjustments in prior years may have avoided the need for a larger increase now. Mr. Resare also discussed increasing infrastructure obligations identified within the Capital Facilities Plan and the importance of developing sustainable long-term funding strategies for City operations and infrastructure maintenance.

The Council discussed holding a special budget work session to review the tentative budget in detail line-by-line. The Council agreed to hold a budget work session on May 11, 2026 at 6:00 p.m. The Council also discussed scheduling conflicts related to the May 20, 2026 City Council Meeting due to high school graduation and agreed to reschedule the regular meeting to May 18, 2026 at 7:00 p.m.

City Recorder Alicia Fairbourne clarified that Resolution 2026-36 served to formally acknowledge that the required Truth in Taxation statements and Property Tax Impact Schedule had been presented during the meeting and explained that Resolution 2026-37 regarding a potential Truth in Taxation hearing could be considered at a later date pending further budget discussions.

**Motion:** Councilmember Dalton moved to approve Resolution 2026-36 documenting compliance with truth in taxation statement requirements under 59-2-919 in anticipation of Council's adoption of the tentative Fiscal Year 2027 budget, and establishing a time and place of a public hearing to consider its adoption as June 3, 2026, at 7:00 p.m. at Grantsville City Hall located at 429 E. Main Street, Grantsville, UT 84029, as well as electronically via Zoom.

**Second:** Councilmember Butler seconded the motion.

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

**13. Consideration of Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing**

**Motion:** Councilmember Butler moved to table Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing based on results following the May 11<sup>th</sup> work meeting to review the budget meeting.

**Second:** Councilmember Skinner seconded the motion.

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

#### **14. Presentation of USA RV & Parking Storage site plan, approved by Planning Commission on April 21, 2026**

Planning and Zoning Administrator Shelby Moore presented an informational update regarding the USA RV and Parking Storage site plan previously approved by the Planning Commission on April 21, 2026. Ms. Moore explained that the property had previously come before the Planning Commission and City Council due to noncompliance issues associated with its conditional use permit and subsequent appeal proceedings. She stated that prior Council discussions included concerns regarding site access and circulation, specifically the location of the northern access near SR-138 and Old Lincoln Highway. As part of the updated site plan, a second access point had now been added utilizing an existing gate location within the center portion of the property.

Ms. Moore explained that the proposal also included expansion of the storage area on the southeast portion of the property, installation of additional fencing to match the existing six-foot chain link fencing with blue slats, and continued improvements to drainage infrastructure and site grading. She further noted that an existing water line easement remained in place and that the fencing had been adjusted to maintain the required setback from the easement.

Andrei Popa, representing USA RV, participated remotely and stated that the owners had worked closely with City staff throughout the review process and intended to complete installation of an automated gate and additional site improvements upon final approval. Mr. Popa stated that two access gates were currently in place on the property.

Councilmembers asked questions regarding the site expansion area, drainage improvements, prior compliance concerns, fencing, and access circulation. Ms. Moore stated that the property owners had remained in compliance since the prior enforcement discussions and that no additional significant concerns had been identified by staff. Councilmember Thomas emphasized the importance of maintaining the property in a clean and orderly condition, ensuring proper drainage, and preventing vehicles from backing into public roadways during site access. Ms. Moore confirmed that staff had addressed those concerns during the review process.

Mayor Hammond noted that the item was presented for informational purposes only and that no Council action was required.

## **15. Consideration of Resolution 2026-33 approving the selection and appointment of a wastewater treatment plant inspector**

Public Works Director Christy Montierth and Finance Director Aspen Clegg presented Resolution 2026-33 regarding the selection and appointment of a wastewater treatment plant special inspection firm for the new wastewater treatment plant project. Staff explained that four firms submitted proposals in response to the request for proposals; however, none of the firms fully complied with the submission requirements outlined within the solicitation. Ms. Clegg stated that because none of the proposals fully complied with the instructions, staff proceeded with evaluating all four proposals rather than rejecting the submissions outright.

Ms. Clegg explained that proposals were independently evaluated by an evaluation committee based on responsiveness, experience, project scope and understanding, qualifications, and cost. She stated that Offeror C received the highest technical evaluation score and remained the highest scoring respondent after cost considerations were included. Staff therefore recommended awarding the contract to Offeror C. Ms. Montierth explained that the selected firm would provide inspection services throughout construction of the wastewater treatment plant project, including soils testing, compaction verification, concrete testing, welding inspections, and related construction oversight from the beginning through completion of the project.

Councilmembers discussed concerns regarding the proposal scoring process, differences between technical evaluation scores and cost proposals, and the fact that all respondents failed to fully comply with the solicitation requirements. Councilmember Dalton expressed concern regarding the proposal submission deficiencies and questioned whether firms that failed to follow the request for proposal instructions would adequately manage inspection responsibilities. Staff explained that state procurement rules limited the ability to resolicit proposals absent substantial changes to the project scope.

Councilmembers also discussed the significant cost difference between Offeror B and Offeror C, noting that Offeror B's proposal was approximately \$90,000 lower while remaining within less than one overall evaluation point of the highest-scoring proposal. Councilmembers questioned staff regarding the evaluation criteria, qualifications, and technical differences between the firms. Ms. Clegg explained that the primary scoring difference related to project scope understanding and technical evaluation categories rather than certifications, as all firms possessed the required qualifications and certifications.

City Attorney Tysen Barker participated remotely and advised the Council that the governing body retained discretion to award the contract based on what it determined to be in the best interest of the City, including consideration of both technical evaluations and cost savings, provided the Council articulated its reasoning on the record.

Councilmembers further discussed current interim inspection services already being performed on the project, the importance of avoiding construction delays, and the need to balance cost savings with technical qualifications and project oversight. Staff confirmed that inspection costs were included within the wastewater treatment plant project budget.

**Motion:** Councilmember Butler moved to approve Resolution 2026-33 approving the selection and appointment of a wastewater treatment plant inspector to Offeror B, since the total points

was less than 1 full point difference and the cost savings was \$90,000 between Offeror B and Offeror C.

**Second:** Councilmember Dalton seconded the motion.

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

**16. Consideration of Resolution 2026-35 authorizing the execution of an equipment lease purchase agreement for the acquisition of a Vactor truck; and other related matters**

Finance Director Aspen Clegg presented Resolution 2026-35 regarding authorization of an equipment lease purchase agreement for acquisition of a Vactor truck for the sewer department. Ms. Clegg explained that the Council had previously approved purchase of the truck; however, staff subsequently identified more favorable financing terms through Zions Bank rather than financing through the equipment supplier.

Ms. Clegg stated that the supplier financing included substantially higher loan management fees, while Zions Bank offered significantly lower financing costs and interest rates. Staff explained that changing financing providers would reduce financing-related costs by approximately \$47,000 in addition to lowering overall interest expenses. Public Works Director Christy Montierth clarified that the total truck purchase cost remained unchanged and that the savings resulted specifically from reduced financing and administrative costs.

Councilmember Butler expressed appreciation for staff pursuing alternative financing options and commented that financing through a financial institution was generally preferable to supplier financing arrangements. Councilmembers also noted the additional project savings identified earlier during discussion of the wastewater treatment plant inspection services.

**Motion:** Councilmember Butler moved to approve Resolution 2026-35 authorizing the execution of an equipment lease purchase agreement for the acquisition of a Vactor truck; and other related matters.

**Second:** Councilmember Thomas seconded the motion.

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

**17. Consideration of Resolution 2026-28 approving amendments to the Grantsville City Fee Schedule to increase the Zoning plan check and permit fees, and adding Right of Way Permit fees, Sidewalk or Driveway Replacement fees, Water or Sewer Connection fees, and Asphalt Repairs fees to the Zoning Fees Section**

Planning and Zoning Administrator Shelby Moore presented Resolution 2026-28 regarding

amendments to the Grantsville City fee schedule affecting zoning plan check fees, permit fees, right-of-way permits, sidewalk and driveway replacement fees, water and sewer connection fees, and asphalt repair fees. Ms. Moore explained that the zoning plan check fee was proposed to increase from \$25 to \$100 in order to better reflect staff time and administrative costs associated with permit review and processing.

Ms. Moore further explained that several existing permit-related fees, including right-of-way cut permits and sidewalk and driveway replacement fees, were proposed to be transferred from the building department fee schedule to the zoning fee schedule because inspections for those permits were performed by land use inspectors within the Community Development Department rather than building inspectors. She stated that the transfer would also allow the fees to be processed through the Community Development permitting system.

Councilmember Dalton asked whether the majority of the fees were remaining the same and simply being reassigned administratively to a different department. Ms. Moore confirmed that most of the changes involved transferring the fees to the zoning fee schedule, with the primary increase relating to the zoning plan check fee.

**Motion:** Councilmember Skinner moved to approve Resolution 2026-28 approving amendments to the Grantsville City Fee Schedule to increase the Zoning plan check and permit fees, and adding Right of Way Permit fees, Sidewalk or Driveway Replacement fees, Water or Sewer Connection fees, and Asphalt Repairs fees to the Zoning Fees Section.

**Second:** Councilmember Williams seconded the motion.

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

#### **18. Consideration of Resolution 2026-32 approving rodeo arena light and water fees in the Grantsville City Fee Schedule**

Finance Director Aspen Clegg presented Resolution 2026-32 regarding proposed rodeo arena light and water usage fees for the Grantsville City fee schedule. Ms. Clegg explained that the proposed fees followed prior Council discussions regarding operational costs associated with use of the rodeo arena facilities. Staff recommended establishing a fee of \$25 per hour for use of the arena lights during evening events and a flat \$15 fee per reservation for use of the arena water.

Councilmember Butler asked clarifying questions regarding whether the fees would apply only to reserved arena usage and how access to the arena lights would be controlled. Staff explained that the arena lights required keyed access and would only be available through an approved reservation. Councilmembers also discussed arena maintenance and use of City equipment, including the tractor used to groom and maintain the arena sand surface.

Planning and Zoning Administrator Shelby Moore stated that approximately 800 tons of sand had recently been added to the arena and recommended continued maintenance of the arena surface through use of City staff and equipment during reservations. Councilmember Thomas discussed the importance of maintaining the arena surface for continued public use and asked whether

additional staffing or maintenance requirements should be incorporated into future reservations for extended events. Staff explained that the current fee schedule already included hourly rates for Public Works employee assistance during events and that the tractor itself would not be rented directly due to liability concerns. Public Works Director Christy Montierth stated that the arena was already being maintained regularly by City staff, including routine tractor work performed multiple times per week.

**Motion:** Councilmember Williams moved to approve Resolution 2026-32 approving rodeo arena light and water fees in the Grantsville City Fee Schedule

**Second:** Councilmember Dalton seconded the motion.

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

## 19. Adjourn

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

**Motion:** Councilmember Butler moved to adjourn.

**Second:** Councilmember Skinner seconded the motion.

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

The meeting adjourned at 9:51 p.m.



**May 11, 2026 City Council  
Special Work Meeting  
Minutes**

**MINUTES OF THE SPECIAL WORK SESSION OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 11<sup>TH</sup>, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 6:00 P.M.**

**Mayor and Council Members Present:**

Mayor Hammond  
Rhett Butler  
Derek Dalton

Brittany Skinner  
Jake Thomas  
Jeff Williams

**Council Members Excused:** none.

**Appointed Officers and Employees Present:**

Michael Resare, City Manager  
Alicia Fairbourne, City Recorder  
Tysen Barker, City Attorney (*via Zoom*)  
Fire Chief Jason Remick  
Christy Montierth, Public Works Director

Bill Cobabe, Comm. Development Director  
Heidi Jeffries, HR Director  
John Ingersoll, Library Director  
Jamie Topham, Justice Court Judge (*via Zoom*)

**Citizens and Guests Present or on Zoom:** Brian White, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**AGENDA:**

**1. Discussion of the Memorandum of Understanding with the Tooele County School District**

Councilmember Thomas reviewed the history of the shared use arrangement between Grantsville City and the Tooele County School District for the athletic fields located near Grantsville High School. He explained that the arrangement had operated for years under an informal understanding without a written agreement and stated that the increasing population and growing recreational demands had created scheduling, maintenance, liability, and safety concerns. Councilmember Thomas stated that discussions with school district representatives had included the possibility of the school district purchasing the park property to expand athletic facilities and alleviate congestion. He also noted concerns regarding field maintenance responsibilities and stated that the school district had historically benefited from the use of the facilities without significant financial contribution.

Mayor Hammond and Public Works Director Christy Montierth discussed recent field maintenance issues, including mowing, weed control, fertilization, and aeration. Ms. Montierth stated that the school district had continued mowing the fields but had indicated they would no longer spray weeds, fertilize, or aerate the property after the current school year. Mayor Hammond stated that City staff had recently been required to assist with maintenance due to overgrown weeds and other conditions affecting field usability.

Councilmember Thomas and Mayor Hammond discussed the increasing safety concerns associated with traffic congestion, limited parking, and the growing number of recreational and school programs utilizing the area. Mayor Hammond reviewed prior discussions with the school district regarding the possible sale of the park property and construction of a new high school campus elsewhere in Grantsville. She explained that earlier discussions regarding a future high school relocation had since shifted, with current estimates placing a new high school approximately eight to ten years away. Councilmember Thomas and Mayor Hammond also discussed the impact of portable classroom placement on existing youth football practice fields and concerns regarding the loss of recreational space for community programs.

Councilmember Skinner asked questions regarding the school district's willingness to enter into a formal agreement and discussed the need for long-term solutions. Councilmember Butler expressed that the issue would not be resolved during the meeting and recommended postponing further discussion until after the budget presentation. The Council agreed to table the discussion temporarily and proceed to the FY2027 budget work session.

**Motion:** Councilmember Butler moved to table agenda item #1 until after the budget discussion (agenda item #2).

**Second:** Councilmember Williams made the second.

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

**2. Presentation and discussion of the FY27 budget (*this is a discussion item only. No public comment or action will be taken.*)**

**a. Presentation of the proposed property tax impact schedule**

Finance Director Aspen Clegg presented the proposed property tax impact schedule and reviewed the proposed increase to the City's property tax rate from 0.001368 to 0.002517, which would generate approximately \$1.75 million in additional property tax revenue and represented an estimated 84% increase over the certified tax rate. Ms. Clegg stated that the increase would equate to approximately \$27.92 per month for the average residential property owner. She explained that the proposed increase was intended to address operational costs, including a proposed pay and compensation study for Human Resources, additional Parks and Recreation staffing associated with the Scenic Slopes development, and approximately 3% inflationary increases across departmental budget line items.

Ms. Clegg stated that City administration and department heads had conducted an extensive internal review of the proposed FY2027 budget and reduced expenditures by approximately \$456,000, lowering the estimated tax increase need from 84% to approximately 62% based on current projections. Councilmember Butler clarified that the formally noticed Truth in Taxation process remained at the previously presented 84% maximum increase amount.

Ms. Clegg also reviewed the City's historical property tax rates dating back to 1997 and explained that the City had not increased property taxes since 2010. She noted that the City had adopted

property tax rates below the certified tax rate in both 2011 and 2012, including reductions of approximately 10% and 16%, respectively. Ms. Clegg stated that, as a result, the City had continued operating below the revenue levels that could have been generated through adoption of the certified tax rate in subsequent years. She stated that the historical information and calculations had been verified with the State of Utah. Following the presentation, the Council began reviewing departmental budgets and hearing from department heads regarding operational needs and proposed expenditures.

Police Chief Robert Sager reviewed the proposed Police Department budget and stated that the department had attempted to reduce expenditures wherever possible while maintaining current service levels. He explained that the proposed budget largely reflected status quo operations with the inclusion of a proposed 3% wage increase. Chief Sager and Ms. Clegg discussed the difficulty of accurately budgeting unemployment compensation costs due to employee turnover and staffing fluctuations.

Councilmember Butler asked questions regarding the increase in the "Other Professional Services" line item. Chief Sager explained that the increase included software and service contracts for programs such as Frontline public safety management software, Lexipol policy management and training services, investigative tools through LexisNexis, and shredding services. Ms. Clegg clarified that the department's dispatch contract expense had also been moved into that line item from a different budget category, accounting for a significant portion of the increase.

Chief Sager discussed reductions within the department's special program expenses and stated that grant funding had allowed the department to continue programs such as RAD training, the NOVA program, and student holiday card initiatives while reducing the amount needed from the general fund. The Council also discussed the Justice Center loan repayment line item and repayment schedule associated with the Municipal Building Authority.

Councilmember Butler and Councilmember Skinner asked questions regarding department equipment, staffing, and overtime needs. Chief Sager explained that the department would eventually need to replace its current Taser systems due to manufacturer discontinuation and estimated the replacement cost at approximately \$85,000 to \$100,000, though payment plan options were available. He stated that the equipment was necessary to provide officers with less-lethal de-escalation tools.

Councilmember Skinner asked several questions regarding staffing levels, salary increases, and supervisory positions within the department. Chief Sager explained that the proposed salary budget reflected current staffing levels and did not include filling an existing vacant sergeant position. He stated that the department remained understaffed compared to recommended officer-to-population ratios and discussed the operational strain caused by staffing shortages, overtime coverage, and increasing service demands. Chief Sager estimated that adding an additional officer, including benefits, would cost approximately \$150,000 annually depending on experience level and timing of hire. He also stated that the department continued operating below recommended staffing ratios based on population growth projections and service demands.

Councilmember Butler asked additional questions regarding projected property tax revenues and the City's historical ability to balance prior budgets without significant tax increases. Finance Director Aspen Clegg explained that some of the projected revenue figures contained in the State-

required budget presentation were formula-based projections and did not accurately reflect actual anticipated collections. She noted that actual property tax collections were limited to the certified tax rate amounts and explained that collection timing, delinquent payments, and tax sales could affect annual revenues.

Councilmember Butler and Ms. Clegg discussed the City's fund balance and prior use of COVID-19 relief funding. Ms. Clegg stated that pandemic relief funding had significantly assisted the City in prior years and confirmed that the current available fund balance was approximately \$2.4 million, though portions of the total fund balance reflected equity and assets rather than unrestricted cash. Ms. Clegg also explained that state law restricted the amount of fund balance municipalities could maintain and discussed proposed legislative efforts that could further limit municipal fund balances and annual property tax increases in future years.

Public Works Director Christy Montierth presented portions of the Parks, Cemetery, Streets, Water, Sewer, and Class C Road budgets. Discussion regarding the Parks Department focused on staffing levels, vandalism repairs, fertilizer, sprinkler maintenance, portable restroom costs, and future maintenance demands associated with Scenic Slopes. Ms. Montierth stated that the department was already over budget in several operational categories due to ongoing maintenance and repair costs. Mayor Hammond and several Councilmembers complimented the condition and appearance of the cemetery and parks.

Councilmember Thomas asked questions regarding maintenance costs associated with Cherry Street Park and ongoing recreational facility demands. Ms. Montierth stated that Cherry Street Park experienced a high level of vandalism and maintenance needs compared to other facilities. Discussion also occurred regarding future improvements at the cemetery, including widening roads within the north cemetery expansion area.

The Council reviewed the Streets Department budget, including staffing allocations, road maintenance operations, equipment purchases, and Class C Road funding restrictions. Ms. Montierth and Ms. Clegg explained that a portion of the increased salary expenditures reflected the addition of Ben Hansen's position within the Streets Department budget and discussed the City's intention to reimburse portions of labor and project costs through eligible Class C Road funds where permitted. Ms. Montierth discussed the department's recent work on Scenic Slopes, rodeo grounds preparation, stockpiling road millings from UDOT, and future plans to perform more road maintenance operations in-house rather than contracting all work externally.

The Council also briefly reviewed the Water, Sewer, and Garbage enterprise fund budgets. Ms. Montierth discussed rising material and infrastructure costs associated with water system maintenance, including hydrants, valves, pressure reducing valves, water meters, and leak repairs. Councilmember Thomas asked questions regarding hydrant meter rental revenue and water usage charges associated with development activity. Ms. Clegg and staff clarified that the enterprise funds operated separately from the general fund and were not directly impacted by property tax revenues, though portions of administrative salaries were proportionally allocated among the various enterprise funds based on operational responsibilities.

Fire Chief Jason Remick reviewed the proposed Fire Department budget and discussed staffing, equipment, vehicle maintenance, turnout gear replacement, and volunteer appreciation funding. Chief Remick explained that the department's salary and wages line item covered stipends for

volunteer firefighters, the fire chief staff, the fire marshal, and administrative support staff. Ms. Clegg clarified that the proposed salary figures reflected current stipend structures and chief compensation rather than full-time firefighter staffing increases.

Chief Remick stated that vehicle maintenance costs could fluctuate significantly depending on wildfire response activity and major apparatus repairs. He noted that the department had not incurred major ladder truck expenses during the current fiscal year but anticipated a difficult wildfire season. He also explained that the State reimbursed certain wildfire-related repair costs. Chief Remick discussed turnout gear replacement requirements and explained that firefighter bunker gear expired every ten years and cost approximately \$5,000 per set to replace.

The Council discussed the department's extrication equipment and the need to eventually replace aging hydraulic "Jaws of Life" equipment. Chief Remick explained that the current equipment was outdated, leaked hydraulic fluid, and was becoming unreliable. He stated that replacement battery-powered extrication tools would cost approximately \$45,000 per set, with two sets desired by the department. Mr. Resare noted that the Council could choose to add the purchase into the proposed budget, and Councilmember Thomas expressed support for including the equipment. Chief Remick also stated that the City had applied for grant funding opportunities to help offset equipment costs.

Chief Remick further discussed the need to increase uniform and turnout replacement funding due to aging equipment and mandatory replacement schedules. He also requested adjustments related to the Fire Department's upcoming 100-year anniversary celebration. Chief Remick proposed separating anniversary celebration expenses from the existing volunteer appreciation line item and requested approximately \$15,000 for anniversary-related events, commemorative items, and a department celebration. The Council and staff discussed possible accounting methods for tracking the one-time anniversary expenses without permanently creating a separate budget line item.

Library Director John Ingersoll reviewed the proposed Library Department budget and stated that the library was already operating with minimal staffing and limited flexibility for additional reductions. Mr. Ingersoll explained that the library had reduced several collection development budget categories, including books, music collections, audio visual materials, dues and fees, and training-related expenses. He stated that the library planned to rely more heavily on grants to supplement collection purchases where possible.

Mr. Ingersoll noted that DVDs and children's books remained the library's most popular materials, particularly for residents without access to streaming services or online resources. Mayor Hammond commented on the popularity of the DVD collection, and Mr. Ingersoll stated that the library's collection continued to align with community standards and expectations.

Mr. Ingersoll discussed a previously requested additional part-time library technician position that could assist with literacy tutoring or technology support services for residents but acknowledged that the request was unlikely to move forward given the City's current budget constraints. Ms. Clegg clarified that the proposed salary and wage adjustments reflected current staffing levels and included the proposed 3% cost-of-living adjustment without eliminating existing library staff positions.

Councilmember Butler noted that the library had reduced its overall proposed budget by approximately \$45,000 compared to the prior year. Mr. Ingersoll stated that library staff regularly

assisted with additional City needs outside normal library operations, including landscaping, grant writing, and other support tasks as needed.

The Council also briefly discussed the library building loan payment. Ms. Clegg explained that Tooele City contributed funding toward the library facility costs and that the City's library payment reflected the remaining balance owed after that contribution. Mayor Hammond asked whether any of the City's building-related loan obligations were nearing completion, and Ms. Clegg stated that updated loan schedules could be provided to the Council for review.

Community Development Director Bill Cobabe reviewed the proposed budgets for the Building Department and Community Development Department. Mr. Cobabe thanked the Council for participating in the extended budget work session and acknowledged the difficulty of reviewing the City's financial needs in detail.

Mr. Cobabe explained that the Building Department continued generating significant revenue through permit activity and development-related fees, which helped offset departmental expenditures. Councilmember Skinner noted that the proposed Building Department budget had decreased from the prior fiscal year. Councilmember Butler asked questions regarding transfers previously budgeted into the Capital Projects Fund. Ms. Clegg explained that transfers from departmental funds into the Capital Projects Fund had been removed from the FY2027 proposed budget under the assumption that future water credit sale proceeds would instead provide funding for capital projects.

