PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, August 18, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

AGENDA

1. Presentation, **Public Hearing**, Discussion, and Recommendation: Recommendation of proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance.
2. Presentation and Discussion: Discussion of a proposed new use for an Animal Encounters Facility within the R-1-21 zoning designation.
3. Presentation, **Public Hearing**, Discussion, and Consideration: Consideration of an Order to Show Cause regarding the Conditional Use Permit for Green Wheel Tire Recycling, located at 167 Old Lincoln Highway.
4. Presentation and Discussion: Discussion of a proposed use for Advanced Technology and Data Infrastructure Center.
5. Approval of the minutes from the August 4, 2026 Planning Commission Regular Meeting.
6. Report from City Staff.
7. Open Forum for Planning Commissioners.
8. Report from City Council.
9. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

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

Scan QR code to join Zoom meeting.

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

AGENDA ITEM #1

Presentation, Public Hearing, Discussion, and Recommendation: Recommendation of proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance.

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: August 18th, 2026
Public Hearing Date: August 18th, 2026

Re: Presentation, Public Hearing, Discussion, and Recommendation regarding proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance concerning landscaping, buffering, waterwise landscaping, irrigation, parkways, park strips, medians, and approved plant materials.

BACKGROUND

Community Development Staff has reviewed Chapter 9 of the Grantsville Land Use Ordinance to identify opportunities to clarify existing landscaping requirements, encourage water conservation, and improve the administration and enforcement of approved landscape plans.

The proposed amendments establish clearer standards for waterwise landscaping and reduce reliance on nonfunctional turf grass. They also update landscape plan requirements, irrigation standards, maintenance responsibilities, parkway landscaping provisions, and approved plant materials.

The amendments are intended to provide applicants, property owners, developers, and City staff with more consistent and predictable landscaping standards while preserving attractive streetscapes and community character.

SUMMARY OF PROPOSED AMENDMENTS

1. Purpose and Definitions

The amendments expand the purpose of Chapter 9 to specifically recognize waterwise landscaping and the prudent use of water and energy resources.

New or revised definitions are provided for:

- Drought-tolerant plants;
- Hydrozoning;

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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.

- Medians;
- Parkways;
- Park strips;
- Turf grass; and
- Waterwise landscaping.

These definitions establish consistent terminology for administering the landscaping requirements throughout the chapter.

2. Enforcement of Landscaping Requirements

The amendments clarify that required landscaping within parkways, park strips, and medians must be installed and maintained in accordance with the approved landscape plan and applicable City standards.

The property owner, subdivider, or developer is responsible for required installation and maintenance. Failure to install or maintain required landscaping may result in:

- A notice of violation;
- Withholding or revocation of a certificate of occupancy;
- Correction by the City with costs charged to the responsible party; or
- Other enforcement actions authorized by the City Code.

The amendments also require landscaping damaged by construction, parking, utility work, or other activities to be repaired or replaced within the timeframe established by the City.

Staff would retain the authority to modify certain landscaping requirements when necessary because of site conditions, public safety, utility conflicts, stormwater concerns, or similar circumstances.

3. Landscape Plan Requirements

The amendments update the information required on landscape plans. Proposed plans would identify:

- Existing and proposed structures and site improvements;
- Existing and proposed plant materials;
- Turf grass areas;
- Drought-tolerant and low-water-use plants;
- Landscape area calculations;
- Grading, berms, fences, and retaining walls;
- Irrigation systems; and
- Calculations demonstrating compliance with the waterwise landscaping standards.

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These requirements are intended to allow staff and the applicable approval authority to confirm compliance before a building permit or other applicable approval is issued.

WATERWISE LANDSCAPING STANDARDS

The proposed Section 9.3A establishes waterwise landscaping standards for new residential, commercial, industrial, institutional, public facility, multi-family, and mixed-use development.

Existing legally established landscaping would generally not be required to comply solely because the amendments are adopted. Compliance may be required when more than 50 percent of an existing landscaped area is replaced or when substantial site improvements require approval of a new landscape plan.

Residential Turf Grass

For new single-family and two-family residential development, turf grass within front and side yards would be limited to 50 percent of the landscaped area within those yards.