The Council also discussed salary and benefit increases within the Building Department budget. Ms. Clegg explained that the salary figures reflected current staffing levels, administrative salary allocations, and proposed compensation and benefit increases. Mr. Cobabe noted that administrative salaries were split between the Building and Community Development budgets.

Mr. Cobabe stated that several increases within the Community Development budget were associated with recently added staffing positions, including his position and additional planning and engineering support staff. He explained that training and operational budgets had also increased proportionally to support those positions. Mr. Cobabe further discussed the Engineering Services line item and explained that, although the City now had in-house engineering capabilities through Barry Johnson, outside engineering consultants were still occasionally necessary for specialized services such as floodplain analysis and technical plan review.

Councilmember Butler noted that engineering service expenditures had exceeded prior budget estimates during the current fiscal year. Mr. Cobabe explained that many engineering review costs were ultimately reimbursed by developers through application and review fees, which helped offset expenditures within the department.

Mr. Cobabe also discussed a proposed additional iWorQ software module that would provide a customer-facing online portal allowing applicants and developers to track permit and review statuses electronically. He stated that the software would improve operational efficiency and communication with applicants.

The Council discussed a proposed general plan grant project funded through the Wasatch Front Regional Council. Mr. Cobabe and Ms. Clegg explained that the City anticipated receiving approximately \$100,000 in grant funding with a local match contribution of approximately

\$15,000. Ms. Clegg noted that grant-funded projects were required to appear within the City budget in order to strengthen grant eligibility and application competitiveness.

Mr. Cobabe also informed the Council about recent discussions with the Tooele Army Depot regarding the Colonel Road project. He explained that land contributions associated with the project could potentially be leveraged as matching value for future grant opportunities, including transportation and infrastructure funding programs. Mr. Cobabe stated that staff continued seeking creative opportunities to leverage grants and outside funding sources to support future infrastructure improvements.

Justice Court Judge Jaime Topham clarified that she was appearing before the Council in her administrative capacity as Justice Court Director rather than in her judicial capacity. Judge Topham discussed the proposed Justice Court budget and explained that judicial compensation was governed by state statute and could not be reduced during an active term, even if state workload calculations changed. She stated that although the Administrative Office of the Courts had reported a reduced weighted workload percentage for the Grantsville Justice Court, actual case filings and court activity had increased substantially. Judge Topham reported that monthly case filings had risen significantly over prior years and stated that the court's workload continued increasing alongside Police Department activity.

Judge Topham explained that the Justice Court currently operated with one full-time and one part-time employee and stated that the department ideally needed an additional full-time position to keep pace with caseload demands. She acknowledged the City's financial constraints and instead requested consideration for an additional part-time judicial assistant position. Judge Topham explained that court clerical work required extensive specialized training and noted that replacing trained personnel created operational challenges and additional staff burdens.

Judge Topham stated that the court operated efficiently with limited expenditures and had implemented electronic systems and shared equipment arrangements with the Police Department to reduce costs where possible. She discussed recent efficiencies implemented within court operations and prosecution procedures to streamline case management and reduce unnecessary expenditures.

Councilmember Skinner asked questions regarding bailiff staffing and court security costs. Chief Sager explained that court bailiff responsibilities were funded through the Police Department overtime budget and typically required two to three officers during court proceedings. Judge Topham explained that the court currently operated one primary court day per week in an effort to maximize efficiency for court staff, prosecutors, defense counsel, and law enforcement personnel.

Councilmember Thomas asked about the approximate cost of adding an additional part-time court employee. Judge Topham estimated that converting the current part-time position to full-time status would require approximately \$26,000 in additional funding, while a second part-time position would cost somewhat less. Judge Topham also noted that she served as the City's only part-time department director while continuing separate full-time employment outside her judicial responsibilities.

*At 8:02 p.m., there was a five-minute recess.*

*At 8:07 p.m., the meeting resumed.*

Chief Sager reviewed the proposed Animal Control budget and explained that the department continued operating with a very limited budget. He stated that community donations of pet food and supplies significantly helped reduce operational costs at the animal shelter. Chief Sager also explained that the City's part-time animal control officer position was supplemented by Police Department officers, who assisted with feeding, cleaning kennels, and caring for animals during mornings, evenings, and other periods when the animal control officer was unavailable. He stated that those staffing costs were effectively absorbed within the Police Department budget.

Councilmember Skinner asked questions regarding shelter operations and staffing responsibilities. Chief Sager confirmed that officers routinely checked on and cared for animals multiple times per day.

Mr. Resare discussed the future need for a replacement animal shelter facility, noting that the current shelter was located near the sewer treatment plant and would likely need to be relocated once the new wastewater treatment facility became operational. He explained that the City would eventually need to evaluate options such as constructing a new shelter facility, bonding for future construction costs, saving toward a future capital project, or potentially partnering with Tooele County and Tooele City on a regional animal shelter solution. Ms. Clegg explained that any future shelter project funding would likely need to come from the Capital Projects Fund rather than the general fund due to the impact on the property tax increase calculation.

Chief Sager stated that Animal Control would also benefit from an additional full-time employee position but acknowledged that the current budget limitations would likely require Police Department staff to continue supplementing shelter operations and animal care responsibilities.

Ms. Clegg reviewed the City Hall and General Government budget categories, including community relations, employee appreciation, legal services, administrative operations, and City Hall staffing. She explained that the Community Relations budget included funding for community events and organizations such as the Fourth of July celebration, Grantsville Sociable, youth livestock purchases, scholarships, and the rodeo. Ms. Clegg and Mr. Resare also discussed reductions to the Small Business Alliance contribution after renegotiating the City's participation level.

The Council discussed the proposed rodeo budget and anticipated sponsorship and ticket sale revenues. Ms. Clegg explained that the proposed \$25,000 rodeo expenditure primarily covered the stock contractor and rodeo clown while additional sponsorships and donations were expected to offset costs. Mayor Hammond and staff noted that the rodeo had already received substantial community support, volunteer labor, and sponsorship commitments.

Ms. Clegg also reviewed the legal services budget and explained that legal costs remained elevated due to ongoing litigation and specialized legal needs related to water rights, bond matters, land use, and other municipal issues. City Attorney Tysen Barker stated that the legal department attempted to reduce future liability exposure through preventative legal guidance and risk management efforts. Mr. Barker reported that prosecution-related workloads had increased significantly over the prior year and stated that approximately half of the legal department's workload involved criminal prosecution support and case management. He noted that legal service expenditures could potentially decline in future years as active litigation matters were resolved.

Human Resources Director Heidi Jeffries discussed the City's staffing levels, employee retention concerns, and compensation challenges. Ms. Jeffries stated that the City operated with very limited staffing levels and expressed concern regarding employee burnout, morale, turnover, and the long-term sustainability of current workloads. She noted that many department directors regularly worked extended hours and discussed the importance of maintaining competitive compensation and employee retention. Ms. Jeffries also presented survey information regarding cost-of-living adjustments and merit increases used by other municipalities and discussed the proposed compensation study intended to evaluate City employee pay structures.

The Council held an extended discussion regarding possible budget reduction strategies, use of fund balance reserves, and potential use of anticipated water credit sale proceeds. Councilmember Butler proposed identifying one-time expenditures that could potentially be funded using anticipated water credit revenues rather than ongoing property tax increases. Discussion included possible one-time funding for fire department equipment, public safety needs, and other capital items. Councilmember Butler also proposed evaluating investment strategies for portions of the anticipated water credit proceeds to generate interest revenue that could offset future budget deficits.

Councilmember Dalton discussed the possibility of reducing the proposed FY2027 budget by approximately 15% compared to the FY2026 budget and suggested exploring temporary reductions such as freezing certain salary increases, reducing City Council compensation, limiting non-essential hiring, and using investment earnings from anticipated water credit proceeds to help offset operational deficits. Councilmember Williams and Councilmember Thomas discussed balancing long-term financial sustainability with maintaining essential City services and employee retention. Councilmember Skinner expressed concern regarding reductions that could negatively impact employee morale, public safety staffing, and operational effectiveness.

The Council and staff also discussed the risks associated with relying on one-time revenues for ongoing operational costs, future infrastructure obligations, inflationary pressures, and long-term planning needs associated with continued city growth. Discussion included possible future needs related to roads, public safety facilities, animal shelter relocation, equipment replacement, and City Hall expansion.

Ms. Clegg explained that the City had already reduced the proposed property tax increase from approximately 84% to approximately 60% through internal budget reductions completed by staff and department heads. The Council directed staff to continue refining the proposed budget and prepare additional scenarios for review, including options involving investment income, use of fund balance reserves, reduced or modified cost-of-living adjustments, and identification of potential one-time expenditures that could be funded through anticipated water credit proceeds rather than ongoing property tax revenues.

### **3. Discussion of the Memorandum of Understanding with the Tooele County School District *(continued from previous discussion)***

The Council returned to discussion regarding the proposed memorandum of understanding with the Tooele County School District concerning shared use of athletic field properties. Councilmember Butler asked what amount the school district might offer if the City were to sell the park property

and suggested the possibility of allowing continued public use of the fields until replacement facilities could be developed. Councilmember Thomas discussed the possibility of structuring an agreement that would allow continued shared use during any transition period.

Councilmember Skinner stated that much of the discussion remained speculative because the school district's long-term plans for a new high school facility remained uncertain. Councilmember Williams noted that the City had previously obtained an appraisal for portions of the property and discussed prior school district purchases of athletic facilities in other communities. Mayor Hammond and Councilmember Thomas discussed the school district's previously discussed timelines for a future high school relocation and concerns regarding whether acquisition of additional athletic property could delay construction of a new high school campus elsewhere in the community.

The Council discussed the ongoing operational and scheduling challenges associated with the shared use arrangement and acknowledged concerns expressed by parents, coaches, and community members regarding recreational field availability. Mayor Hammond stated that the City needed to pursue a more formalized agreement to address the long-standing issues surrounding field use and maintenance responsibilities.

Councilmember Thomas stated that the City currently did not have a formal memorandum of understanding or interlocal agreement in place with the school district regarding use of the property and expressed concern that some type of agreement would likely be necessary moving forward if the school district continued utilizing the facilities. The Council continued discussing possible long-term and interim solutions before concluding the discussion without formal action.

#### **4. Adjourn**

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

**Motion:** Councilmember Dalton moved to adjourn.

**Second:** Councilmember Skinner seconded the motion.

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

The meeting adjourned at 10.28 p.m.

## **Agenda Item #4**

**Council Appeal Decision:** Consideration of Resolution 2026-15 approving a driveway deviation for property located at 175 N Hatchet Ranch Drive, subject to certain conditions



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

**A RESOLUTION APPROVING A DRIVEWAY DEVIATION FOR PROPERTY  
LOCATED AT 176 N HATCHET RANCH DRIVE, SUBJECT TO CERTAIN  
CONDITIONS**

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

**WHEREAS**, Frank Montoya (the “Applicant”) is the owner of real property located at 176 N Hatchet Ranch Drive, identified as Parcel No. 23-006-0-0006 (the “Property”); and

**WHEREAS**, the Applicant submitted an application to Grantsville City for a driveway / secondary access deviation relating to a previously constructed curb cut and driveway extension located on the Property; and

**WHEREAS**, the application was received by the City on August 6, 2025, following staff documentation of an unauthorized curb cut and secondary access constructed without prior City authorization; and

**WHEREAS**, pursuant to Section 6.14.5(b) of the Grantsville Land Use Ordinance, driveway approaches in front and corner yards shall not exceed thirty feet (30') in width unless an exception is granted by the City Council; and

**WHEREAS**, the existing driveway approach measures approximately twenty-two feet (22') in width and the additional curb cut extended the driveway by approximately twenty-one feet six inches (21'6"), resulting in a total driveway width of approximately forty-three feet six inches (43'6"), which exceeds the maximum width allowed by City ordinance; and

**WHEREAS**, the proposed driveway extension is located approximately nine feet (9') from the adjacent property line, which does not meet the ten-foot (10') minimum setback requirement set forth in Section 6.14.5(i) of the Grantsville Land Use Ordinance; and

**WHEREAS**, City staff also identified concerns related to the proximity of the curb cut to an existing fire hydrant and the placement of concrete around a meter box located within the park strip area; and

**WHEREAS**, the City Council has reviewed the application, the staff report prepared by City staff, and other relevant information related to the request; and

**WHEREAS**, the City Council finds that the requested deviation may be approved subject to conditions necessary to ensure compliance with applicable construction standards and protection of public infrastructure and safety.



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

**Section 1. Approval:** The Grantsville City Council hereby approves the requested driveway deviation for the property located at 176 N Hatchet Ranch Drive, subject to the conditions set forth in this Resolution.

**Section 2. Conditions of Approval:** Approval of the driveway deviation is subject to the following conditions: The driveway approach and any secondary access shall conform to APWA Plan 221.1, including all Grantsville City APWA modifications, which require concrete with a minimum compressive strength of 4,500 psi. The curb and gutter located near the fire hydrant shall be restored and repainted as required to maintain appropriate fire access clearance consistent with Utah Code §41-6a-1401 and recommendations from the Fire Marshal. Concrete surrounding the meter box located in the park strip shall be removed, and a minimum of two feet (2') of unobstructed space shall be maintained around the entire meter box lid in accordance with Section 6.14.1 of the Grantsville Land Use Ordinance. All driveway and curb work shall be completed in accordance with City standards and shall be subject to inspection and approval by appropriate City staff prior to final acceptance. Any additional work within the public right-of-way shall require proper authorization from the City and must comply with all applicable Grantsville City ordinances and engineering standards.

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

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

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

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

\_\_\_\_\_  
By Mayor Heidi Hammond

ATTEST

\_\_\_\_\_  
Alicia Fairbourne, City Recorder

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



**Permit # 2025128**  
**Staff Report Summary for**  
**Driveway / Secondary Access Deviation, Frank Montoya.**

**Parcel ID(s): 23-006-0-0006**

**Property Address: 176 N Hatchet Ranch Drive**

**Name: Frank Montoya**

**Request: Driveway Deviation**

**Prepared By: Nicole Ackman**

**Meeting Date:**

**Public Hearing Date:**

**Current Zone: RM-7**

**Acres: 0.76**

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## **Background**

Frank Montoya, property owner of 176 N Hatchet Ranch Drive, Parcel 23-006-0-0006, applied for a secondary access related to an unauthorized secondary access and curb cut at the property. The application was received on August 6, 2025.

Prior to the application being submitted, City staff became aware that the curb had been modified without prior City review or approval. Staff informed the applicant that a secondary access permit was required before establishing or using an additional driveway approach.

The original driveway approach measures approximately 22 feet in width. An unauthorized access and curb cut was made on the west side of the existing driveway, extending the approach by approximately 21 feet 6 inches and located approximately nine feet from the adjacent property line.

During department review, staff also noted that the curb cut occurred near an existing fire hydrant and that concrete had been placed around a meter box located within the park strip. A Notice of Violation was later issued requiring the curb to be restored in order to bring the property into compliance with City standards.

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## **Timeline of Events**

- **August 5, 2025 – Documentation of Violation:** City staff documented an unpermitted secondary access at the property.
- **August 6, 2025 – Application Received:** The property owner submitted a Secondary Access Permit application following the violation notice.

- **August 8, 2025 – September 25, 2025 – Staff Review and Communication:** City staff communicated with the applicant regarding the application and applicable requirements for approval.
  - **September 24, 2025 – Application Denied:** The Secondary Access Permit application was denied. The applicant was advised to restore the curb that had been cut without prior City approval.
  - **October 27, 2025 – Site Verification:** A City employee verified that the curb had not been replaced.
  - **November 18, 2025 – Violation Notice Delivered:** A signed violation letter was delivered by the Grantsville City Police Department (Case #25G004312).
  - **December 23, 2025 – Certified Notice Sent:** A certified letter was mailed to the property owner (Certified Mail #9589-0710-5270-1974-4066-28).
  - **March 5, 2026 – Meeting with City Staff:** The property owner met with Community Development Director Bill Cobabe, Planning and Zoning Administrator Shelby Moore, and Code Enforcement Officer David Cluff. Following the meeting, the applicant requested to appeal the decision and appear before City Council.
- 

## Code Deviations

- **Maximum Driveway Width**

[Per Section 6.14.5\(b\)](#) of the Grantsville Land Use Ordinance, unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not exceed thirty feet (30') in width.

The original driveway approach measured **approximately 22 feet in width**. An unauthorized curb cut was made on the west side of the existing driveway, extending the approach by **approximately 21 feet 6 inches**. The combined driveway width would **total approximately 43 feet 6 inches**, which exceeds the allowable 30-foot maximum by approximately 13 feet 6 inches.

- **Setback from Adjacent Property Line**

[Per Section 6.14.5\(i\)](#) of the Grantsville Land Use Ordinance, secondary driveway approaches must be located a minimum of **10 feet from the adjacent property line**, measured from the property line to the edge of the driveway, not including flares.

According to the submitted application, the proposed driveway extension would be located approximately **9 feet from the adjacent property line**, which does not meet the required setback.

- **Fire Hydrant Clearance**

City staff also identified that the curb cut associated with the unauthorized secondary access is located near an existing **fire hydrant**.

[Utah Code §41-6a-1401](#) prohibits parking within **15 feet of a fire hydrant** in order to maintain unobstructed access for emergency services. The existing curb in this location had previously been painted red to designate this restricted area.

During department review, the Fire Marshal indicated that the removed curb section appears to have been part of the designated clearance area surrounding the hydrant and recommended that the curb be restored and repainted to maintain proper fire access.

- **Meter Box Obstruction**

Staff also observed that **concrete has been placed around the meter box** located within the park strip area.

[Per Section 6.14.1\(4\)](#) of the Grantsville Land Use Ordinance, municipal utilities such as meter boxes must maintain a minimum of **two feet of unobstructed space around the entire meter box lid**. No driveway approach or concrete surface may cover or obstruct access to municipal facilities.

The existing concrete placement does not maintain the required clearance around the meter box and therefore does not meet City standards.

- **Unauthorized Alteration of City Infrastructure**

[Per Section 6.14.3](#) of the Grantsville Land Use Ordinance, Tampering with City Infrastructure, the construction, removal, or alteration of curb, gutter, driveway approaches, or other improvements within the public right-of-way is prohibited without prior authorization from the City.

The curb cut associated with the secondary access was completed prior to obtaining City authorization and therefore does not comply with this section of the ordinance.

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## **Staff Recommendation**

Staff does not recommend approval of this request, as the proposal does not comply with multiple provisions of the Grantsville Land Use Ordinance and presents additional public safety concerns. The unauthorized curb cut was completed prior to receiving City review or approval

and resulted in several code violations, including exceeding the maximum driveway approach width allowed under [Section 6.14.5\(b\)](#), failing to meet the required setback from the adjacent property line, and creating potential safety concerns near an existing fire hydrant. Staff also observed that concrete has been placed around a meter box, which does not meet the City's requirement to maintain unobstructed access to municipal utilities.

Driveway width standards are intended to maintain consistent streetscape design, preserve on-street parking availability, and ensure proper stormwater flow within the curb and gutter system. The Fire Marshal also identified concerns regarding the proximity of the curb cut to the fire hydrant. [Utah Code §41-6a-1401](#) requires a minimum of fifteen feet to be maintained around fire hydrants to ensure unobstructed emergency access.

Staff notes that the applicant has been notified of these violations and has been given multiple opportunities to restore the curb and bring the property into compliance. Approval of this request may also establish a precedent for similar requests that do not meet adopted driveway standards.

For these reasons, staff recommends that the unauthorized curb cut be restored to its original condition and that the curb, gutter, and park strip be repaired to meet City standards. Any future request for a driveway approach expansion or a secondary access would require submittal of a revised site plan and City review prior to construction.

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## Conditions if Approved

If the City Council chooses to approve the request, the following conditions, as outlined by the City Engineer and Fire Marshal, must be met:

### 1. Driveway Approach Construction Standards

- The driveway approach and any secondary access shall conform to **APWA Plan 221.1 with Grantsville City APWA modifications**.
- Grantsville's modification to APWA Plan 221.1 requires **concrete with a minimum compressive strength of 4,500 psi**.

### 2. Fire Hydrant Clearance

- The curb and gutter located near the fire hydrant shall be **restored and repainted as required to maintain appropriate fire access clearance**, consistent with [Utah Code §41-6a-1401](#) and recommendations from the Fire Marshal.

### 3. Meter Box Clearance

- Concrete surrounding the **meter box shall be removed**, and a minimum of **two feet of unobstructed space** shall be maintained around the entire meter box lid in accordance with Grantsville Land Use Ordinance Section 6.14.1.

### 4. Construction Compliance

- All driveway and curb work must be completed **in accordance with City standards and inspected by City staff** prior to final approval.

### 5. Reference Documents

- APWA Standard Plans can be accessed at: [APWA 2025 Manual of Standard Plans](#).
- Grantsville City APWA modifications are available on the City website under: [Modifications to APWA Plan Details](#).

*\*\* 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.*



Phone: 435-884-1674  
Web: Grantsvilleut.gov  
ADD: 336 W Main Street

Subject: Zoning and Permit Compliance – 176 Hatchet Ranch Drive

Date of Observation: August 5, 2025

This letter serves as formal documentation of zoning and permit-related observations made at 176 Hatchet Ranch Drive during a site visit conducted on August 5, 2025.

**1. Secondary Access Observation**

An additional access point is currently being used on the property. As outlined in Section 6.14.2 of the City Land Use Ordinance, a Secondary Access Permit is required prior to establishing or utilizing any secondary access. Based on our records, no such permit has been applied for or approved at this time. The Zoning Administrator informed the property owner Frank Montoya that a Secondary Access Permit must be submitted in order to bring the access into compliance.

No enforcement action is being taken at this time. This letter is intended solely to document current observations and ensure clear communication regarding applicable zoning and permit requirements.

Dated this 5th day of August, 2025

**Shelby Moore**  
**Planning and Zoning Administrator**



Phone : 43 5-884-1674  
Web: Grant:s Jllleutgov  
ADD: 336 W Mailil st r eet





## MEMORANDUM

**To: File**

**From: Nicole Ackman Planning and Zoning Administrative Assistant**

**Date: September 24, 2025**

**Subject: Driveway Approach and Fire Hydrant Clearance – 176 Hatchet Ranch Road**

During the review process, it was identified that Utah Code 41-6a-1401 prohibits parking within 15 feet of a fire hydrant. Based on this requirement, a driveway approach cannot be placed within 15 feet of a fire hydrant.

The curb within the highlighted area will need to be replaced and the curb repainted as indicated in the review images.



The original driveway measures approximately 22 feet in width. An unauthorized curb cut added approximately an additional 21.5 feet, bringing the total driveway width to approximately 43 feet 6 inches. The unauthorized curb cut also places the driveway approach approximately 9 feet from the adjacent property line, which does not meet the required 10-foot setback.

Per Section 6.14 of the Grantsville Land Use Ordinance, driveway approaches in residential districts may not exceed 30 feet in width and must maintain a minimum setback of 10 feet from the adjoining property line. To exceed the 30-foot maximum driveway width and allow a driveway approach located only 9 feet from the adjacent property line would require City Council approval.



Grantsville City  
429 East Main Street, Grantsville UT 84029  
Tooele County, State of Utah

## Notice of Violation

11/13/2025

MONTOYA FRANK RYAN JT, MONTOYA ROWENA JT  
176 N HACHET RANCH DR  
GRANTSVILLE, UT 84029

Re: Case Number 20250018  
Subject Property: 176 N HACHET RANCH DR, GRANTSVILLE, 84029  
Property ID Number: 23-006-0-0006

Dear Property Owner:

An inspection by our Department has determined the property listed above is in violation of following Ordinance(s):

- **Unpermitted Secondary Access:** An additional access point is currently being used on the property. Which violates Section 6.14.2 of the City Land Use Ordinance, a Secondary Access Permit is required before establishing or using any secondary access. Our records indicate that no such permit has been applied for or approved.
- **Concrete Surrounding Meter Box:** The meter box has concrete around it, which violates Section 6.14.1, item 4 of the City Land Use Ordinance. This ordinance requires at least 2 feet of unobstructed space around the entire meter box lid. No driveway or approach may cover any municipal facility, including meter boxes.
- **Unapproved curb cut near a fire hydrant:** Please be advised that **Utah Code §41-6a-1401** prohibits parking within 15 feet of a fire hydrant, as access must remain unobstructed for emergency services. The curb was modified without City approval, which creates a safety concern and violates City standards regarding curb alterations and fire access clearance.

**The following action must be taken to correct the above stated violation(s):**

You are required to restore the curb to its original condition **within thirty (30) days** of the date of this notice to bring the property into compliance. (See image on page 2 — the blue rectangle indicates the area where the curb must be replaced.) After that time, City staff will conduct an inspection to verify that the repair has been completed.

**The correspondence will serve as official notification that the above stated violations must be corrected before 12/13/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.**

If you have any questions contact our office at 435-884-1674 or email [nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov).

Sincerely,

*Shelby Moore*

Shelby Moore  
Planning and Zoning Administrator







Grantsville City  
429 East Main Street, Grantsville UT 84029  
Tooele County, State of Utah

## Final Notice of Violation

01/23/2026

MONTOYA FRANK RYAN JT, MONTOYA ROWENA JT  
176 N HACHET RANCH DR  
GRANTSVILLE, UT 84029

Re: Case Number 20250018  
Subject Property: 176 N HACHET RANCH DR, GRANTSVILLE, 84029  
Property ID Number: 23-006-0-0006

Dear Property Owner:

An inspection by our Department has determined the property listed above is in violation of following Ordinance(s):

Unapproved curb cut near a fire hydrant: Please be advised that Utah Code §41-6a-1401 prohibits parking within 15 feet of a fire hydrant, as access must remain unobstructed for emergency services. The curb was modified without City approval, which creates a safety concern and violates City standards regarding curb alterations and fire access clearance.

The following action must be taken to correct the above stated violation(s):

You are required to restore the curb to its original condition within thirty (30) days of the date of this notice to bring the property into compliance. (See image on page 2 — the blue rectangle indicates the area where the curb must be replaced.) After that time, City staff will conduct an inspection to verify that the repair has been completed.

**The correspondence will serve as official notification that the above stated violations must be corrected before 02/23/2026. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.**

If you have any questions contact our office at 435-884-1674 or email [codeenforcement@grantsvilleut.gov](mailto:codeenforcement@grantsvilleut.gov).

Sincerely,

David Cluff  
Code Enforcement Officer

Image taken December 19, 2025



The blue triangle indicates the area where the curb must be replaced







# LOT 6 SITE & GRADING PLAN

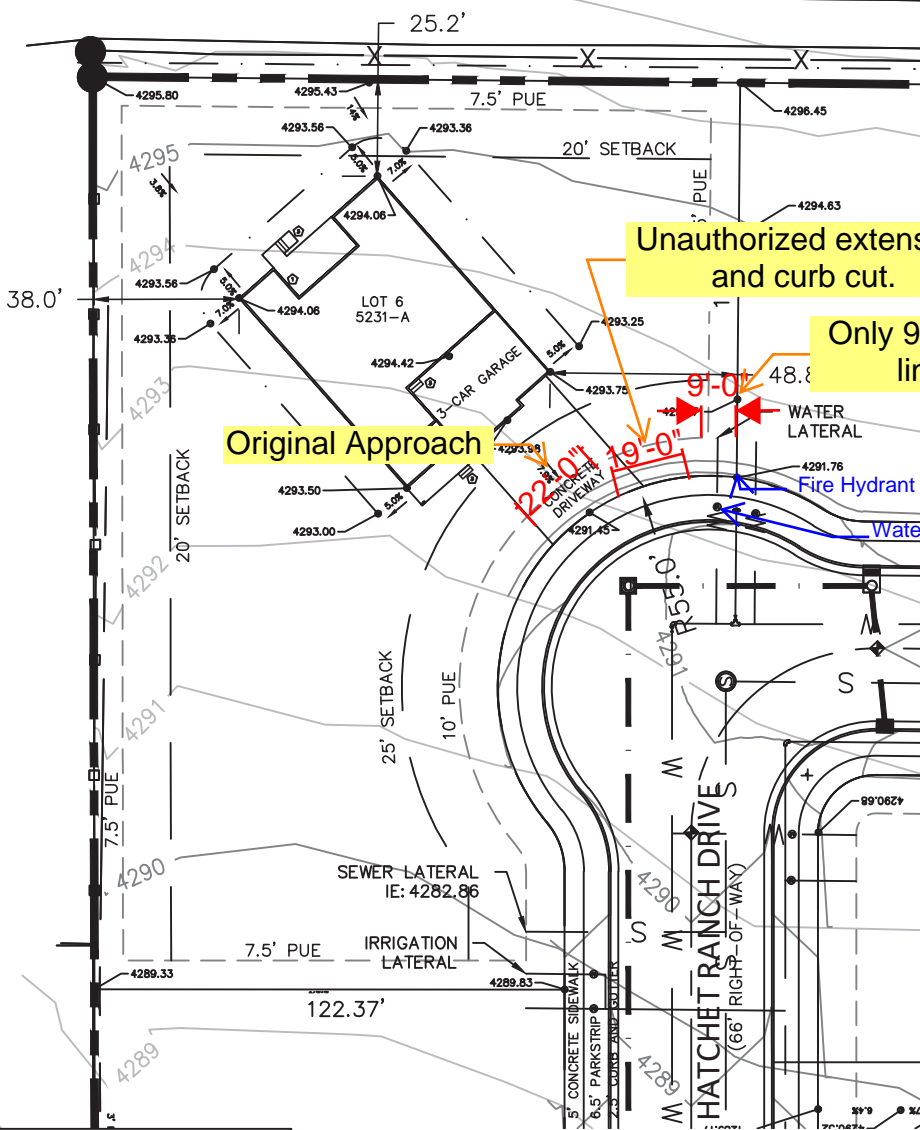
LOT INFORMATION  
LOT TYPE: INTERIOR

SCALE: 1" = 50'

SETBACKS  
FRONT: 25'  
REAR: 20'  
SIDE: 7.5'

EASEMENTS  
FRONT: 10'  
REAR: 7.5'  
SIDE: 7.5'

RISER COUNT  
PORCH: 4  
ENTRY: 1



### LEGEND

SWALE	
PROPERTY LINE	
SETBACK	
EASEMENT	
DRAINAGE DIRECTION	
WATER METER	
FIRE HYDRANT	
ELEVATION MARKER	
WATER LINE	
SANITARY SEWER	
STORM LINE	
RISER COUNT	

### GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION LAYOUT
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD
- THIS PLAN ASSUMES A 9" DIFFERENCE BETWEEN THE MAIN AND BASEMENT FLOORS.
- CONTRACTOR TO VERIFY SEWER LATERAL ELEVATION.

TOP OF FOUNDATION	94.76
MAX FINISH GRADE ELEV @ FOUNDATION WALL	94.26
DRIVEWAY SLOPE	7.9%
MAIN FLOOR FINISHED FLOOR	96.16
FRONT GARAGE FINISHED FLOOR	93.98
GARAGE FLOOR ELEV @ ENTRY DOOR	94.42
ELEV OF FOOTING BOTTOM @ FRONT OF GARAGE	91.48

**APPROVED  
REVIEWED BY CODE COMPLIANCE  
04/05/2024 8:15:11 AM**



ENGINEER'S STAMP



**WILDING  
ENGINEERING**

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84068  
801.553.6112  
WWW.WILDINGENGINEERING.COM

PROJECT NAME  
**LOT  
ERICKSON ESTATES**

DATE  
**04/02/2024**

SCALE  
**1" = 50'**

DRAWN  
**KCW**

CHECKED  
**MEC**

PROJECT #  
**21125**

SHEET  
**1 OF 1**

FILE NAME:

G:\DATA\21125 Royal Estates - Grantsville\Meritage Homes work\Site and Grading Plans\Lot 6.dwg

**Effective 5/7/2025**

**41-6a-1401 Standing or parking vehicles -- Restrictions and exceptions.**

- (1) Except when necessary to avoid conflict with other traffic, or in compliance with law, the directions of a peace officer, or a traffic-control device, a person may not:
  - (a) stop, stand, or park a vehicle:
    - (i) on the roadway side of any vehicle stopped or parked at the edge or curb of a street;
    - (ii) on a sidewalk;
    - (iii) within an intersection;
    - (iv) on a crosswalk;
    - (v) between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;
    - (vi) alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
    - (vii) on any bridge or other elevated structure, on a highway, or within a highway tunnel;
    - (viii) on any railroad tracks;
    - (ix) on any controlled-access highway;
    - (x) in the area between roadways of a divided highway, including crossovers;
    - (xi) any place where a traffic-control device prohibits stopping, standing, or parking; or
    - (xii) within a bicycle lane;
  - (b) stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
    - (i) in front of a public or private driveway;
    - (ii) within 15 feet of a fire hydrant;
    - (iii) within 20 feet of a crosswalk;
    - (iv) within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway;
    - (v) within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of the entrance when properly signposted;
    - (vi) at any place where a traffic-control device prohibits standing; or
    - (vii) at capitol hill, as defined in Section 63O-1-101, in a parking space identified as reserved for specific users, without:
      - (A) approval by the executive director of the State Capitol Preservation Board created in Section 63O-2-201; and
      - (B) a properly displayed placard or other identifying marker approved by the executive director of the State Capitol Preservation Board to indicate this approval; or
  - (c) park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading property or passengers:
    - (i) within 50 feet of the nearest rail of a railroad crossing; or
    - (ii) at any place where traffic-control devices prohibit parking.
- (2) A person may not move a vehicle that is not lawfully under the person's control into any prohibited area or into an unlawful distance from the curb.
- (3) This section does not apply to a tow truck motor carrier responding to a customer service call if the tow truck motor carrier has already received authorization from the local law enforcement agency in the jurisdiction where the vehicle to be towed is located.

Amended by Chapter 527, 2025 General Session

## **6.14.1 Driveway Construction Requirements**

### A. Driveway Construction

1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.
2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.
3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.
4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts.
  - a. Any person, company, or enterprise found violating this Section shall be fined up to \$1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.
  - b. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.
5. Variations from the requirements of this Chapter may only be approved by the City Council.

#### HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

### **6.14.3 Tempering With City Infrastructure**

#### A. Damage to City Property

1. It shall be unlawful for any person or firm to construct, cut, break out, or remove any curb along a public street, alley or right-of-way without prior authorization by the City Engineer and City Public Works Director.
2. No person or firm shall remove, alter, or construct any curb, driveway, gutter, pavement or perform any other improvement in a public street or other property owned by or dedicated to the City without first obtaining a permit or prior authorization from the City Public Works Director authorizing such improvements.

#### B. Penalties

1. Failure to secure a permit of authorization as described in this Chapter, or failure to construct a driveway in the manner described herein, is a violation of this Chapter and may result in a penalty of fifty dollars (\$50.00) per violation, per day.
  - a. Prior to the issuance of any monetary penalty, the City shall provide the offender written notification of violation and permit the offender at least fourteen (14) days to come into compliance.
  - b. The City shall be required to notify the offender that he has the right to appeal the notice of violation to the Grantsville City Council. All decisions of the City Council shall be final.

#### HISTORY

*Adopted by Ord. [2021-23](#) on 5/19/2021*

## **6.14.5 Residential Districts**

### A. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:

- a. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
- b. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
- c. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
- d. No parkway right-of-way adjacent to or near the lot shall be used for parking.
- e. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
- f. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
- g. Driveways shall not be closer than:
  - (1) Twelve feet (12') to each other; and
  - (2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
- h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
- i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

#### HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021



Nicole Ackman <nackman@grantsvilleut.gov>

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## Secondary Access Application #3036239 - 176 Hatchet Ranch Dr

11 messages

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Nicole Ackman <nackman@grantsvilleut.gov>

Mon, Sep 22, 2025 at 10:12 AM

To: Christy Montierth <cmontierth@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Robert Rousselle <rrousselle@ensignutah.com>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>  
Cc: Bill Cobabe <bcobabe@grantsvilleut.gov>

Good morning, everyone,

We have received a Secondary Access application for 176 N Hatchet Ranch Dr.

**Background information:** On August 5, 2025, Shelby visited this location and spoke with the applicant regarding the unauthorized secondary access. Please see the attached violation documentation, including photos. The applicant has already cut the curb without authorization and is aware that this does not meet code. Applicant has already indicated he wants to appear before the City Council for approval. Attached is a site plan for your review. Please provide any feedback or concerns.

Best,

**Nicole Ackman**

Planning and Zoning Administrative Assistant  
435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



This e-mail may contain privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify sender by telephone or reply e-mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

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### 2 attachments

 **Violation Documentation Letter 8-5-25.pdf**  
531K

 **Site Plan.pdf**  
322K

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Shelby Moore <smoore@grantsvilleut.gov>

Tue, Sep 23, 2025 at 12:04 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Robert Rousselle <rrousselle@ensignutah.com>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>

Nicole,

Thank you for sending this over.

I have cc'd the fire chief and marshal to confirm what the regulations are regarding the hydrants and the red paint.

I would say that the applicant needs to put the curb back in the highlighted area around the hydrant to protect it and repaint the curbing.



## SHELBY MOORE

Planning & Zoning Administrator  
Department of Public Works

Office: (435) 884-4604

Email: [Smoores@Grantsvilleut.gov](mailto:Smoores@Grantsvilleut.gov)

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[Quoted text hidden]

---

### 2 attachments

 **Site Plan.pdf**  
322K

 **Violation Documentation Letter 8-5-25.pdf**  
531K

---

**Robert Rousselle** <[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com)>

Tue, Sep 23, 2025 at 12:14 PM

To: Shelby Moore <[smoores@grantsvilleut.gov](mailto:smoores@grantsvilleut.gov)>, Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>

Cc: Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>, Kameron Rockwell <[krockwell@grantsvilleut.gov](mailto:krockwell@grantsvilleut.gov)>, Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>, Bill Cobabe <[bcobabe@grantsvilleut.gov](mailto:bcobabe@grantsvilleut.gov)>, Grantsville Fire Chief <[firechief@grantsvilleut.gov](mailto:firechief@grantsvilleut.gov)>, Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>

Shelby,

The engineering comments on this secondary access are similar to other requests recently, which are.

*Secondary access shall be per APWA Plan 221.1 with Grantsville City APWA Modifications. Grantsville's APWA Plan Modification for 221.1 requires concrete with a minimum of 4,500 psi.*

APWA Standard Plans are available at: <https://utah.apwa.org/wp-content/uploads/sites/64/2025/02/APWA-2025-Manual-of-Standard-Plans-DRAFT.pdf>

Grantsville City APWA modifications are located on the City's website at:  
<https://cms9files.revize.com/grantsvilleut/MODIFICATIONS%20TO%20APWA%20PLAN%20DETAILS%208-25-25.pdf>

*This information shall be noted on a drawing so it can be conveyed to the Contractor and constructed per APWA and City standards.*

Let me know if there are any questions.

**Robert Rousselle, P.E., LEED-AP** | Senior Associate  
Main 801.255.0529 | Cell 801.859.4759  
[rousselle@ensignutah.com](mailto:rousselle@ensignutah.com) | [ensignutah.com](http://ensignutah.com)



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---

**From:** Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>  
**Sent:** Tuesday, September 23, 2025 12:05 PM  
**To:** Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>  
**Cc:** Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>; Robert Rousselle <[rousselle@ensignutah.com](mailto:rousselle@ensignutah.com)>; Kameron Rockwell <[krockwell@grantsvilleut.gov](mailto:krockwell@grantsvilleut.gov)>; Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>; Bill Cobabe <[bcobabe@grantsvilleut.gov](mailto:bcobabe@grantsvilleut.gov)>; Grantsville Fire Chief <[firechief@grantsvilleut.gov](mailto:firechief@grantsvilleut.gov)>; Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>  
**Subject:** Re: Secondary Access Application #3036239 - 176 Hatchet Ranch Dr

Nicole,

Thank you for sending this over.

I have cc'd the fire chief and marshal to confirm what the regulations are regarding the hydrants and the red paint.

I would say that the applicant needs to put the curb back in the highlighted area around the hydrant to protect it and repaint the curbing.



## SHELBY MOORE

Planning & Zoning Administrator  
Department of Public Works

Office: (435) 884-4604

Email: [Smoores@Grantsvilleut.gov](mailto:Smoores@Grantsvilleut.gov)

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---

**Grantsville Fire Marshal** <firemarshal@grantsvilleut.gov>

Wed, Sep 24, 2025 at 10:10 AM

To: Robert Rousselle <rrousselle@ensignutah.com>

Cc: Shelby Moore <smoores@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

I have been able to do some digging into fire code.

Utah code 41-6a-1401 states it is illegal to park within 15 feet of a fire hydrant, this is with or without the red paint.

It appears that the missing curbing was apart of that 15 feet and I recommend that it be replaced and repainted.



**Nicholas Critchlow,**  
**Deputy Fire Marshal/Fire Inspector**  
Grantsville Fire Department  
26 N Center St, Grantsville, UT 84029  
Station: (435) 884-3343  
Cell: (435) 830-1006

On Tue, Sep 23, 2025 at 12:14 Robert Rousselle <[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com)> wrote:

Shelby,

The engineering comments on this secondary access are similar to other requests recently, which are.

*Secondary access shall be per APWA Plan 221.1 with Grantsville City APWA Modifications. Grantsville's APWA Plan Modification for 221.1 requires concrete with a minimum of 4,500 psi.*

*APWA Standard Plans are available at: <https://utah.apwa.org/wp-content/uploads/sites/64/2025/02/APWA-2025-Manual-of-Standard-Plans-DRAFT.pdf>*

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Let me know if there are any questions.

**Robert Rousselle, P.E., LEED-AP** | Senior Associate  
Main 801.255.0529 | Cell 801.859.4759  
[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com) | [ensignutah.com](http://ensignutah.com)

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**From:** Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>  
**Sent:** Tuesday, September 23, 2025 12:05 PM  
**To:** Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>  
**Cc:** Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>; Robert Rousselle <[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com)>; Kameron Rockwell <[krockwell@grantsvilleut.gov](mailto:krockwell@grantsvilleut.gov)>; Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>; Bill Cobabe <[bcobabe@grantsvilleut.gov](mailto:bcobabe@grantsvilleut.gov)>; Grantsville Fire Chief <[firechief@grantsvilleut.gov](mailto:firechief@grantsvilleut.gov)>; Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>  
**Subject:** Re: Secondary Access Application #3036239 - 176 Hatchet Ranch Dr

Nicole,

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**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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[Quoted text hidden]

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**2 attachments**



**image002.png**  
4906K



**image001.png**  
13K

To: Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>  
Cc: Robert Rousselle <rrousselle@ensignutah.com>, Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>

Thank you Nic.

Nicole,

Will you add that in the notes for the application and create a staff report outlining the requirements from Robert as well as Nic?



**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [Smoore@Grantsvilleut.gov](mailto:Smoore@Grantsvilleut.gov)

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**Nicole Ackman** <nackman@grantsvilleut.gov> Thu, Mar 5, 2026 at 5:59 PM  
To: Shelby Moore <smoore@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>  
Cc: Robert Rousselle <rrousselle@ensignutah.com>

Good afternoon, everyone,

The secondary access application for 176 N Hatchet Ranch Dr was denied on 9/25/2025 for the following reasons:

- Driveway Width: Exceeds 30 feet, per Section 6.4.5(b).
- Property Line Clearance: Does not meet the 10-foot minimum distance from the adjacent property line, per Section 6.14.5(i).
- Fire Hydrant Proximity: Too close to a fire hydrant, per Utah Code §41-6a-1401. Applicant was advised on 9/25/2025 to replace unauthorized curb cut.
- Utility Obstruction: Obstructed water meter box, per Section 6.14.1(4).

The applicant has decided to appeal this decision to the City Council. Please review the attached staff report and let me know if you have any additional comments or information that should be included.

Best regards,

**Nicole Ackman**

Planning and Zoning Administrative Assistant  
435-884-1674  
[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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 **2026.03.05 - Staff Report.docx**  
63K

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**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>  
To: Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>

Fri, Mar 6, 2026 at 9:15 AM

please reference the city code the references any abstraction to city propert is a misdameanor.



**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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**Nicole Ackman** <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>  
To: Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Fri, Mar 6, 2026 at 9:54 AM

Shelby,

Is this the code you are referring to?

Section 6.14.3 – Tampering With City Infrastructure prohibits the construction, removal, or alteration of curb, gutter, driveway approaches, or other improvements within the public right-of-way without prior authorization from the City.

**Nicole Ackman**

Planning and Zoning Administrative Assistant

435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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[Quoted text hidden]

---

**Shelby Moore** <smoore@grantsvilleut.gov>  
To: Nicole Ackman <nackman@grantsvilleut.gov>

Mon, Mar 9, 2026 at 10:28 AM

yes.



**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)

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[Quoted text hidden]

---

**Nicole Ackman** <nackman@grantsvilleut.gov>  
To: Shelby Moore <smoore@grantsvilleut.gov>, Grantsville Fire Marshal <firemarshal@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Fire Chief <firechief@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>  
Cc: "cc: Robert Rousselle" <rrousselle@ensignutah.com>

Mon, Mar 9, 2026 at 10:58 AM

Hello everyone,

The staff report for the secondary access application at 176 N Hatchet Ranch Dr has been updated to include Section 6.14.3 Tampering With City Infrastructure, as suggested by Shelby. Please review the attached updated report and provide any additional concerns or feedback.

Best,

**Nicole Ackman**

Planning and Zoning Administrative Assistant  
435-884-1674  
[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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---



2026.03.05 - Staff Report.docx

66K

**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Mon, Mar 9, 2026 at 3:20 PM

To: Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>

Cc: Grantsville Fire Marshal <[firemarshal@grantsvilleut.gov](mailto:firemarshal@grantsvilleut.gov)>, Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>, Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>, Bill Cobabe <[bcobabe@grantsvilleut.gov](mailto:bcobabe@grantsvilleut.gov)>, Grantsville Fire Chief <[firechief@grantsvilleut.gov](mailto:firechief@grantsvilleut.gov)>, Kameron Rockwell <[krockwell@grantsvilleut.gov](mailto:krockwell@grantsvilleut.gov)>, Barry Bunderson <[bbunderson@grantsvilleut.gov](mailto:bbunderson@grantsvilleut.gov)>, "cc: Robert Rousselle" <[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com)>

Looks good, thank you.