Turf grass would be prohibited in:

- Park strips and parkways;
- Landscape areas less than eight feet wide;
- Isolated or irregular areas that cannot be efficiently irrigated; and
- Slopes exceeding 25 percent where spray irrigation would result in runoff.

Rear yards would not be subject to a maximum turf grass percentage unless required by a development agreement or project-specific approval.

Residential lots containing less than 250 square feet of total landscaped area would be exempt from the residential turf limitation. Certain functional turf areas, including parks, playfields, active recreation areas, and community gathering spaces, may also be excluded when approved by the City.

Nonresidential Turf Grass

For commercial, industrial, institutional, multi-family, and mixed-use development, turf grass would be limited to 20 percent of the total landscaped area outside approved active recreation areas.

Turf grass would be prohibited in:

- Park strips and parkways;
- Landscape areas less than eight feet wide;

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- Nonfunctional parking lot landscape islands;
- Detached narrow medians;
- Perimeter landscape strips adjacent to streets or parking areas; and
- Other nonfunctional turf areas identified by the City.

Landscape Design

Waterwise landscape designs would be permitted in all zoning districts. Development could not be denied solely because turf grass is reduced or eliminated when the proposed design otherwise complies with applicable landscaping, safety, visibility, drainage, and maintenance standards.

Waterwise designs should emphasize:

- Drought-tolerant and climate-appropriate vegetation;
- Low-water-use trees and shrubs;
- Hydrozoning;
- Mulch and groundcover;
- Permeable landscape treatments; and
- Efficient irrigation.

Artificial turf may be permitted subject to applicable City standards and approval requirements.

IRRIGATION STANDARDS

Irrigation systems would be required to minimize runoff, overspray, evaporation, and unnecessary water use.

Systems would generally include:

- Automatic controllers;
- Pressure regulation where appropriate;
- Matched precipitation-rate sprinkler heads;
- Drip irrigation for non-turf areas where practical; and
- Other appropriate water-conservation technology.

Irrigation plans would be submitted with required landscape plans. The City could require changes to systems that would result in unreasonable water waste or inefficient irrigation.

PARKWAY AND MEDIAN LANDSCAPING

The proposed amendments clarify standards for landscaping within parkways and medians.

Parkway trees would generally be required at spacing not exceeding 30 feet. Required trees

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would have a minimum caliper of 2.5 inches. Trees may be clustered or placed in a linear pattern when approved by the Zoning Administrator.

The amendments identify permitted parkway materials, including:

- Drought-tolerant plants;
- Street trees;
- Low-growing shrubs and groundcover;
- Flowers and perennials;
- Decorative rock or cobble at least 1.5 inches in diameter;
- Permeable pavers or flagstone;
- Limited concrete carriage strips or walkways; and
- Necessary irrigation facilities.

Prohibited materials would include:

- Turf grass;
- Asphalt;
- Loose gravel, pea gravel, sand, or rock smaller than 1.5 inches;
- Thorn-bearing plants;
- Vegetation that creates visibility or pedestrian safety concerns;
- Bark or mulch;
- Continuous concrete that eliminates required landscaping or interferes with drainage; and
- Materials that create safety, access, maintenance, or drainage problems.

Concrete strips and walkways may be approved when limited to the width necessary for access and designed to preserve landscaped area, street-tree health, and stormwater infiltration.

A minimum two-foot clearance would be required around water meters, fire hydrants, and utility boxes.

APPROVED PLANT MATERIALS

The amendments update the approved trees, shrubs, ornamental grasses, and perennial plants for parkways and medians. The updated list emphasizes species suited to Grantsville's climate and urban growing conditions.

The Community Development Director, Zoning Administrator, or designee may approve an alternative species when it:

- Is adapted to local climate and soil conditions;
- Demonstrates drought tolerance or low water use after establishment;
- Is suitable for a parkway or median;

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- Is not invasive or otherwise prohibited; and
- Is consistent with the intent of Chapter 9.

This administrative flexibility allows the City to consider new or improved plant varieties without requiring an ordinance amendment each time an appropriate species is proposed.

APPLICABILITY

The parkway landscaping standards generally apply to properties along streets with curb or gutter.