## SHELBY MOORE

Planning & Zoning Administrator  
Department of Public Works

Office: (435) 884-4604

Email: [Smooore@Grantsvilleut.gov](mailto:Smooore@Grantsvilleut.gov)

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# **Agenda Item # 5**

Discussion and Council direction of the  
Townhomes on Willow sidewalks

# **Agenda Item # 6**

Consideration of Ordinance 2026-21 amending the fee schedule to add code enforcement fees related to nuisance abatement, civil citations, and administrative costs



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-21**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING THE FEE SCHEDULE TO  
ADD CODE ENFORCEMENT FEES RELATED TO NUISANCE ABATEMENT, CIVIL  
CITATIONS, AND ADMINISTRATIVE COSTS**

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

**WHEREAS**, Grantsville City (the “City”) is authorized pursuant to Utah law, including but not limited to Title 10 of the Utah Code, to enact ordinances and establish fees necessary to protect the public health, safety, and welfare; and

**WHEREAS**, the City has adopted a Fee Schedule, which may be amended from time to time by the City Council; and

**WHEREAS**, the City finds it necessary to establish and clarify fees associated with code enforcement activities, including nuisance abatement, inspections, administrative costs, and civil citations; and

**WHEREAS**, the City Council finds that adopting such fees will promote compliance with City ordinances, offset administrative and enforcement costs, and ensure fair and consistent application of penalties;

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

**Section 1. Amendment to Fee Schedule:** The Grantsville City Fee Schedule is hereby amended to include Code Enforcement Fees as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

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

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

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

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



---

By Mayor Heidi Hammond

ATTEST

---

Alicia Fairbourne, City Recorder



# EXHIBIT “A”

Proposed Code Enforcement Fee Schedule



## Proposed Code Enforcement Fee Schedule

### Nuisance Abatement

<b>Fee Type</b>	<b>Amount</b>
Monetary Penalties	\$100 per day (maximum 14 days – \$1,400 total)
First Compliance Inspection	No charge
Compliance Re-Inspection	\$50 per inspection
Administrative Fee	\$100
Administrative Appeal Fee	\$150

### Nuisance Civil Citations and Fines - Individuals

<b>Violation</b>	<b>Fine</b>
First Violation	Written Warning
Second Violation	\$50
Third Violation	\$200
Fourth & Subsequent Violations	\$500

### Nuisance Civil Citations and Fines – Business Entities

<b>Violation</b>	<b>Fine</b>
First Violation	Written Warning
Second Violation	\$100
Third Violation	\$500
Fourth & Subsequent Violations	\$1,000

# **Agenda Item # 7**

**Public Hearing Item:** Consideration of Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision

**Subject: Opposition to Proposed Rezone from Low-Density Residential to High-Density Single-Family**

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully oppose the proposed rezone from low-density residential to high-density single-family development located near Pear and Quirk Street (Wellstone Subdivision).

While I understand the need for growth, this proposal raises serious concerns regarding infrastructure capacity, public safety, and neighborhood character.

Water availability remains a significant issue. Increasing housing density will place additional demand on already limited resources, and without a clearly demonstrated long-term water supply, this proposal creates unnecessary risk for current and future residents.

Sewer improvements are currently being funded by existing residents. It is inequitable for current homeowners to bear the cost of infrastructure upgrades that will largely benefit new development. Roads, utilities, and public services in this area were designed for lower-density use and are not prepared for this level of expansion without substantial developer-funded improvements.

Road conditions are already poor. Deteriorated roads and manholes create safety hazards and cause drivers to swerve to avoid damaged surfaces, increasing risks for motorists and pedestrians.

Traffic congestion is another major concern. Nearby schools already generate heavy traffic, particularly along Willow, Quirk and Hale Street during school dismissal. Additional housing and a planned future school site in the area will further burden already congested roads and create additional safety concerns for students and pedestrians.

Pedestrian safety is especially troubling. In some areas, children must walk in the roadway due to the lack of sidewalks. Increasing traffic in this area would create an unacceptable hazard.

This rezone would also significantly change the established character of the neighborhood. The area is currently defined by larger lots, open space, and a quieter residential atmosphere. Higher density development would reduce open space, increase noise and traffic, strain parking, and diminish privacy.

Many residents chose this area based on its current zoning and character. A substantial increase in density may negatively affect homeowner expectations, neighborhood appeal, and overall quality of life.

For these reasons, I respectfully urge the Commission to deny this proposal and instead pursue growth strategies that align with the current approved zone, infrastructure capacity, protecting public safety, and preserve the character of existing neighborhoods.

Thank you for your time and consideration.

Sincerely,  
Frank Anderson



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

---

## Comments on proposed General Plan Amendment

1 message

---

**Scot Bridges** <[REDACTED]>  
To: afairbourne@grantsvilleut.gov  
Cc: [REDACTED]

Tue, May 5, 2026 at 9:28 AM

I live at [496 South Quirk Street](#) and oppose this change for the following 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.

I do not think we need High Density housing going all the way South to Hollywood.

If smaller lots are approved smaller, affordable homes should be required.

Thank You for your Consideration:  
Scot A. Bridges



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-19**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN  
AMENDMENT FOR THE WELLSTONE SUBDIVISION**

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

**WHEREAS**, the City has adopted a General Plan to guide the long-term growth and development of the community; and

**WHEREAS**, the applicant has requested a General Plan Amendment for parcels identified as 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002, consisting of approximately 113 acres located near Pear Street and Quirk Street (the “Property”); and

**WHEREAS**, the Property is currently designated as Low Density Residential on the Future Land Use Map, which allows for approximately two (2) dwelling units per acre; and

**WHEREAS**, the proposed amendment would change the land use designation to High Single-Family Density to allow for smaller lot single-family development, increased residential density, and greater flexibility in subdivision design; and

**WHEREAS**, the proposed designation is intended to align with a corresponding rezone request to the R-1-12 zoning district; and

**WHEREAS**, the proposal includes a conceptual development plan providing for internal street connectivity, pedestrian trail systems, open space areas, and a potential future school site; and

**WHEREAS**, the Planning Commission held a public hearing on April 21, 2026, and forwarded a recommendation of denial to the City Council; and

**WHEREAS**, the City Council has considered the proposed amendment, the staff report, and public input, and finds it appropriate to amend the General Plan as set forth herein.

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

**Section 1. Amendment Adopted:** The Grantsville City General Plan Future Land Use Map is hereby amended to change the land use designation for parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002, as generally depicted in Exhibit A, from Low Density Residential to High Single-Family Density.

**Section 2. Map Update:** City staff is hereby authorized and directed to update the General Plan and Future Land Use Map to reflect this amendment.



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

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 6TH DAY OF MAY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

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By Mayor Heidi Hammond

ATTEST

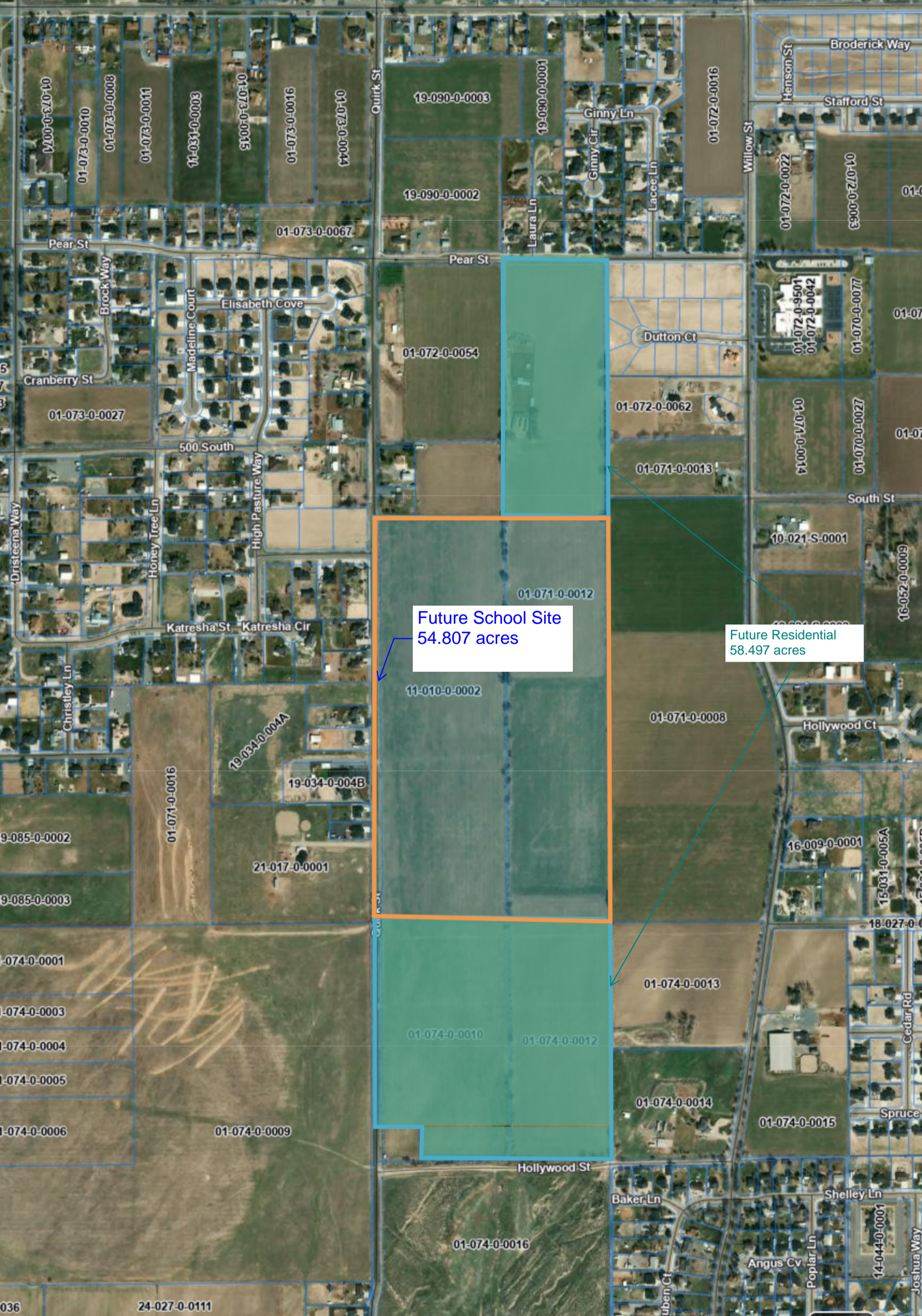
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Alicia Fairbourne, City Recorder



# EXHIBIT “A”

Zoning Maps



Future School Site  
54.807 acres

Future Residential  
58.497 acres

01-073-0-0010  
01-073-0-0008  
01-073-0-0011

11-031-0-0003

9100-0-010-10

01-073-0-0016

11-000-0-0010

19-090-0-0003

19-090-0-0002

19-090-0-0001

01-072-0-0016

01-072-0-0022

01-072-0-0010

Pear St

Brock Way

Madeline Court

Elisabeth Cove

Pear St

Ginny Ln

Ginny Cir

Lacey Ln

Willow St

Henson St

Broderick Way

Stafford St

Cranberry St

01-073-0-0027

500 South

01-072-0-0054

01-072-0-0062

01-072-0-9501  
01-072-0-0042

01-070-0-0077

01-070-0-0014

01-070-0-0027

01-071-0-0013

South St

10-021-S-0001

Dristecna Way

Honey Tree Ln

High Pasture Way

Katresha St - Katresha Cir

01-071-0-0012

Future School Site  
54.807 acres

Future Residential  
58.497 acres

11-010-0-0002

01-071-0-0008

Hollywood Ct

9-085-0-0002

01-071-0-0016

19-034-0-004A

19-034-0-004B

21-017-0-0001

16-009-0-0001

15-031-0-005A

9-085-0-0003

01-074-0-0001

01-074-0-0003

01-074-0-0004

01-074-0-0005

01-074-0-0006

01-074-0-0009

01-074-0-0013

01-074-0-0010

01-074-0-0012

01-074-0-0014

01-074-0-0015

18-027-0-0001

Hollywood St

Baker Ln

Shelley Ln

01-074-0-0016

Angus Cv

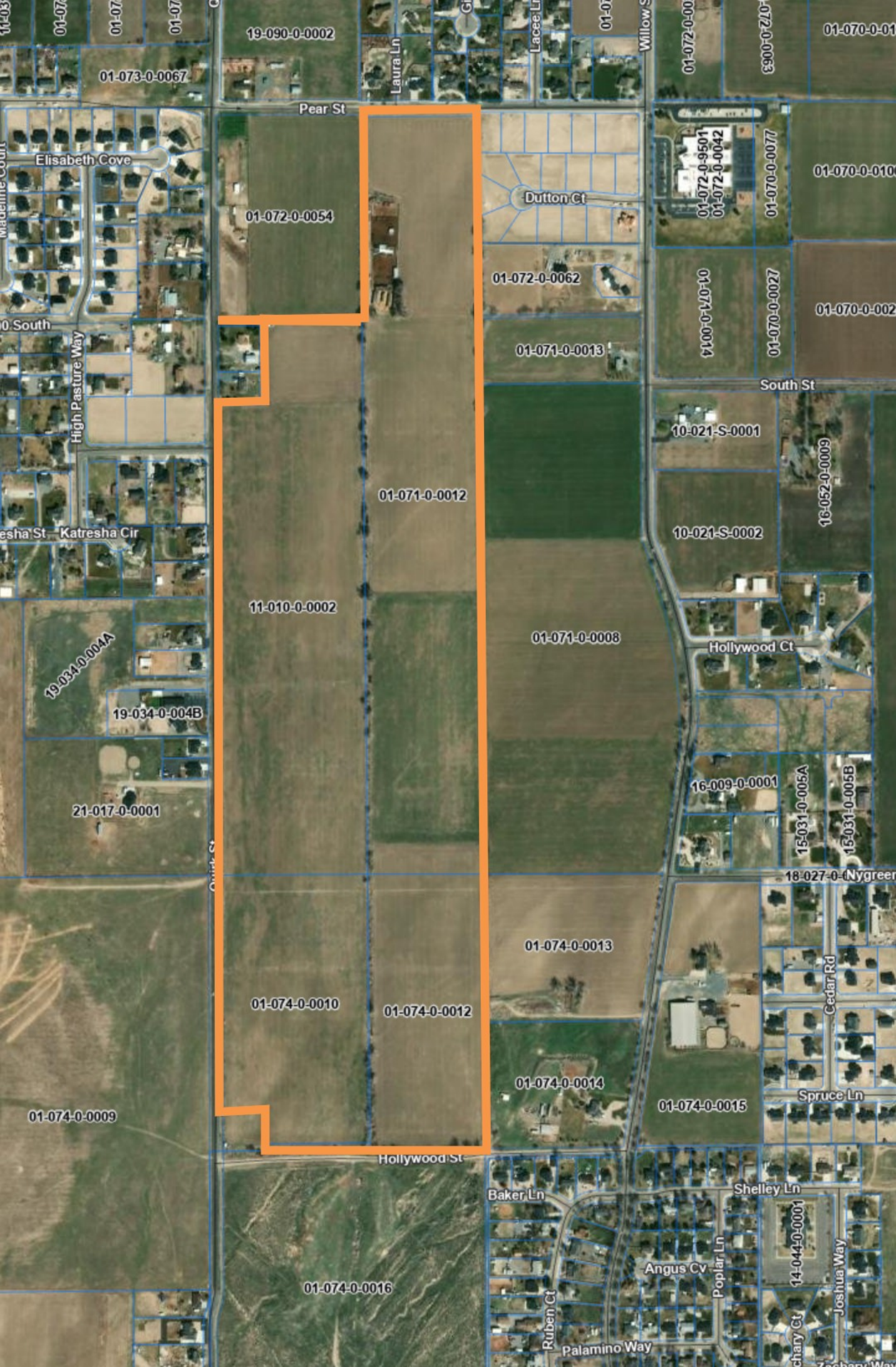
Poplar Ln

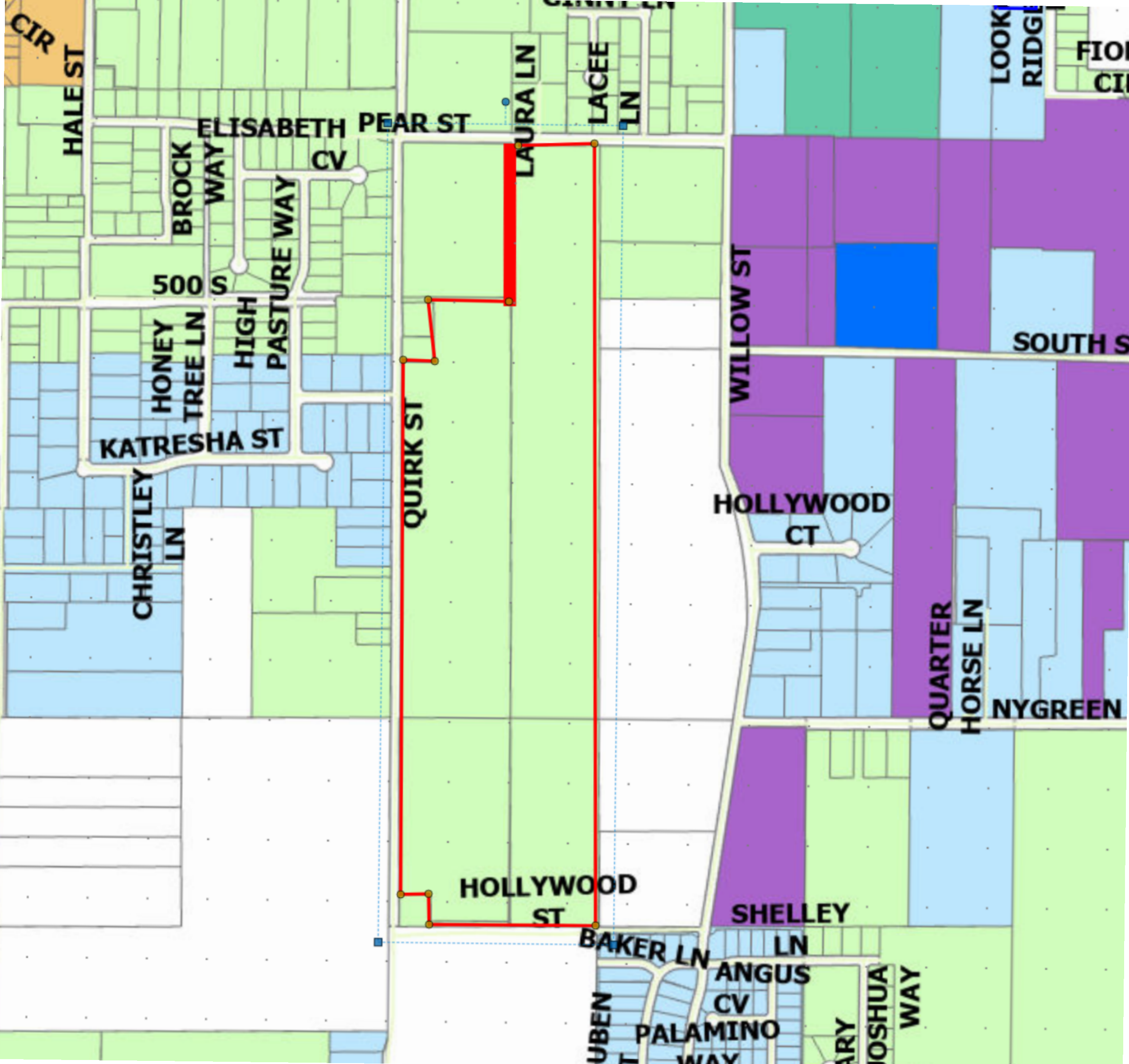
14-044-0-0001

Joshua Way

036

24-027-0-0111





HALE ST

ELISABETH PEAR ST

LAURA LN

LACEE LN

BROCK WAY

HIGH PASTURE WAY

500 S

HONEY TREE LN

KATRESHA ST

CHRISTLEY LN

QUIRK ST

WILLOW ST

HOLLYWOOD CT

HOLLYWOOD ST

SHELLEY

BAKER LN

LN

ANGUS CV

PALAMINO WAY

MARY

JOSHUA WAY

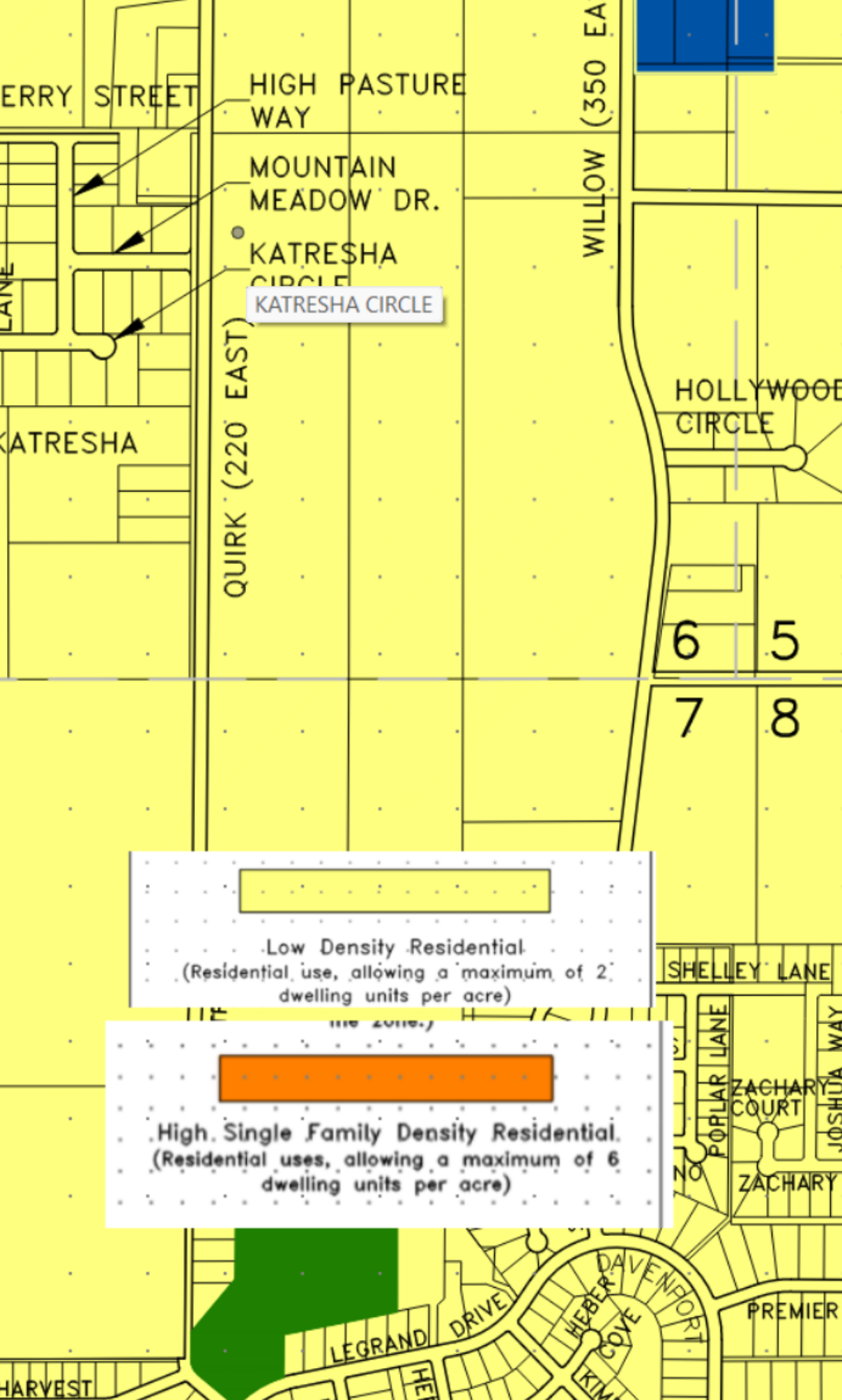
QUARTER HORSE LN

NYGREEN

SOUTH S

LOOK RIDGE

FIORI CIR



KATRESHA CIRCLE

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

**High Single Family Density Residential.**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)

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



**GRANTSVILLE CITY  
STAFF REPORT**

**To:** Grantsville City Planning Commission  
**From:** Community Development Department  
**Agenda Item:** Presentation and Discussion  
**Meeting Date:** March 21, 2026

REQUEST

Presentation, Public Hearing, Discussion, and 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 for the Wellstone Subdivision, located near Pear Street and Quirk Street.

BACKGROUND

The applicant is requesting a General Plan Amendment to support the future development of the Wellstone Subdivision. The amendment is being requested in conjunction with a proposed rezone from R-1-21 to R-1-12.

The project area consists of approximately 113 acres located near Pear Street and Quirk Street and is currently designated as Low Density Residential in the City's General Plan.

EXISTING GENERAL PLAN DESIGNATION

According to the Future Land Use Map, the subject properties are currently designated as **Low Density Residential**, which allows for residential development at a maximum of approximately 2 dwelling units per acre.

PROPOSED AMENDMENT

The applicant is proposing to amend the land use designation to **High Single-Family Density**, which would:

- Allow for smaller lot single-family residential development
- Increase overall residential density
- Provide greater flexibility in subdivision design

This amendment would align with the proposed R-1-12 zoning district, which allows minimum lot sizes of 12,000 square feet.

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

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

## PROJECT CONCEPT

The applicant has provided a conceptual development plan that includes:

- Internal street connectivity
- Pedestrian trail systems
- Open space areas
- Potential reservation of approximately 54.8 acres for a future school site

The proposal is intended to create a cohesive residential neighborhood while accommodating future community infrastructure.

## ANALYSIS

### **Consistency with General Plan Goals:**

- The amendment supports residential growth and provides additional housing opportunities within the City.
- It allows for a transition from very low-density development toward a more efficient single-family neighborhood pattern.

### **Compatibility with Surrounding Area:**

- Surrounding areas include a mix of residential development patterns.
- The proposed designation maintains single-family character while increasing density moderately.

### **Infrastructure & Connectivity:**

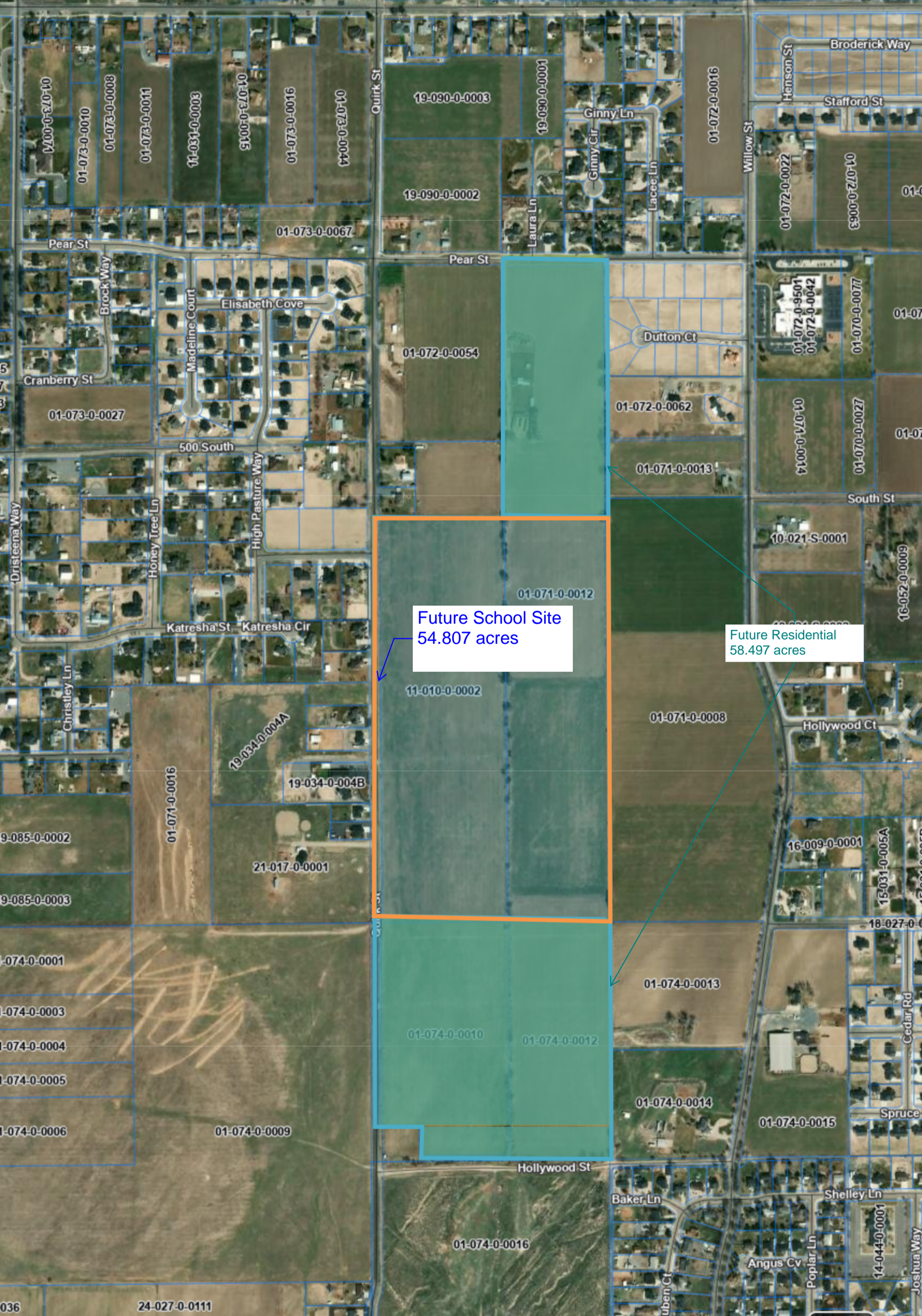
- The conceptual layout promotes internal connectivity and aligns with existing and planned roadways.
- The inclusion of a potential school site supports long-term community planning.

### **Growth Management Considerations:**

- The amendment represents a policy-level decision to accommodate growth in this area.
- It provides a framework for future zoning and subdivision approvals.

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Future School Site  
54.807 acres

Future Residential  
58.497 acres

1200-0-0010

01-073-0-0008

01-073-0-0011

11-031-0-0003

9100-0-0010

01-073-0-0016

1400-0-0044

19-090-0-0003

19-090-0-0002

19-090-0-0001

01-072-0-0016

01-072-0-0022

0900-0-0010

Pear St

01-073-0-0067

Pear St

Ginny Ln

Ginny Cir

Laura Ln

Lacey Ln

Willow St

Henson St

Broderick Way

Stafford St

Cranberry St

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Brock Way

Madeline Court

Elisabeth Cove

01-072-0-0054

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0100-0-0010

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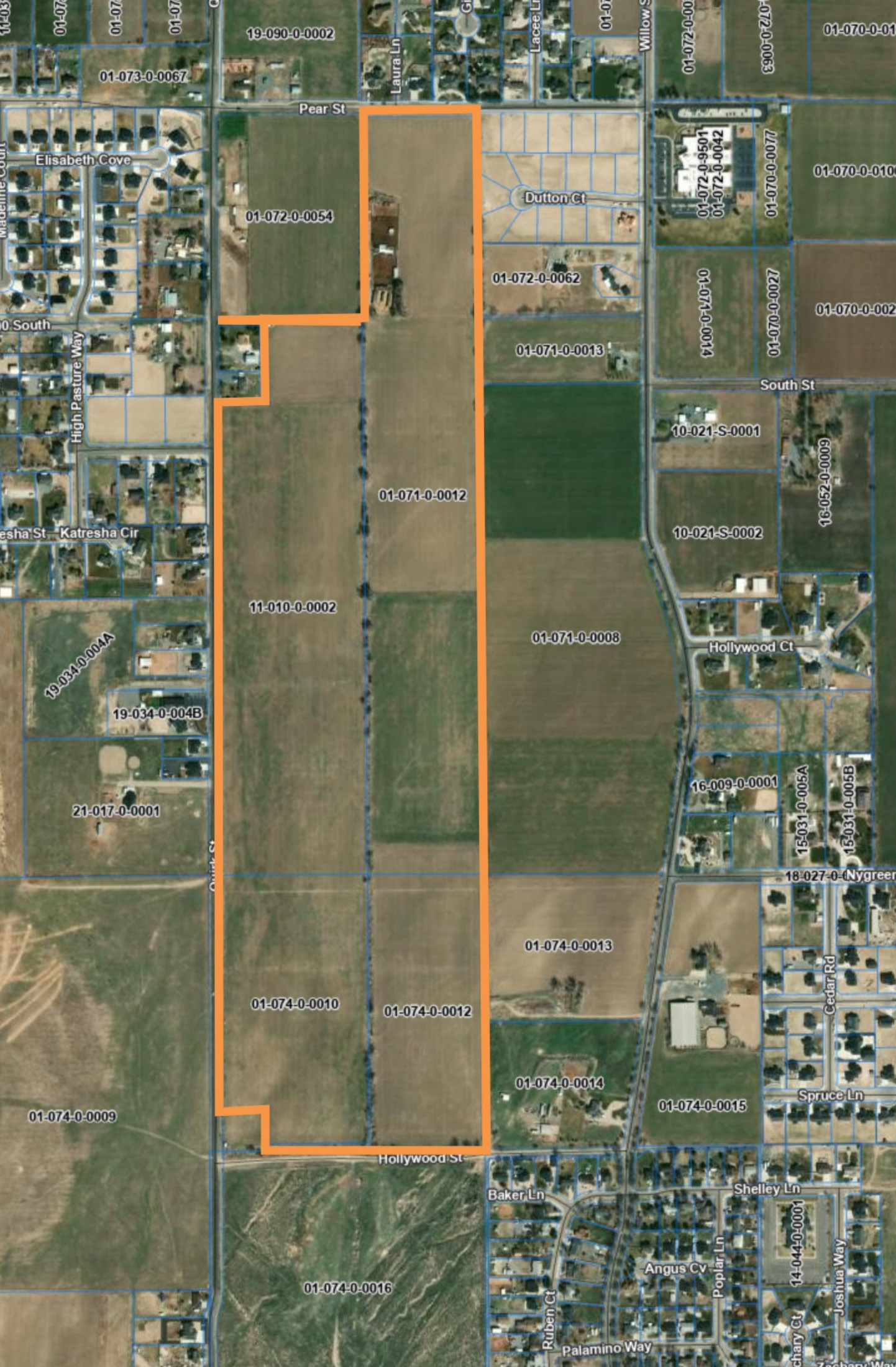
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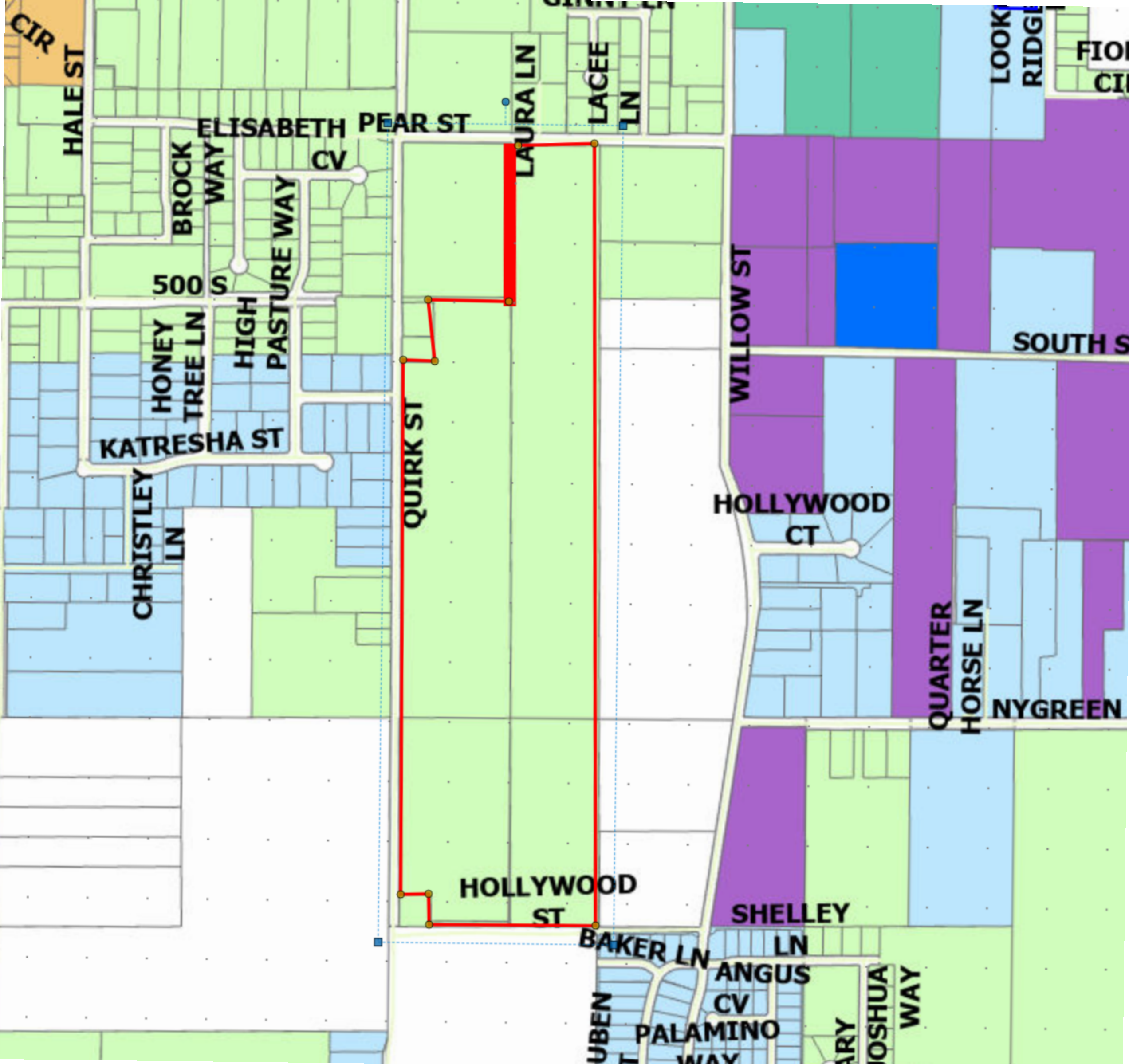
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Joshua Way

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HALE ST

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QUIRK ST

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LACEE LN

WILLOW ST

HOLLYWOOD CT

HOLLYWOOD ST

SHELLEY LN

BAKER LN

ANGUS CV

PALAMINO WAY

MARY JOSHUA WAY

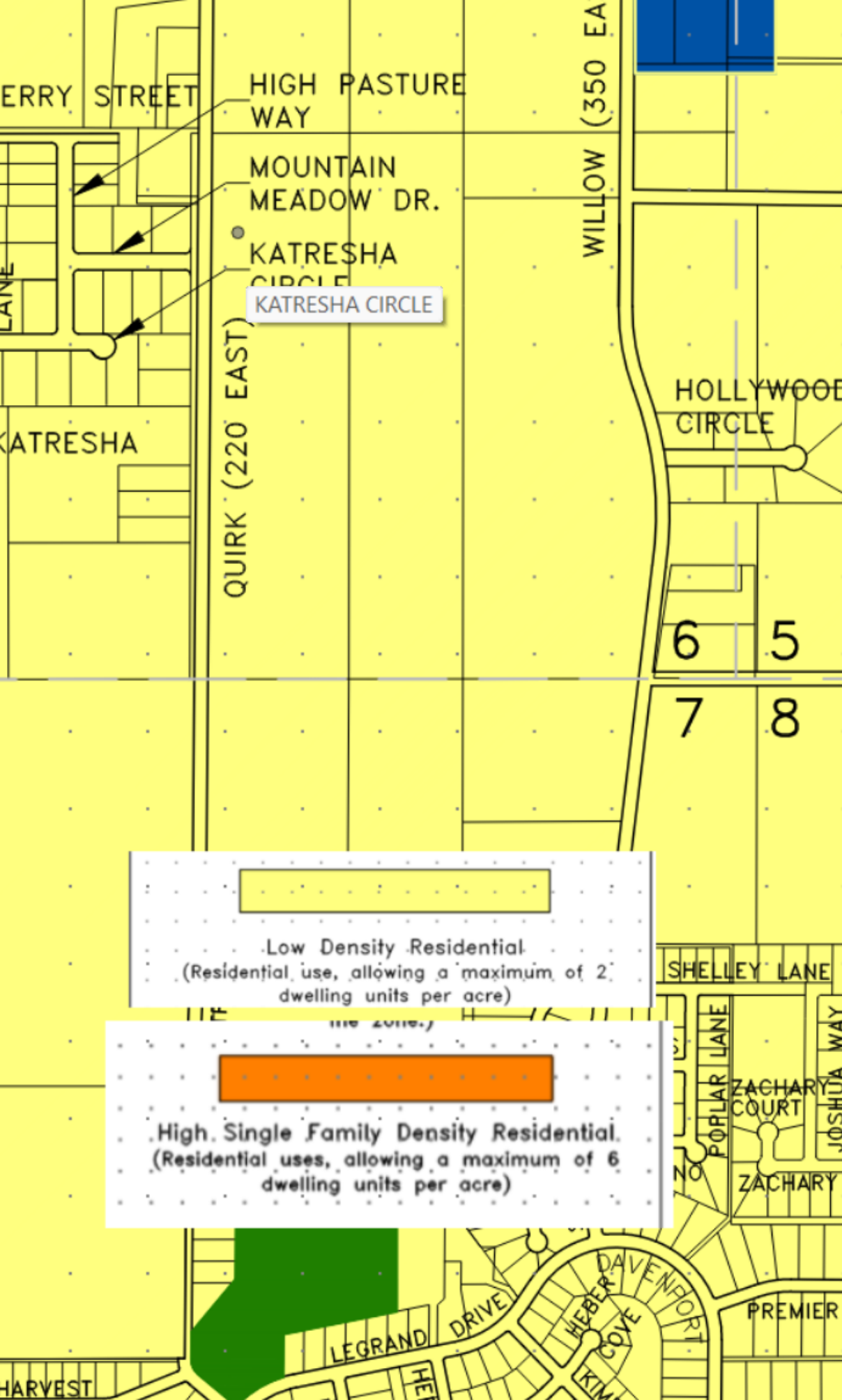
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KATRESHA CIRCLE

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

**High Single Family Density Residential.**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)

## **Executive Summary**

### **Land Use**

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

### **Community Design**

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

### **Economic Development**

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

### **Transportation**

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

### **Housing**

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

### **Recreation & Open Space**

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

## **Infrastructure**

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

## **Introduction**

[State Law And Grantsville City's Plan](#)

[Purpose Of This Plan](#)

[Development Of This Plan](#)

[Amending The General Plan](#)

[Implementation](#)

[Next Steps For This Plan](#)

## **State Law And Grantsville City's Plan**

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

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

## **Purpose Of This Plan**

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

## **Development Of This Plan**

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

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

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

## **Amending The General Plan**

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

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

## **Implementation**

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

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

## **Next Steps For This Plan**

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

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

## **Community Vision Statement + Core Values**

[Community Vision](#)

[Community Core Values](#)

[Community Characteristics](#)

[Regional Context + Anticipated Changes](#)

[Socioeconomic Indicators](#)

[Land Capacity Analysis](#)

### **Community Vision**

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

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

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

### **Community Core Values**

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

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

### **Community Characteristics**

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

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

### **Regional Context + Anticipated Changes**

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

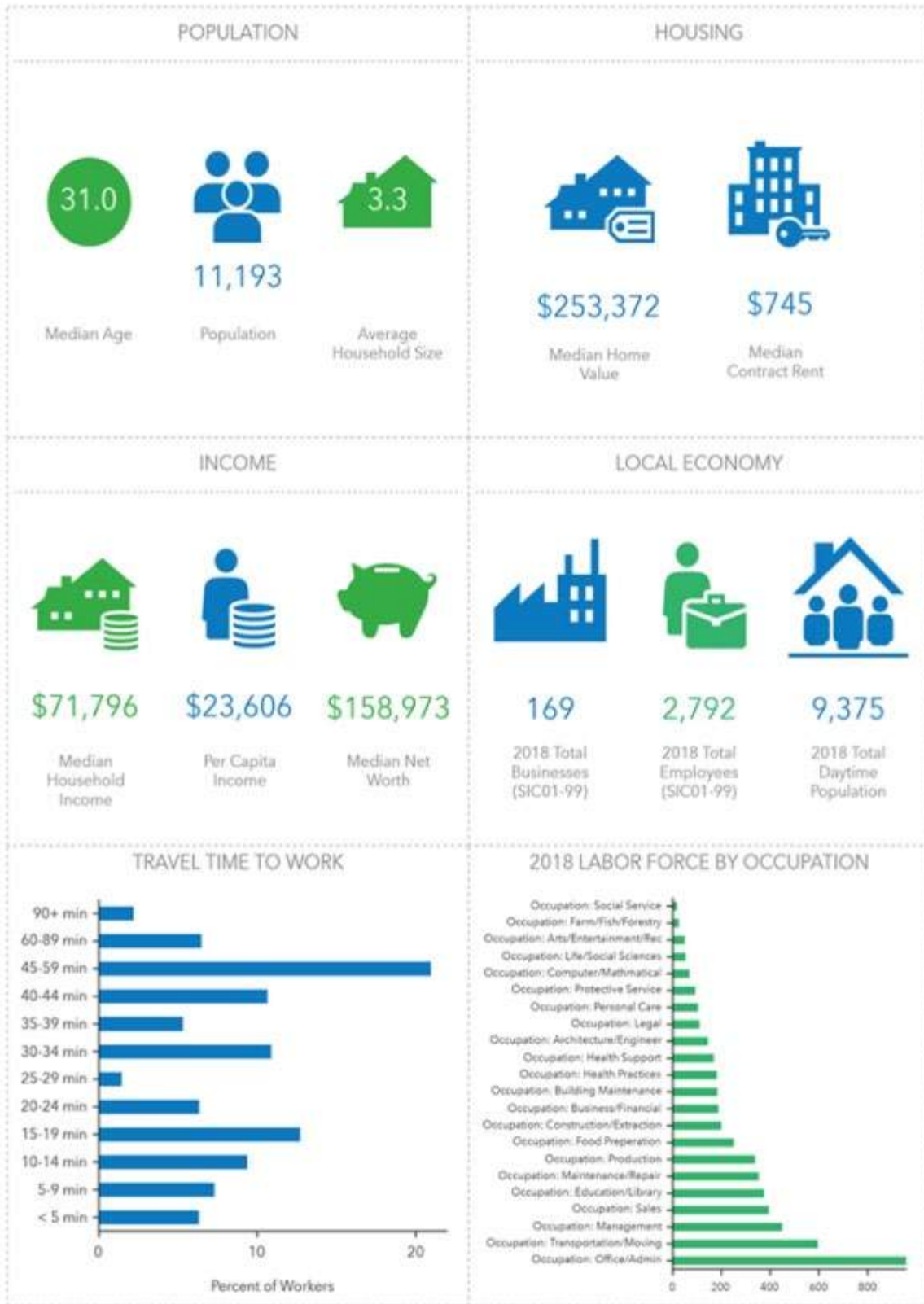
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