Properties on streets without curb and gutter, and vacant properties, would not be required to install landscaping within the public right-of-way unless otherwise required by the City. These areas would still be required to remain free of nuisances, hazards, and weeds exceeding six inches in height.

Structural encroachments, including retaining walls, fences, and steps, would remain prohibited within parkways and medians unless specifically approved by the City.

GENERAL PLAN CONSISTENCY

The proposed Chapter 9 amendments are consistent with the purposes of the Grantsville General Plan because they:

- Encourage orderly and sustainable development;
- Promote efficient use of water resources;
- Support attractive streetscapes and community character;
- Provide clearer and more predictable development standards;
- Improve the long-term maintenance of landscaped areas; and
- Encourage landscaping appropriate for Grantsville's climate.

IMPACT ANALYSIS

If adopted, the proposed amendments are expected to:

- Reduce the use of nonfunctional turf grass;
- Encourage drought-tolerant and climate-appropriate landscaping;
- Reduce outdoor water consumption;
- Improve irrigation efficiency;
- Clarify landscape plan submittal requirements;
- Establish clearer maintenance and enforcement responsibilities;
- Protect sidewalks, streets, drainage facilities, and utilities;
- Improve consistency in reviewing development applications; and

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- Provide additional flexibility in waterwise landscape design.

The amendments would primarily apply to new development and qualifying redevelopment projects. Existing legally established landscaping would generally not be required to be modified solely because the amendments are adopted.

PLANNING COMMISSION CONSIDERATIONS

The Planning Commission should consider whether:

1. The proposed turf grass limitations appropriately balance water conservation, property design flexibility, and community appearance.
2. The proposed standards adequately distinguish between functional and nonfunctional turf areas.
3. The parkway material and vegetation standards adequately address pedestrian safety, visibility, drainage, maintenance, and utility access.
4. The administrative flexibility provided to the Community Development Director and Zoning Administrator is appropriate for site-specific conditions.
5. The proposed amendments provide sufficiently clear standards for applicants, property owners, and City staff.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed amendments, receive public comment, identify any necessary revisions, and forward a recommendation to the City Council regarding the proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance.

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Chapter 9 Landscaping And Buffers

9.1 Purpose
9.1.2 Definitions
9.2 Enforcement of Landscape Requirements
9.3 Landscape Plan
9.3A Waterwise Landscaping Standards
9.4 Selection, Installation, and Maintenance of Plant Materials
9.5 Parkway Landscaping
9.5.6 Permitted Landscape Plants
9.5.7 Applicability Standards

9.1 Purpose

The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance, and expand the urban forest and promote waterwise landscaping, and encourage the prudent use of water and energy resources.

9.1.2 Definitions

For purposes of this Chapter, the following definitions shall apply unless otherwise defined in this Code:

(1) Drought-Tolerant Plant. A plant species that requires minimal supplemental irrigation after establishment and is adapted to the climate and environmental conditions of Northern Utah.

(2) Hydrozoning. The practice of grouping plants with similar water requirements together within the same irrigation zone.

(3) Median. The raised or flush landscaped or hardscaped area located between opposing travel lanes within a public or private street right-of-way, intended to provide visual separation, traffic control, and support approved landscaping or streetscape features.

(4) Parkway. A landscaped area within the public right-of-way that serves as part of a roadway corridor or community streetscape and is not associated with the frontage of a specific lot. Parkway landscaping is typically installed and maintained by a developer, homeowners association, special district, or other entity approved by the City.

(5) Park Strip. The landscaped area located between the curb and sidewalk directly adjacent to a lot. The owner of the adjacent property is responsible for maintaining the park strip unless otherwise approved by the City.

(6) Turf Grass. Living grass maintained as a continuous groundcover that is regularly irrigated and mowed. Turf grass does not include ornamental grasses, native grass seed mixes, pasture grasses, or artificial turf.

(7) Waterwise Landscaping. A method of landscape design, installation, and maintenance that conserves water through the use of drought-tolerant plants, efficient irrigation systems, hydrozoning, mulch, permeable surfaces, and reduced turf grass areas.