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

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

### **Socioeconomic Indicators**

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

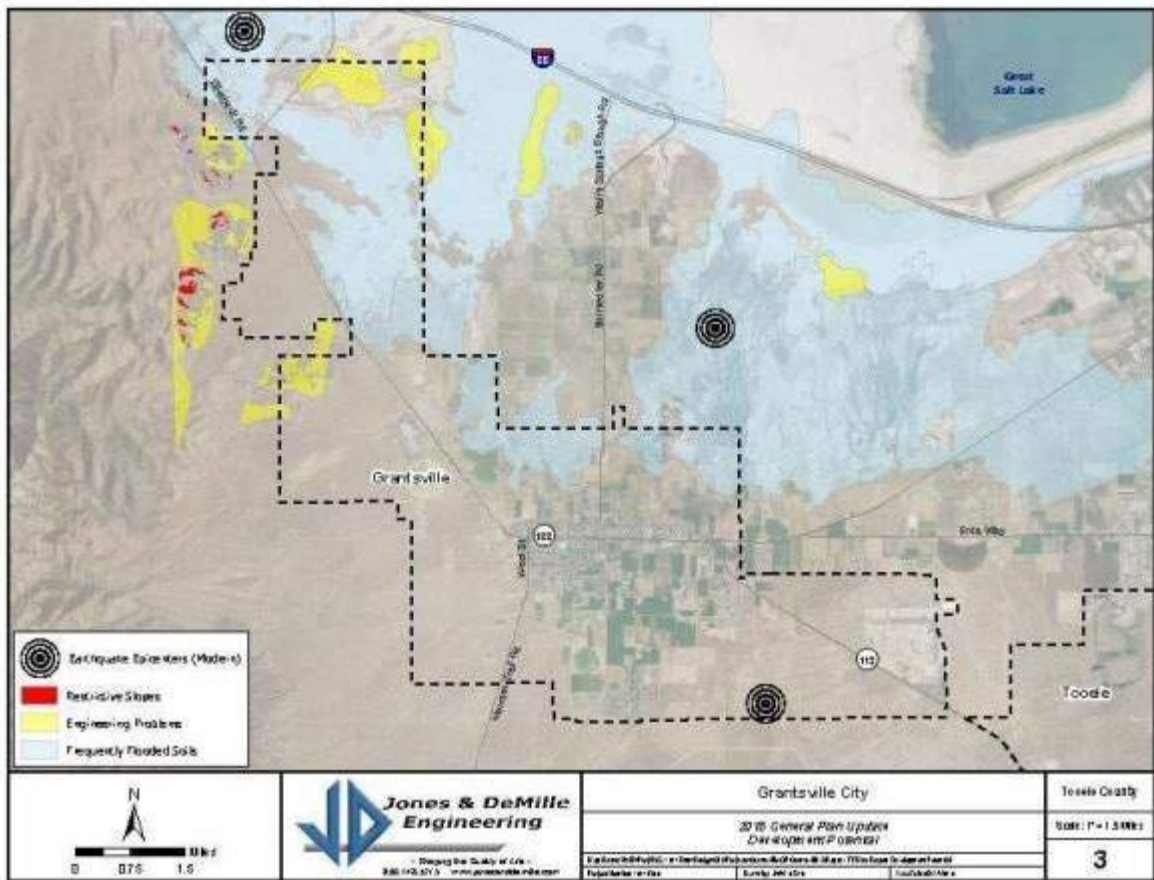


**Land Capacity Analysis**

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

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

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



## [Land Use](#)

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

### [Land Use Designations](#)

### [Future Land Use Map](#)

### [Annexation](#)

### [Goals + Policies + Land Use](#)

### [Strategies - Land Use](#)

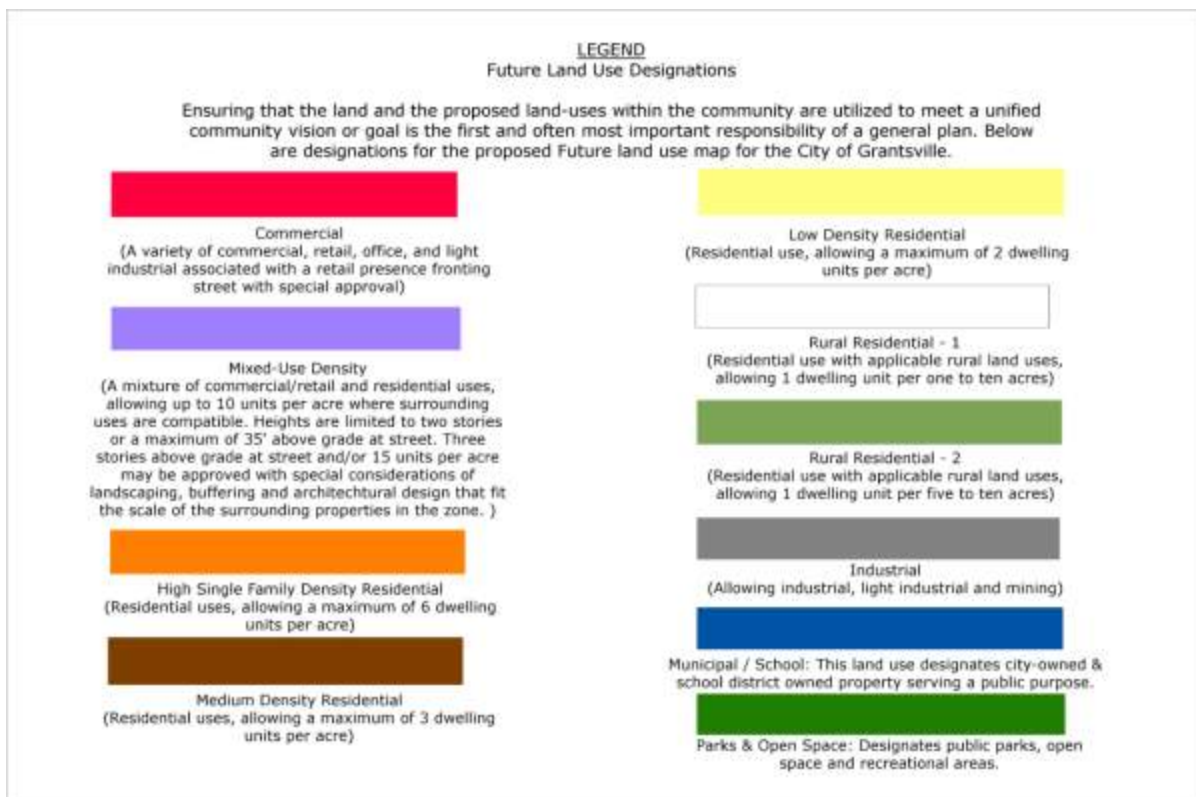
## **Conditions Prior To Implementation**

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

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

## **Land Use Designations**

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

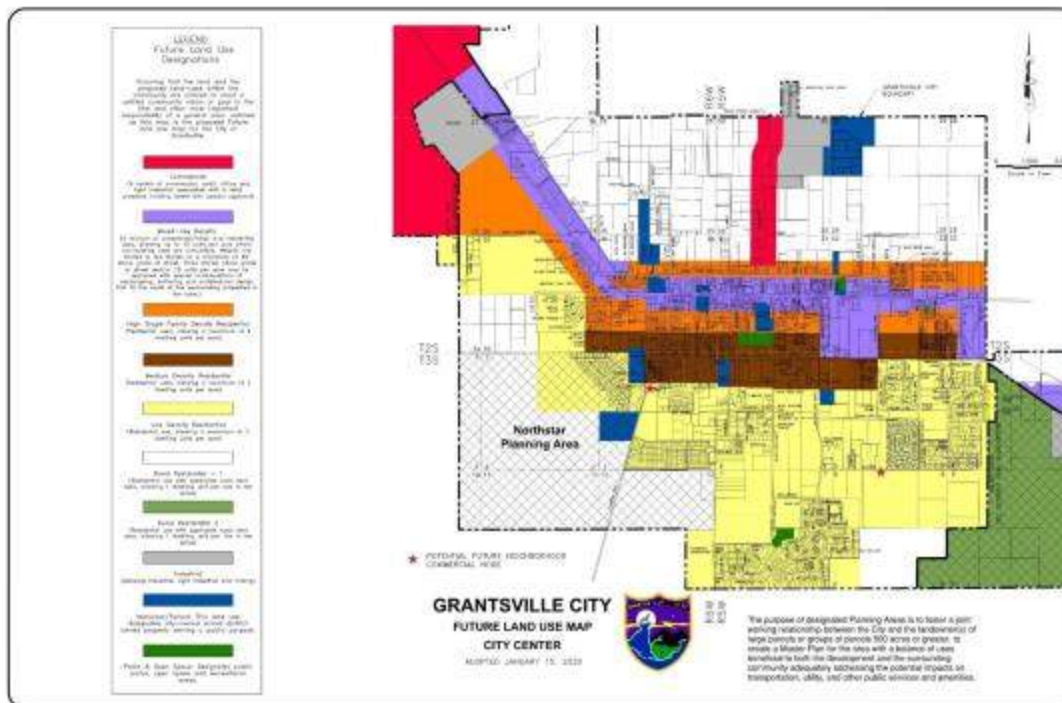


## **Future Land Use Map**

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

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

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



## **Annexation**

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

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

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



# GRANTSVILLE CITY

## FUTURE LAND USE MAP

### FLUX ANNEXATION

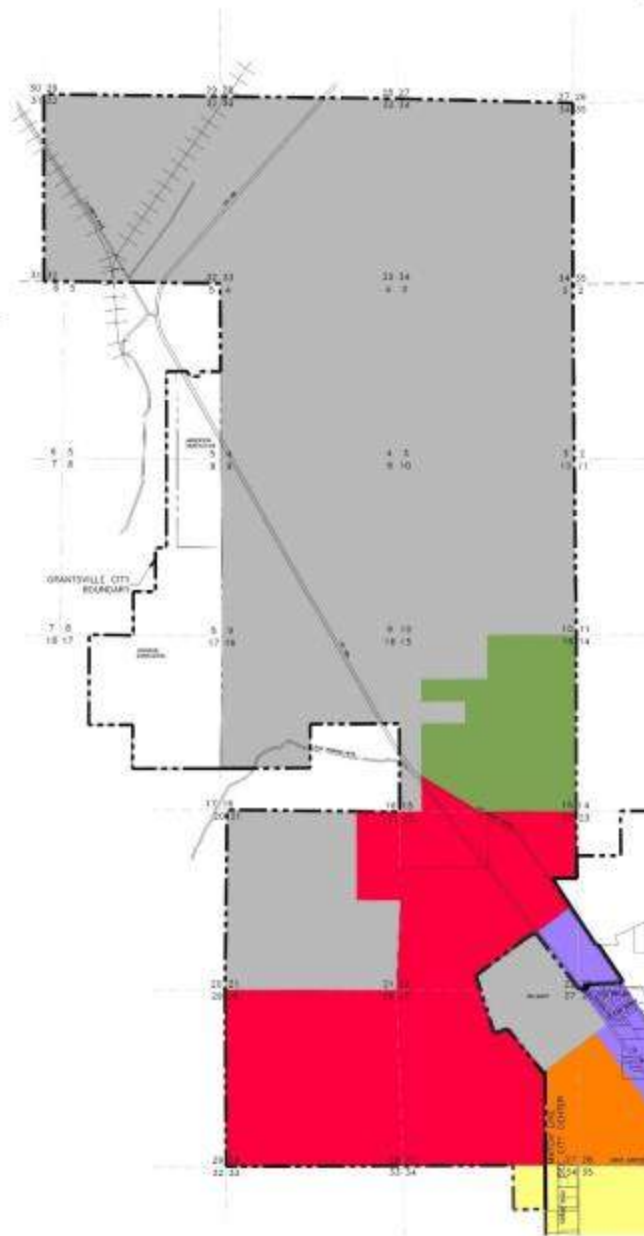
ADOPTED JANUARY 15, 2020



**LEGEND**  
Future Land Use Designations

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

- Commercial**  
(A variety of commercial, retail, office and light industrial structures able to retain presents having street with special approval)
- Mixed-Use Density**  
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are commercial. Height is limited to two stories or a maximum of 25 above grade or seven. These structures above ground or elevated on 15 poles per acre may be required with special considerations of landscaping, buffering and architectural design that fit the style of the surrounding properties in the zone.)
- High Single Family Density Residential**  
(Residential uses, allowing a maximum of 8 dwelling units per acre)
- Medium Density Residential**  
(Residential uses, allowing a maximum of 3 dwelling units per acre)
- Low Density Residential**  
(Residential uses, allowing a maximum of 2 dwelling units per acre)
- Rural Residential - 1**  
(Residential use with appropriate rural lot size, allowing 1 dwelling unit per one to two acres)
- Rural Residential - 2**  
(Residential use with appropriate rural lot size, allowing 2 dwelling unit per one to two acres)
- Industrial**  
(Heavy industrial, light industrial and mining)
- Municipal/School** This land use designated City-owned school district owned property serving a public purpose.
- Parks & Open Space** Designated public parks, open space and recreational areas.



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

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

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

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

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

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

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

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

#### HISTORY

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

### **Strategies - Land Use**

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

## [Community Design](#)

### [Design](#)

### [Community Character](#)

### [Street Design + Edges](#)

### [Historic Preservation](#)

### [Nonconforming Uses](#)

### [Goals + Policies + Community Design](#)

### [Strategies - Community Design](#)

## **Design**

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

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

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

## **Community Character**

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

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

## **Street Design + Edges**

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

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

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

## **Historic Preservation**

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

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



Donner Reed Museum, Photo credit: Jewel Allen

## **Nonconforming Uses**

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

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

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

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

### **Goals + Policies + Community Design**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Strategies - Community Design**

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

ancillary spaces.

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

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

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

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

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

**Economic Development**

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

[Areas Of Potential](#)

[Goals + Policies + Economic Development](#)

[Strategies - Economic Development](#)

**Conditions Prior To Implementation (Economic Development)**

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

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

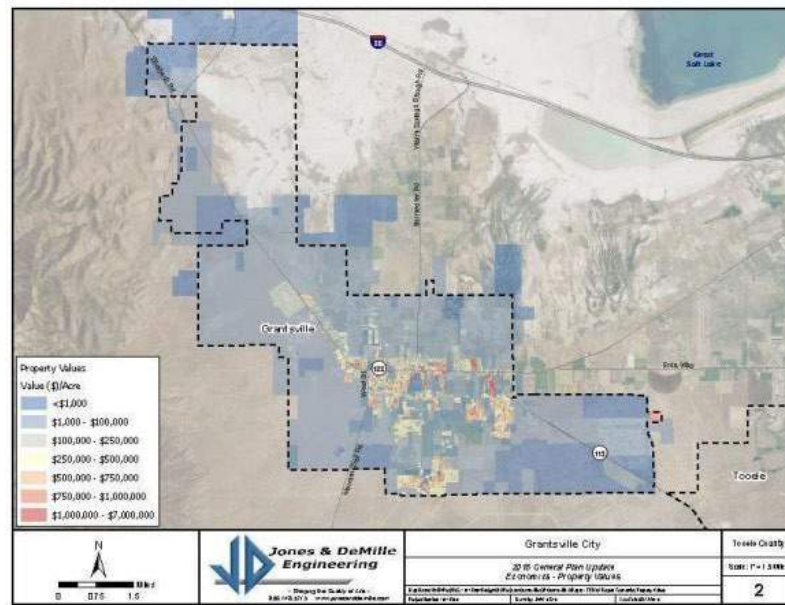
**Areas Of Potential**

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

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

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

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



### **Goals + Policies + Economic Development**

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

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

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

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

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

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

### **Strategies - Economic Development**

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

## **Transportation**

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

[Future Transportation Map](#)

[Impact Fees + Traffic Impact Studies](#)

[Roadway Design](#)

[Access Management](#)

[Active Transportation + Public Transportation](#)

[Roadway Placement](#)

[Goals + Policies + Transportation](#)

[Strategies - Transportation](#)

## **Conditions Prior To Implementation (Transportation)**

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

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

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

## **Future Transportation Map**

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



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



### **Access Management**

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

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

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

### **Active Transportation + Public Transportation**

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

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

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

## **Roadway Placement**

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

## **Goals + Policies + Transportation**

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

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

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

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

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

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

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

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

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

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

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

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

### **Strategies - Transportation**

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

## **Housing**

### **Conditions Prior To Implementation (Housing)**

#### **Moderate Income Housing**

#### **Future Demand**

#### **Goals + Policies - Housing**

#### **Strategies - Housing**

### **Conditions Prior To Implementation (Housing)**

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

### **Moderate Income Housing**

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

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

### **Future Demand**

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

### **Goals + Policies - Housing**

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

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

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

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

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

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

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

### **Strategies - Housing**

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

## [Recreation + Open Space](#)

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

[Recreation Plan](#)

[Special Protection Areas](#)

[Recreation Spaces](#)

[Potential Improvement Opportunities](#)

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

[Strategies - Recreation And Open Space](#)

### **Conditions Prior To Implementation (Recreation + Open Space)**

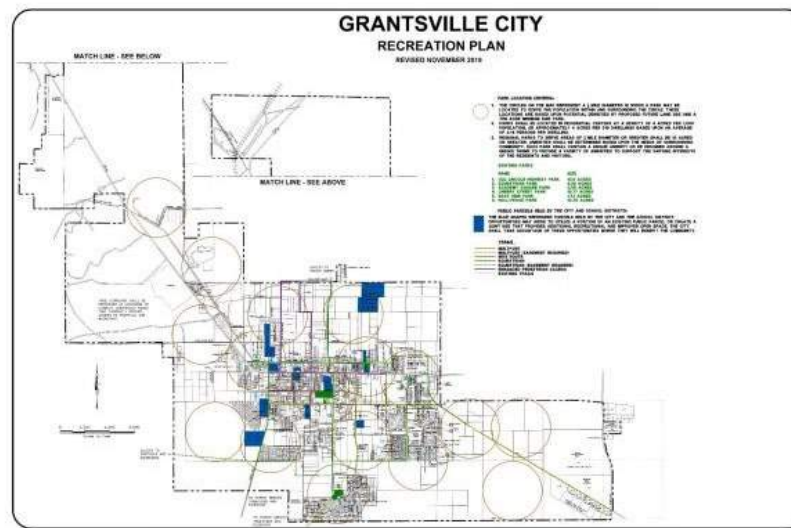
Grantsville desires to maintain and cultivate recreational opportunities that serve the interests of residents and visitors. These recreation opportunities greatly enhance the quality of life for our residents. Highlights of existing conditions include:

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

### **2019 Park Facilities**

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





### **Special Protection Areas**

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

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

### **Recreation Spaces**

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

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

### **Potential Improvement Opportunities**

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

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

### **Goals + Policies - Recreation And Open Space**

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

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

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

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

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

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

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

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

**Strategies - Recreation And Open Space**

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

## **Infrastructure + Public Facilities**

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

[Culinary Water](#)

[Secondary Water](#)

[Water Sources](#)

[Natural Gas](#)

[Wastewater System](#)

[Power](#)

[Sanitation](#)

[Schools](#)

[Emergency Preparedness + Resilience](#)

[Anticipated Changes](#)

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

[Strategies - Infrastructure And Public Facilities](#)

### **Introduction (Infrastructure And Public Facilities)**

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

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

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

### **Culinary Water**

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

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

### **Secondary Water**

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

### **Water Sources**

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

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

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

### **Natural Gas**

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

### **Wastewater System**

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

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

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

### **Power**

Rocky Mountain Power supplies Grantsville with electricity.

### **Sanitation**

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

### **Schools**

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

### **Emergency Preparedness + Resilience**

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



### **Anticipated Changes**

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

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

### **Goals + Policies - Infrastructure And Public Facilities**

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

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

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

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

### **Strategies - Infrastructure And Public Facilities**

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

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

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

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

## **APPENDIX**

[Implementation Recommendation - Zoning Code Update](#)

[Implementation Recommendation - Roles + Responsibilities](#)

[Implementation Recommendation - Best Practice Ideas](#)

### **Implementation Recommendation - Zoning Code Update**

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

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

The recommendation report is available at these links:

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

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

### **Implementation Recommendation - Roles + Responsibilities**

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

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

### **Implementation Recommendation - Best Practice Ideas**

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

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

[IDEA 3 - Agenda Alignment](#)

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

[IDEA 5 - Development Process Flowchart](#)

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

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

### **IDEA 1 - Improve Plan And Budget Integration**

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

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

### **IDEA 2 - Community Clean-Up Initiative Enforcement**

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

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

### **IDEA 3 - Agenda Alignment**

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

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

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

### **IDEA 4 - Adequate Public Facilities (Concurrence)**

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

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

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

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

### **IDEA 5 - Development Process Flowchart**

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

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

## [APPENDIX PART 2](#)

### [Community Surveys](#)

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

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

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

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

#### **Community Surveys**

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

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

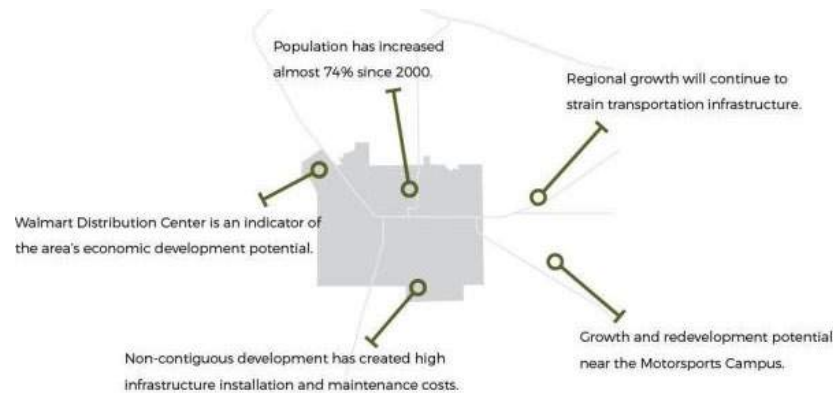
#### **Regional Context + Anticipated Changes (Appendix 2)**

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

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

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

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



#### **Community Characteristics (Appendix 2)**

##### COMMUNITY DRAW

##### GROWTH PRESSURE

##### RURAL CHARACTER

##### CONVENIENT ACCESS

##### SMALL BUT GROWING LOCAL ECONOMY

#### **COMMUNITY DRAW**

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

character and family-friendly way of life.

**GROWTH PRESSURE**

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

**RURAL CHARACTER**

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

**CONVENIENT ACCESS**

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

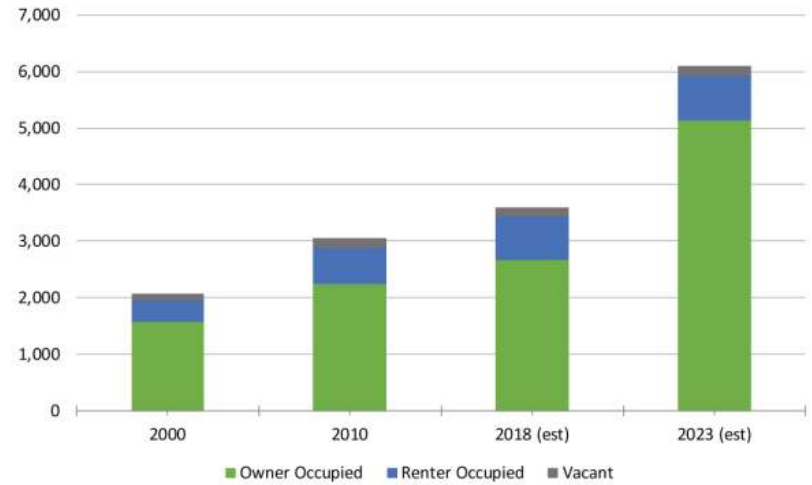
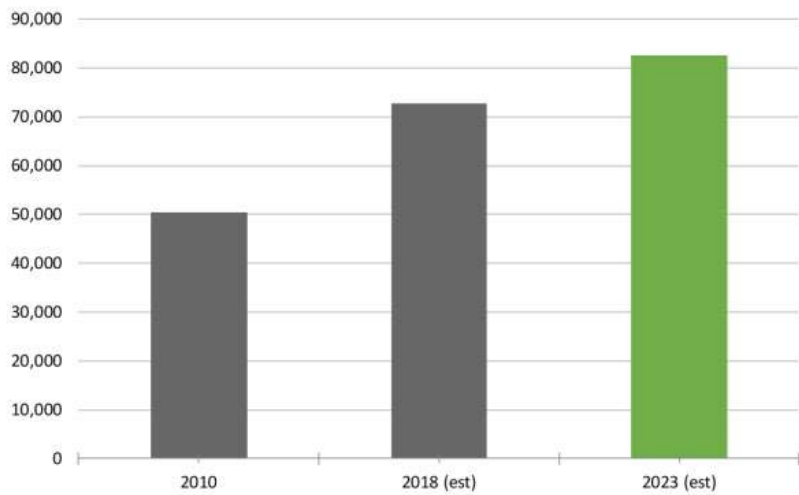
**SMALL BUT GROWING LOCAL ECONOMY**

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

**Socioeconomic Indicators (Appendix 2)**

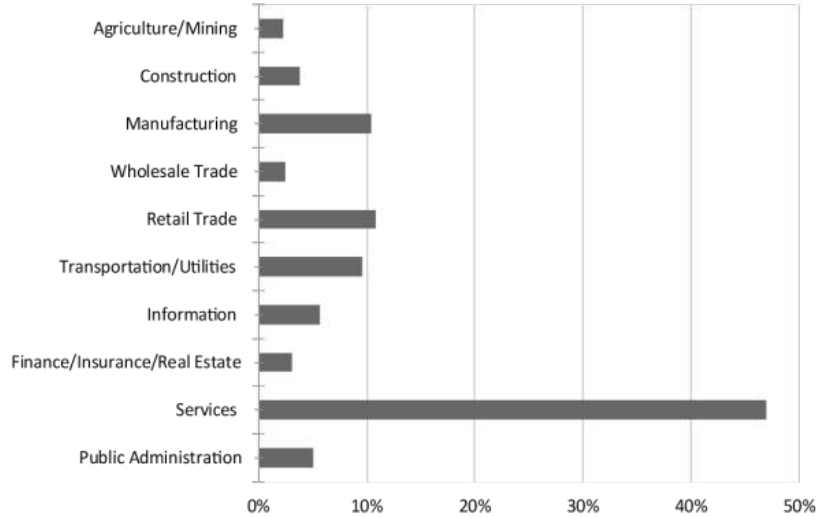
Following are key community statistics for the City of Grantsville. The information was collected to assist in developing the land use policies contained in this plan. All the information and graphics are based upon ESRI Living Atlas Database and ESRI Business Analyst Data. Sales tax data was collected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

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



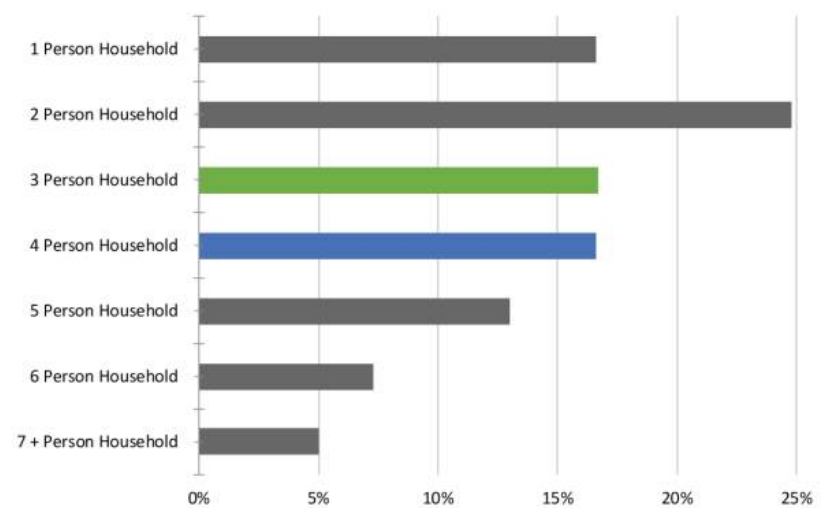
**EMPLOYMENT**

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



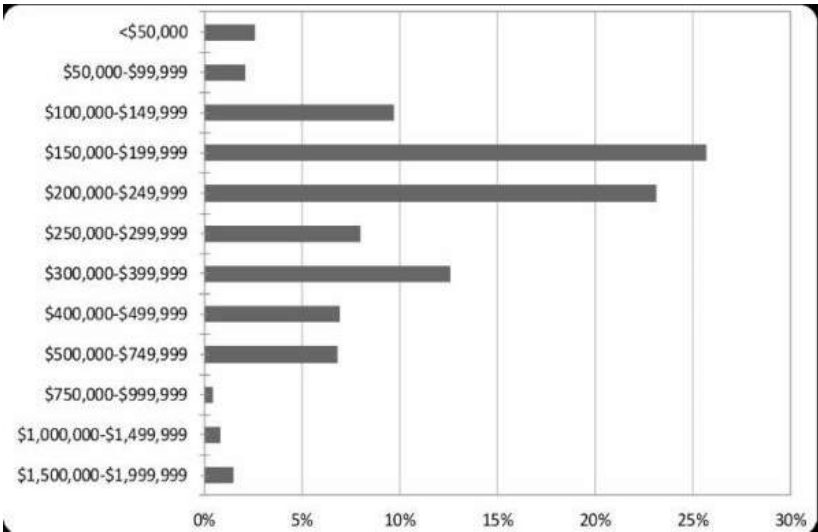
**HOUSEHOLD SIZE**

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



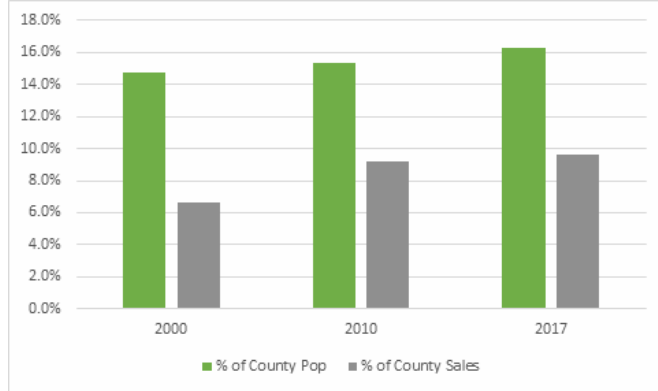
**HOUSING VALUES**

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



**TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES**

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



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

**Opportunities + Constraints (Appendix 2)**

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

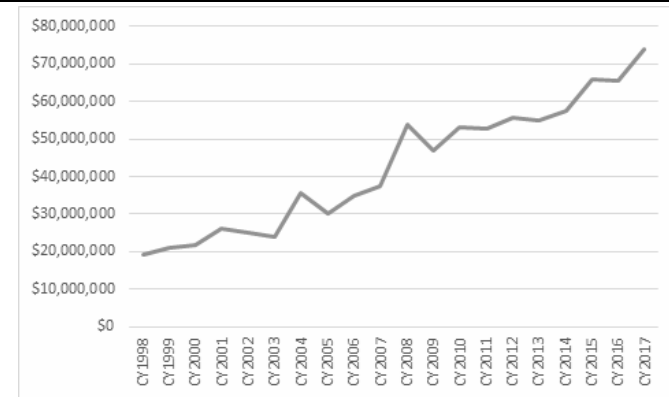
As a result of the various public input strategies utilized, a set of opportunities and constraints were created to provide a clear and defined vision for the community, outlining the potential barriers and assets that will affect the community. Outlined below are the results, broken down by category:

**Recreation And Housing**

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

**TAXABLE SALES INCREASE**

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



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

### **Infrastructure And Transportation**

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

### **Community Character And Economy**

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

## **Public Input Summary**

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

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

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

# **Agenda Item # 8**

**Public Hearing Item:** Consideration of Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-20**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE FROM R-1-21  
TO R-1-12 FOR THE WELLSTONE SUBDIVISION**

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

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

**WHEREAS**, the City has adopted the Grantsville City Land Use and Management Code (the “Code”), which establishes procedures and standards for zoning map amendments; and

**WHEREAS**, an application has been submitted to the City requesting approval of a rezone of certain real property consisting of approximately 113 acres, identified as parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 (the “Property”); and

**WHEREAS**, the Property is currently zoned R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size), and the applicant has requested that the Property be rezoned to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size); and

**WHEREAS**, the proposed rezone would allow for single-family residential development at a moderately increased density while maintaining the overall character of single-family neighborhoods; and

**WHEREAS**, the applicant has provided a conceptual development plan illustrating potential lot layouts, internal street connectivity, pedestrian trail connections, open space areas, and a potential future school site; and

**WHEREAS**, the Planning Commission held a public hearing on April 21, 2026, and forwarded a recommendation of denial to the City Council; and

**WHEREAS**, after consideration of the application, applicable City ordinances, and public input, the City Council finds that the proposed rezone is consistent with the objectives of the City’s land use policies and is in the best interest of the public health, safety, and welfare.

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

**Section 1. Approval of Zone Map Amendment:** The zoning classification of the real property described herein and depicted in Exhibit A is hereby amended from R-1-21 (Single-Family Residential, 21,000 sq. ft. minimum lot size) to R-1-12 (Single-Family Residential, 12,000 sq. ft. minimum lot size).



**Section 2. Incorporation of Exhibits:** Exhibit A, attached hereto and incorporated herein by this reference, depicts the Property and the approved zoning designation.

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

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

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

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

\_\_\_\_\_  
By Mayor Heidi Hammond

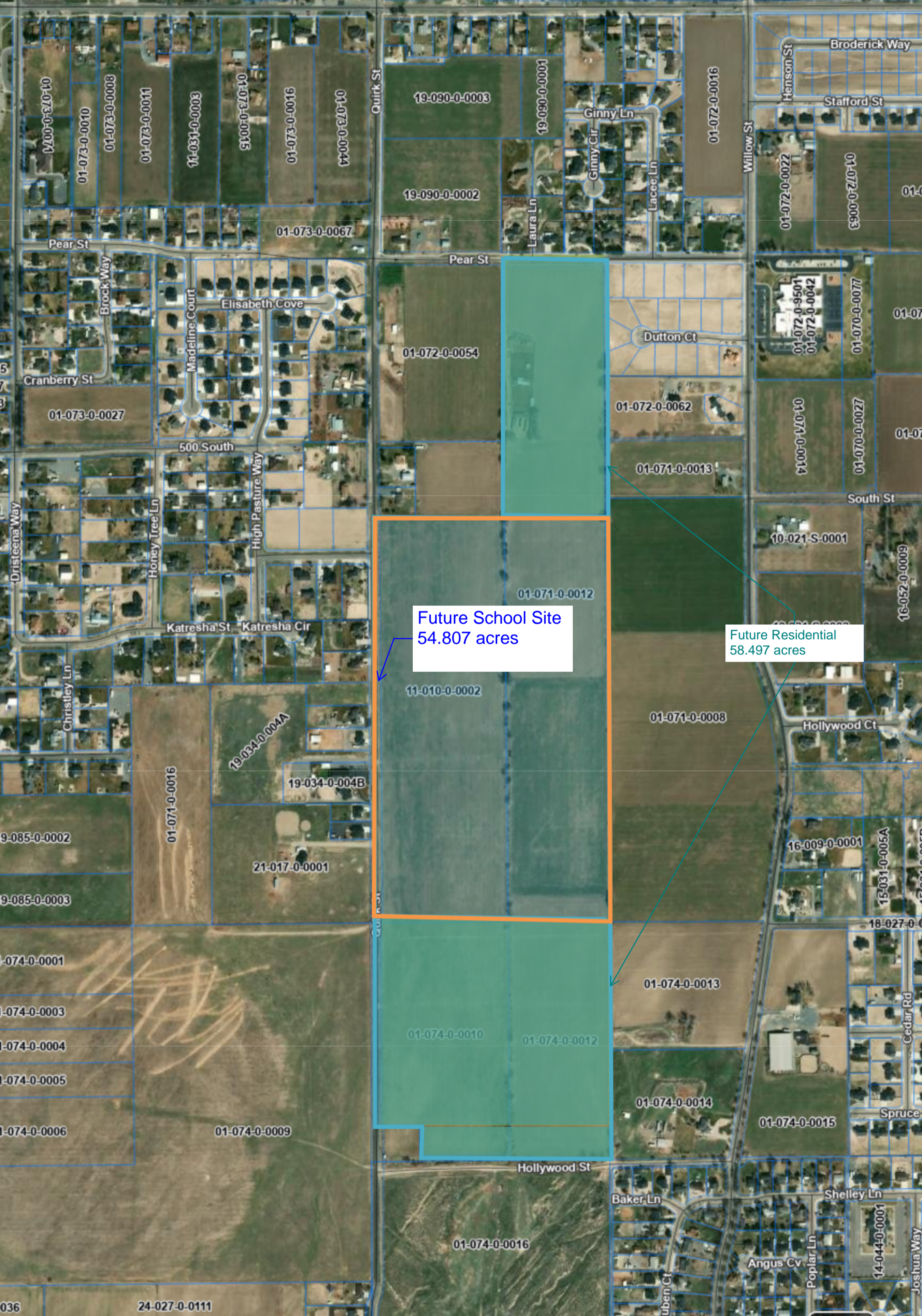
ATTEST

\_\_\_\_\_  
Alicia Fairbourne, City Recorder



# EXHIBIT “A”

Zoning Maps



Future School Site  
54.807 acres

Future Residential  
58.497 acres

01-073-0-0010

01-073-0-0008

01-073-0-0011

11-031-0-0003

9100-0-010-10

01-073-0-0016

11-000-0-010-10

19-090-0-0003

19-090-0-0002

19-090-0-0001

01-072-0-0016

01-072-0-0022

01-072-0-0010

Pear St

01-073-0-0067

Pear St

Ginny Ln

Ginny Cir

Laura Ln

Lacey Ln

Willow St

Henson St

Broderick Way

Stafford St

Cranberry St

01-073-0-0027

Brock Way

Madeline Court

Elisabeth Cove

01-072-0-0054

Durton Ct

01-072-0-0062

01-072-0-9501  
01-072-0-0042

01-070-0-0077

01-070-0-0014

01-070-0-0027

500 South

01-071-0-0013

South St

Dristecna Way

Honey Tree Ln

High Pasture Way

10-021-S-0001

Katresha St - Katresha Cir

01-071-0-0012

Future School Site  
54.807 acres

Future Residential  
58.497 acres

11-010-0-0002

01-071-0-0008

Hollywood Ct

9-085-0-0002

01-071-0-0016

19-034-0-004A

19-034-0-004B

21-017-0-0001

16-009-0-0001

15-031-0-005A

9-085-0-0003

01-074-0-0001

01-074-0-0003

01-074-0-0004

01-074-0-0005

01-074-0-0006

01-074-0-0009

01-074-0-0013

01-074-0-0010

01-074-0-0012

01-074-0-0014

01-074-0-0015

Hollywood St

01-074-0-0016

Baker Ln

Shelley Ln

Angus Cv

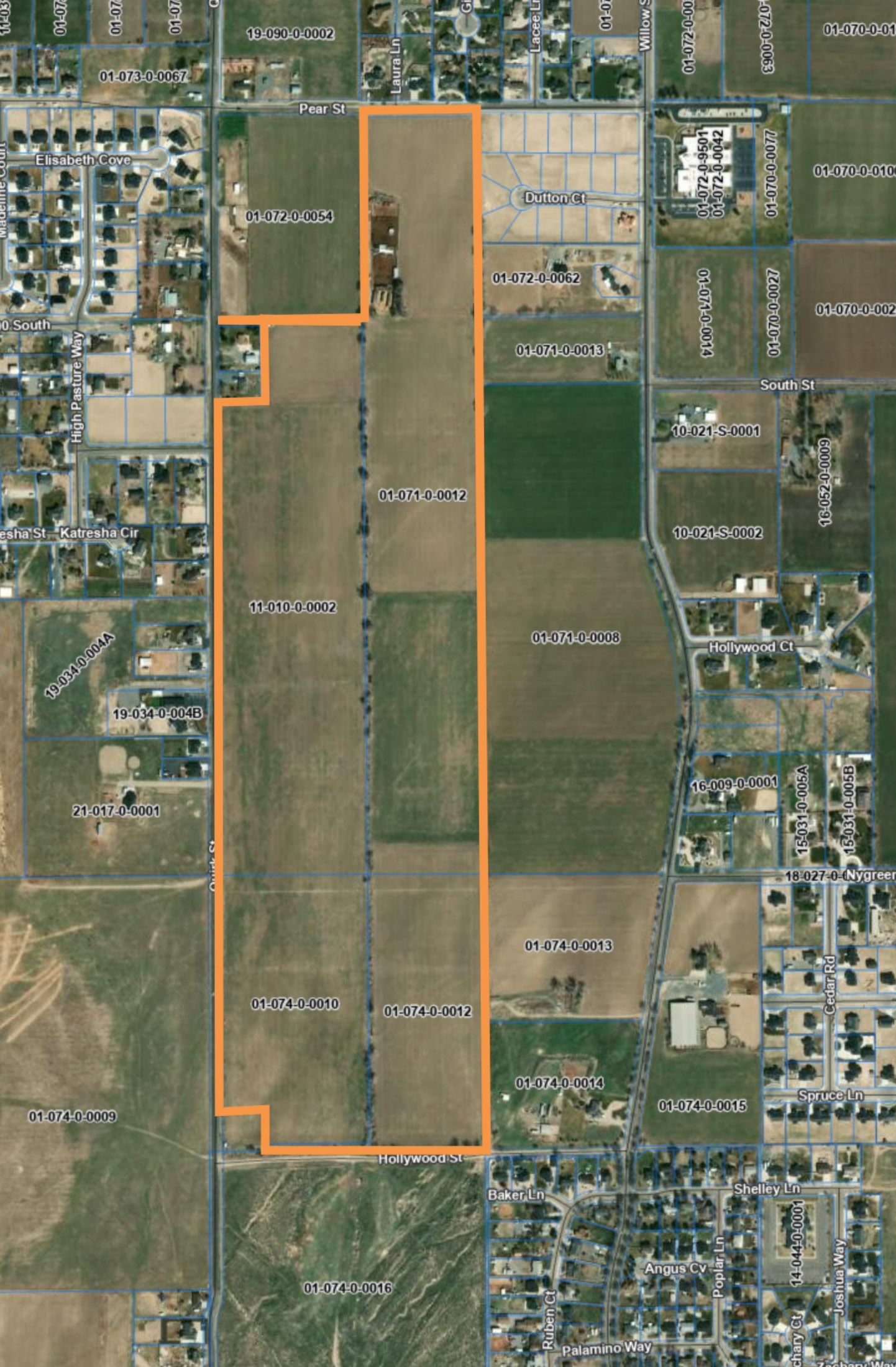
Poplar Ln

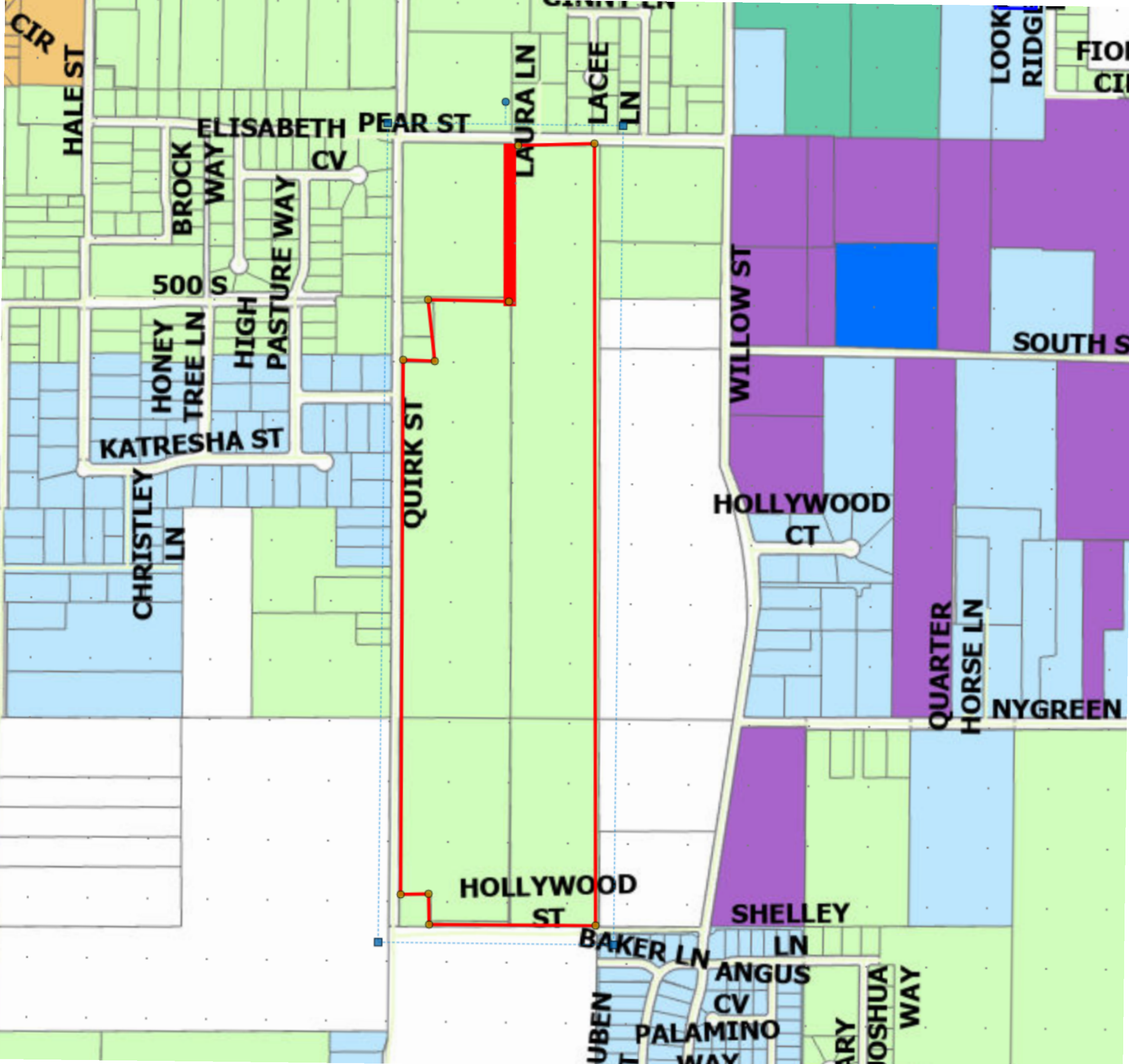
14-044-0-0001

Joshua Way

24-027-0-0111

036





HALE ST

ELISABETH PEAR ST

LAURA LN

LACEE LN

BROCK WAY

500 S

HONEY TREE LN

HIGH PASTURE WAY

KATRESHA ST

CHRISTLEY LN

QUIRK ST

WILLOW ST

HOLLYWOOD CT

HOLLYWOOD ST

SHELLEY

BAKER LN

ANGUS CV

PALAMINO WAY

MARY

JOSHUA WAY

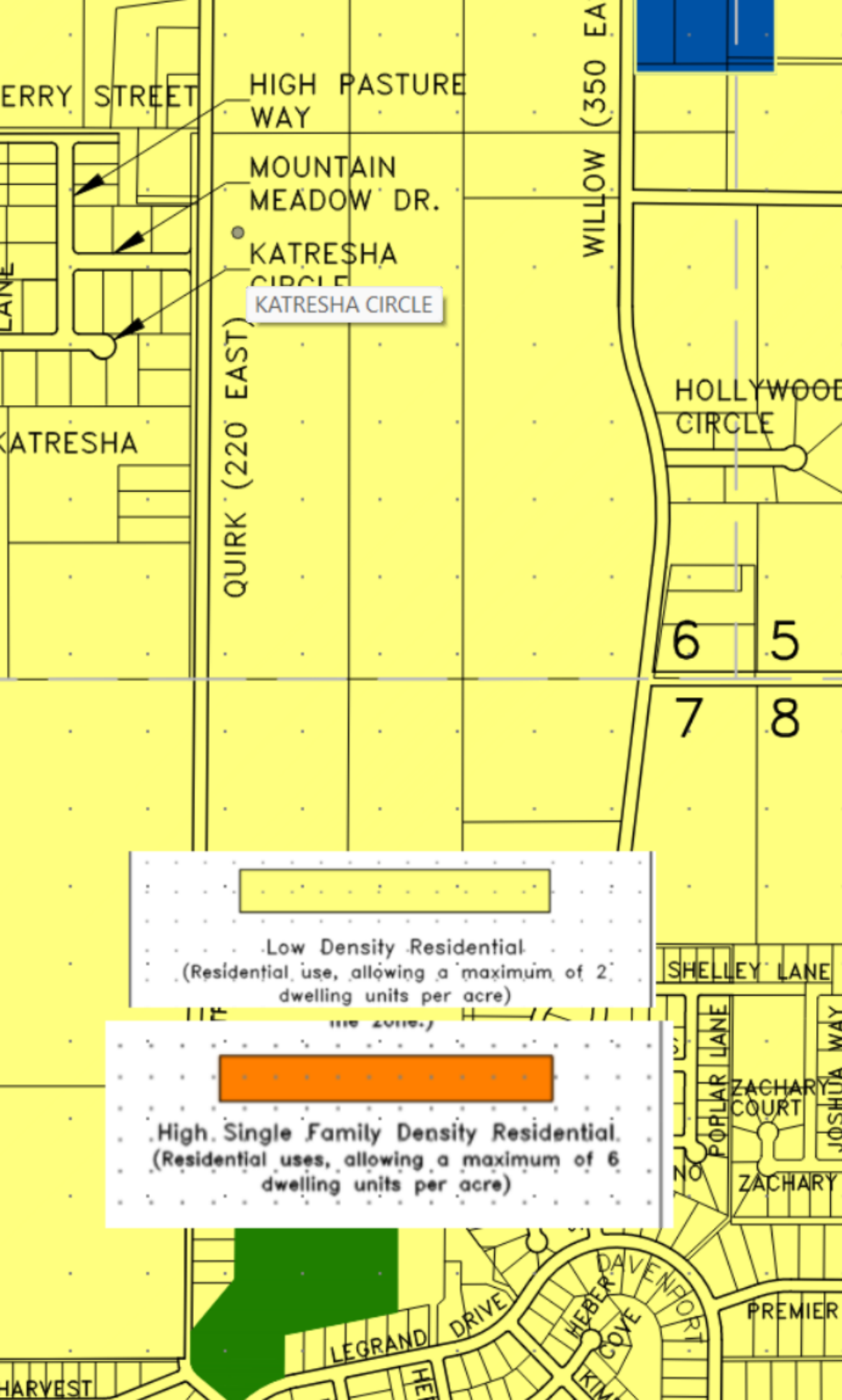
QUARTER HORSE LN

NYGREEN

SOUTH S

LOOK RIDGE

FIORI CIR



KATRESHA CIRCLE

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

**High Single Family Density Residential.**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)

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



## **GRANTSVILLE CITY STAFF REPORT**

**To:** Grantsville City Planning Commission

**From:** Community Development Department

**Date:** April 21st, 2026

**Agenda Item:** Presentation, Public Hearing, Discussion, and Consideration – Proposed Rezone for Wellstone Subdivision

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### **PROJECT SUMMARY**

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

The proposed rezone to R-1-12 would allow development with a minimum lot size of 12,000 square feet, which would provide a slightly higher residential density while still maintaining a single-family residential character. The applicant has provided a conceptual development plan illustrating potential lot layouts and neighborhood design elements.

---

### **PROPERTY INFORMATION**

#### **Parcel Numbers:**

- 01-071-0-0012
- 01-074-0-0010
- 11-010-0-0002
- 01-071-0-0012

#### **Location:**

Approximately adjacent to **Quirk Street**

#### **Current Zoning:**

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

#### **Proposed Zoning:**

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

---

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

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

## PROJECT BACKGROUND

The applicant is proposing to rezone approximately **113 acres** located near **Pear Street and Quirk Street** to allow for the development of the **Wellstone Subdivision**. The property is currently zoned **R-1-21**, which requires a minimum lot size of **21,780 square feet**.

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

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

---

## PROPOSED DEVELOPMENT CONCEPT

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

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

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

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

---

## ZONING ANALYSIS

### **Current Zoning – R-1-21**

The R-1-21 zoning district is intended for **low-density residential development**, with minimum lot sizes of approximately **21,780 square feet (½ acre)**.

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

### **Proposed Zoning – R-1-12**

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

Rezoning the property to R-1-12 would:

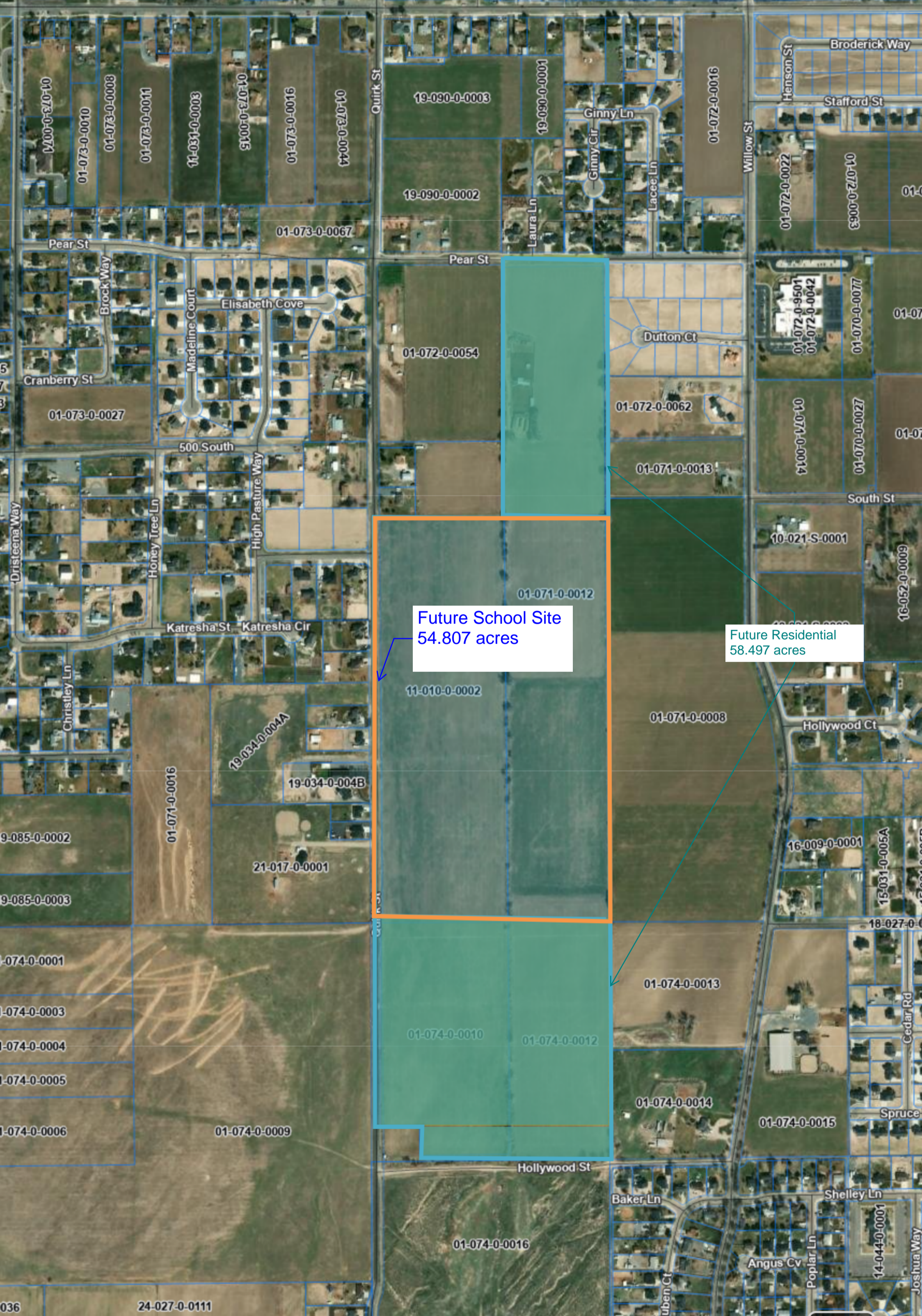
- Allow a **moderate residential density**
- 
- Provide flexibility for neighborhood desi

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Future School Site  
54.807 acres

Future Residential  
58.497 acres

01-073-0-0010

01-073-0-0008

01-073-0-0011

11-031-0-0003

01-073-0-0016

01-073-0-0044

19-090-0-0003

19-090-0-0002

19-090-0-0001

01-072-0-0016

01-072-0-0022

01-072-0-0010

01-073-0-0067

Pear St

Ginny Ln

Ginny Cir

Laura Ln

Lacey Ln

Willow St

Henson St

Broderick Way

Stafford St

Pear St

Brock Way

Elisabeth Cove

Madeline Court

01-072-0-0054

Durton Ct

01-072-0-9501  
01-072-0-0042

01-070-0-0077

Cranberry St

01-073-0-0027

500 South

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01-070-0-0014

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Dristecna Way

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10-021-S-0001

16-052-0-0009

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Hollywood Ct

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9-085-0-0003

01-074-0-0001

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01-074-0-0013

01-074-0-0015

18-027-0-0001

01-074-0-0010

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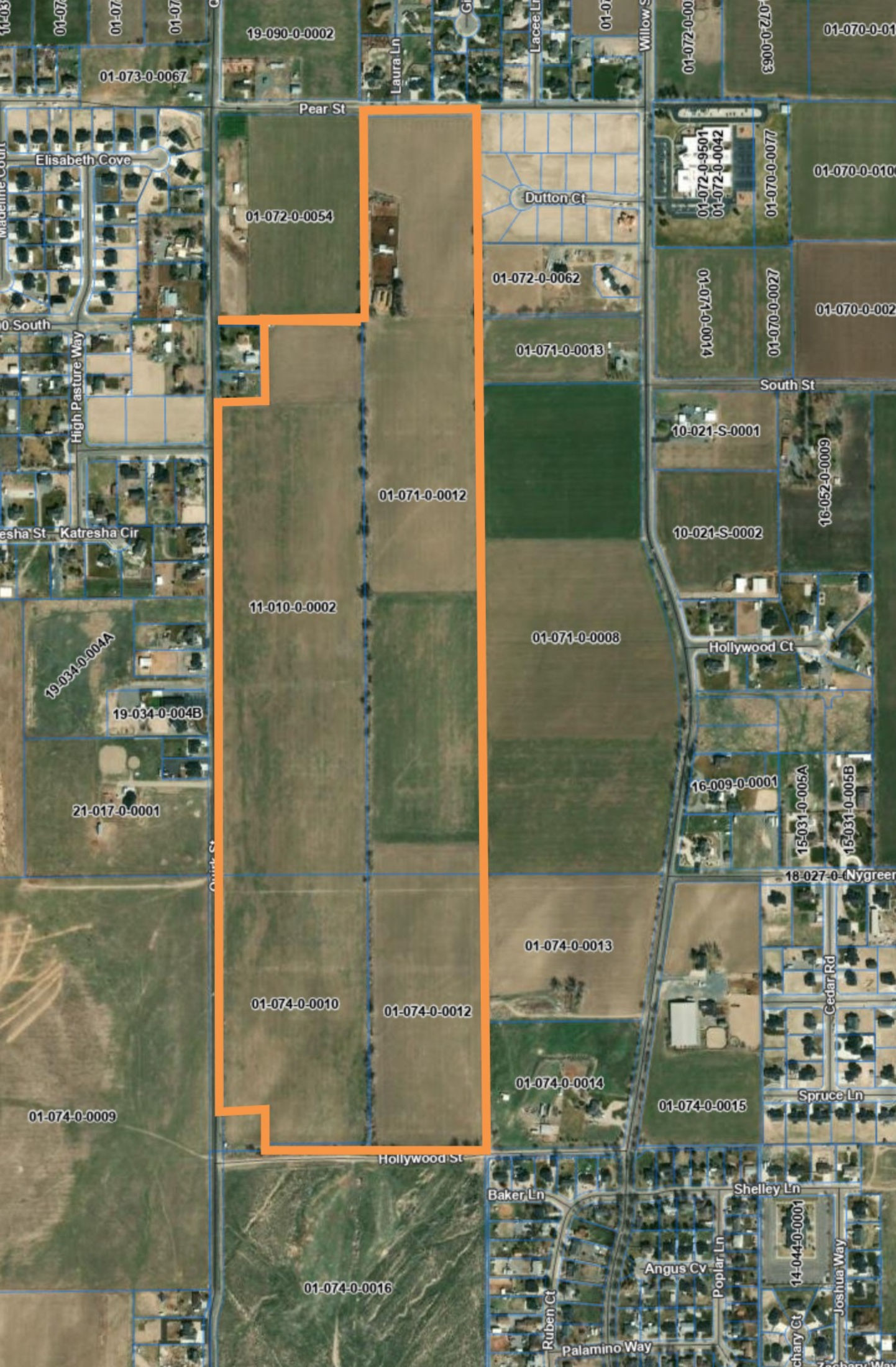
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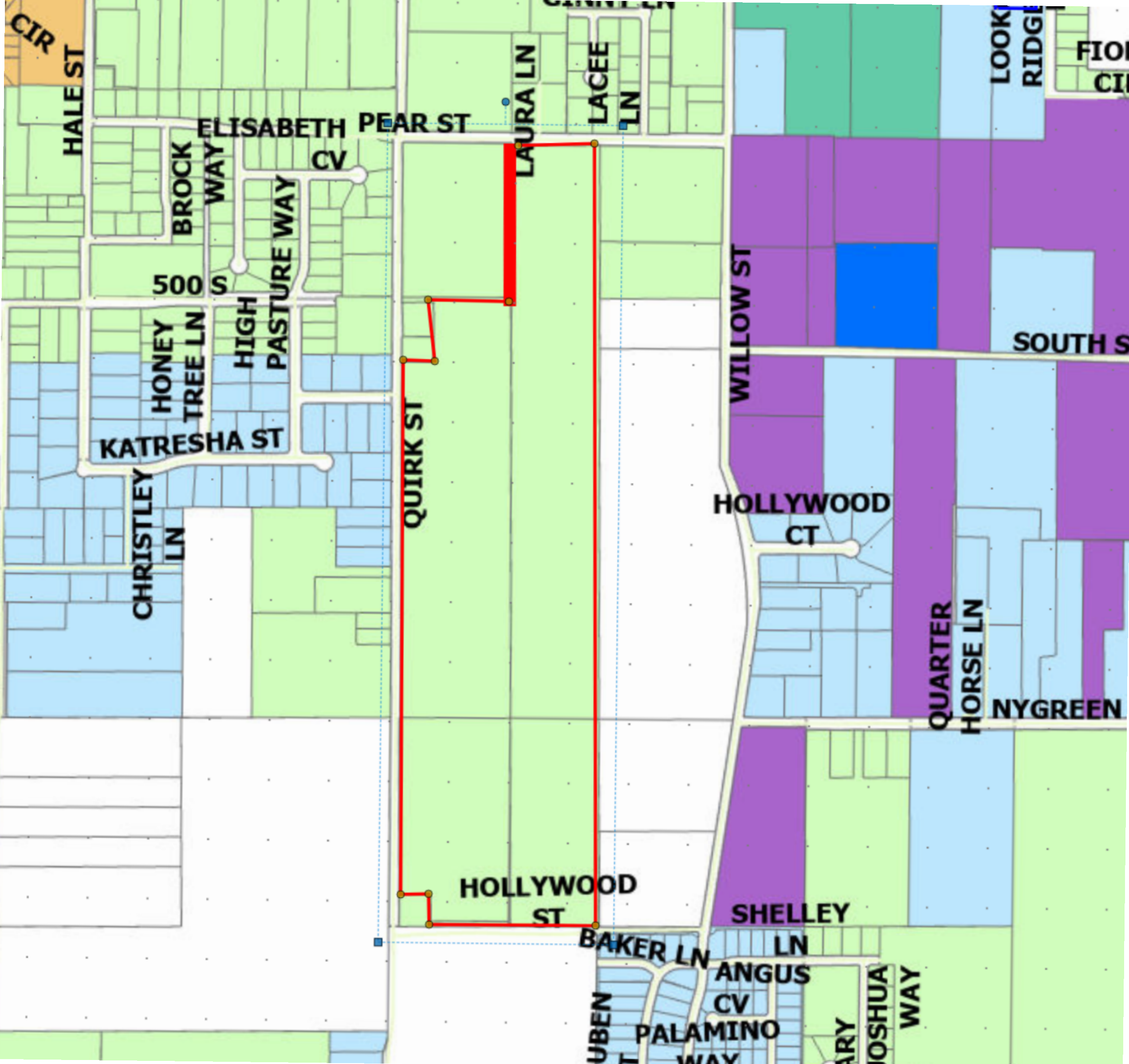
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Joshua Way

24-027-0-0111

036





CIR

HALE ST

ELISABETH PEAR ST

BROCK WAY

500 S

HONEY TREE LN

HIGH PASTURE WAY

KATRESHA ST

CHRISTLEY LN

QUIRK ST

LAURA LN

LACEE LN

WILLOW ST

HOLLYWOOD CT

HOLLYWOOD ST

SHELLEY LN

BAKER LN

ANGUS CV

PALAMINO WAY

MARY JOSHUA WAY

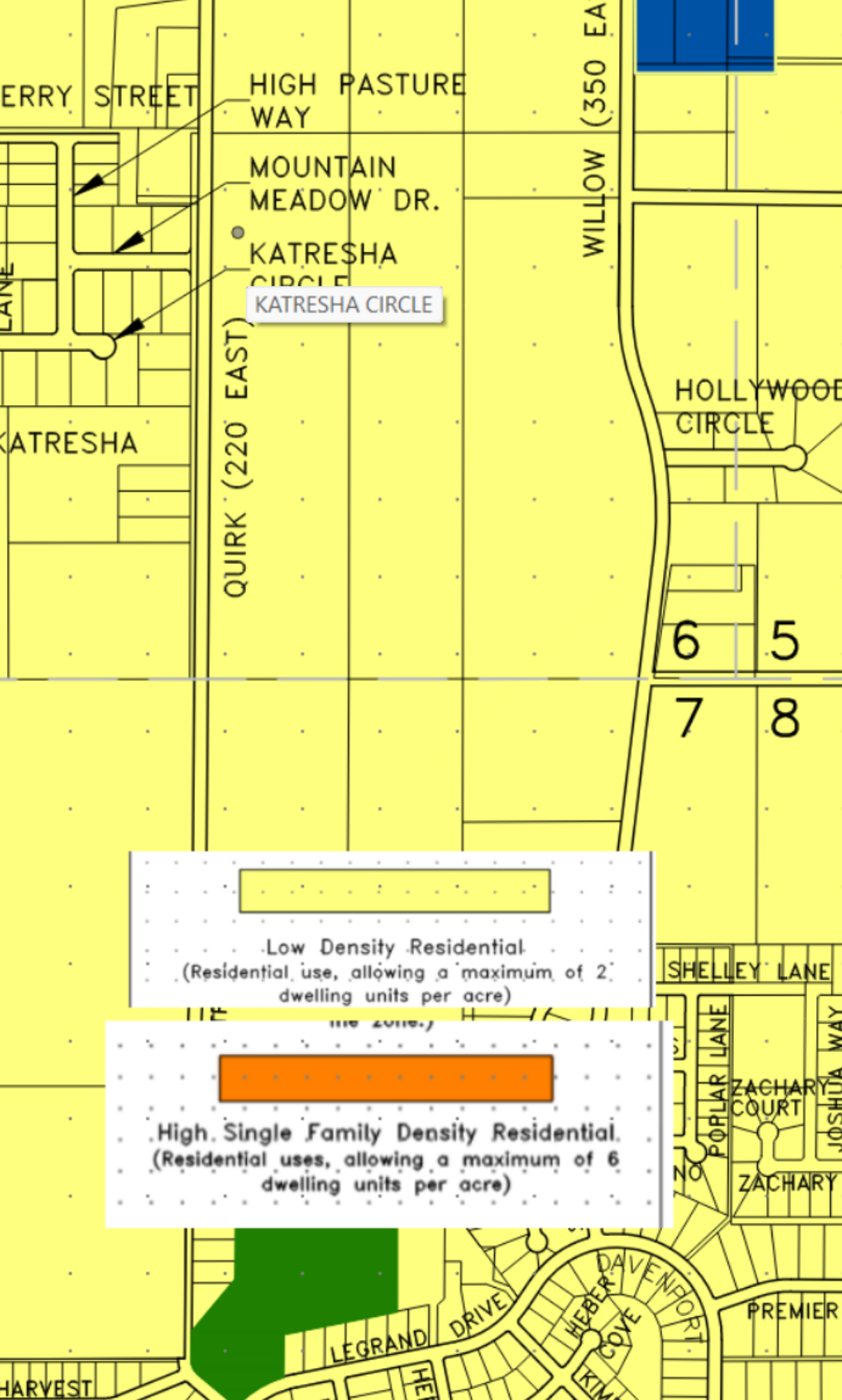
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**Low Density Residential.**  
(Residential use, allowing a maximum of 2 dwelling units per acre)

**High Single Family Density Residential.**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)

## **Agenda Item # 9**

Discussion of the FY27 budget

*(Discussion item only. No action or public comment will be taken during this meeting.)*

# **Agenda Item #10**

Presentation of the Proposed Property  
Tax Impact Schedule

# GRANTSVILLE CITY CORPORATION PROPERTY TAX IMPACT SCHEDULE FISCAL YEAR 2026-2027

## Proposed Property Tax Impact Schedule

Grantsville City will consider an increase to its property tax rate from .001368 to .002517, which exceeds the estimated certified tax rate and is estimated to generate an additional \$1,749,701 in property tax revenue. The following information is intended to provide the City Council and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Grantsville City's Current Property Tax Rate	0.001368
Grantsville City's Current Property Tax Revenue	\$2,082,977.00
Proposed Revenue with Tax Change (not including new growth)	\$3,832,678.00
<b>New Property Tax Revenue to Grantsville City (not including new growth)</b>	<b>\$1,749,701.00</b>

Proposed Property Tax Rate	0.002517
Estimated percentage increase to property tax rate	84.00%

Property Type	Median Sales Price for Grantsville City	Estimated Certified Tax Rate	Proposed Tax Rate	Increase/ (Decrease) per year	Increase/ (Decrease) per month	% Increase/ (Decrease)
Residential	\$ 530,088	\$ 398.84	\$ 733.83	\$ 334.99	\$ 27.92	84.0%
Commercial	\$ 530,088	\$ 725.16	\$ 1,334.23	\$ 609.07	\$ 50.76	84.0%

Affected Department	Proposed Budget	Budget w/out Tax Change	Budget Change	Impact of Tax Increase
General	\$ 1,090,484.30	\$ 1,060,484.30	\$ 30,000.00	Human Resources is requesting \$30,000 to conduct a pay and compensation study.
Parks & Recreation	\$ 858,072.45	\$ 825,644.45	\$ 32,428.00	
ALL General Fund Department	\$ 13,058,743.76	\$ 11,371,470.76	\$ 1,687,273.00	Parks & Recreation is requesting \$35,473.62 for additional staff (preparation for Scenic Slopes) This would cover a 3% inflation increase on all budget lines for FY2027, without the use of Fund Balance (savings) - which had to be used to fund FY2026
<b>Total General Fund Change: \$ 1,749,701.00</b>				

# **Agenda Item #11**

Consideration of Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing



**GRANTSVILLE CITY  
RESOLUTION NO. 2026-37**

**A RESOLUTION DECLARING INTENT TO CONSIDER AN INCREASE IN  
PROPERTY TAX REVENUE ABOVE THE CERTIFIED TAX RATE FOR FISCAL  
YEAR 2027; PUBLISHING A PROPERTY TAX IMPACT DISCLOSURE AND  
ESTABLISHING THE DATE, TIME, AND PLACE OF THE TRUTH IN TAXATION  
PUBLIC HEARING**

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

**WHEREAS**, Grantsville City is authorized to levy property taxes in accordance with Utah law; and

**WHEREAS**, the City Council may determine it is necessary to consider an increase in property tax revenue above the certified tax rate for fiscal year 2027; and

**WHEREAS**, Utah Code Section 59-2-919 requires a public hearing and public notice before adopting a property tax increase above the certified tax rate;

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

**Section 1. Declaration of Intent.**

The City Council hereby declares its intent to consider an increase in property tax revenue above the certified tax rate for fiscal year 2027 in accordance with Utah Code Section 59-2-919.

**Section 2. Truth in Taxation Public Hearing.**

The City Council hereby establishes a Truth in Taxation public hearing to be held on August 5, 2026, at 7:00 p.m. at Grantsville City Hall, 429 East Main Street, Grantsville, Utah 84029, at which time all interested persons shall be given an opportunity to be heard regarding the proposed property tax increase.

**Section 3. Notice and Publication.**

The City Recorder and Budget Officer are directed to provide all notices, publications, and filings required by Utah Code Section 59-2-919, including notification to the Utah State Tax Commission and Tooele County Auditor.

**Section 4. Effective Date.**

This Resolution shall take effect immediately upon passage and approval.



ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY THIS 6TH DAY OF MAY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

\_\_\_\_\_  
By Mayor Heidi Hammond

ATTEST

\_\_\_\_\_  
Alicia Fairbourne, City Recorder

# **Agenda Item #12**

Council Reports

# **Agenda Item #13**

Adjourn