9.2 Enforcement ~~Of~~ of Landscape Requirements

Whenever the submission and approval of a landscape plan is required by this Ordinance, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without City approval of a landscape plan as required herein. Failure to implement the approved landscape plan shall be cause for revocation of the occupancy permit. However, the requirements of this Chapter may be modified by the Community Development Director, Zoning Administrator, or their designee, on a case-by-case basis, in response to input from the City Police Department regarding the effects of required landscaping on crime prevention.

~~**(1) Definitions**~~

~~**(a)** Parkway; Parkway means the portion of the public right-of-way located between the back of curb and the sidewalk, or between the curb and the property line where no sidewalk exists, intended for landscaping, street trees, or utilities.~~

~~**(b)** Park Strip; Park Strip means the linear landscaped area within the parkway, typically located between the curb and sidewalk, designed for street trees, turf, groundcover, or other approved plantings.~~

~~**(c)** Median; Median means the raised or flush landscaped or hardscaped area located between opposing travel lanes within a public or private street right-of-way, intended to provide visual separation, traffic control, and support approved landscaping or streetscape features.~~

~~**(2) Enforcement of Landscaping in Parkways, Park Strips, and Medians**~~

(1) Responsibility for Installation and Maintenance~~;~~.

~~**(a)** Responsibility for Installation and Maintenance;~~ The property owner, subdivider, or developer is responsible for installing and maintaining all required landscaping within any parkway, park strip, or median adjacent to or associated with the lot, in accordance with the approved landscape plan and City standards.

~~(3)~~ (2) Prohibited Activities~~;~~.

No person shall remove, damage, alter, or fail to maintain landscaping within a parkway, park strip, or median required by an approved landscape plan. Parking, storing vehicles, or placing materials within these areas is prohibited unless expressly authorized by the City.

~~(4)~~ (3) Failure to Maintain.

~~**(a)**~~ Failure to install or maintain required landscaping within a parkway, park strip, or median constitutes a violation of this Ordinance and may result in:

- ~~(i)~~ (a) issuance of a notice of violation;
- ~~(ii)~~ (b) withholding or revocation of a certificate of occupancy;
- ~~(iii)~~ (c) correction by the City with costs billed to the responsible party; or
- ~~(iv)~~ (d) any other enforcement action authorized by this Code.

~~(5)~~ (4) City Authority to Modify Requirements~~;~~.

The Community Development Director, Zoning Administrator, or their designee may modify landscaping requirements within a parkway, park strip, or median~~.~~ when necessary due to site

conditions, public safety, utility conflicts, stormwater concerns, or other conditions consistent with the intent of this Chapter.

~~(6)~~ **(5) Restoration After Damage~~:~~.**

Any damage to landscaping within a parkway, park strip, or median caused by construction, parking, utility work, or other activity shall be repaired or replaced by the responsible party within the timeframe specified by the City.

HISTORY
Amended by Ord. 2025-39 on 12/3/2025

9.3 Landscape Plan

(1) A landscape plan shall be required for any change in use, building additions or increases in occupancy. Such a landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the Community Development Director, Zoning Administrator, or their designee prior to issuance of a building permit. Landscape plans for planned unit developments or conditional uses, or other uses requiring site plan approval shall be reviewed and approved by the Planning Commission.

(2) Unless specifically waived by the Community Development Director, Zoning Administrator, or their designee, all landscape plans submitted for approval shall contain the following information:

(a) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, ~~refuge~~ refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Community Development Director, Zoning Administrator, or their designee;

(b) The location, quantity, size, and name, both botanical and common names, of all proposed woody plant materials;

(c) The location, quantity, size ~~(~~,where applicable~~)~~, and name, both botanical and common names, of all proposed herbaceous plant material, including ~~ground cover~~groundcover, annuals~~/~~,perennials, ornamental grasses, and turf grass;

(d) The location, quantity, size, and name, both botanical common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed;

(e) The location of existing buildings, structures, and plant materials on adjacent property within twenty (20) feet of the site, as determined necessary by the Community Development Director, Zoning Administrator, or their designee;

(f) Existing and proposed grading of the site indicating contours at two-foot intervals. Proposed ~~berm(s)~~berms shall be indicated using one-foot contour intervals;

(g) Elevations of all fences and retaining walls proposed for location on the site;

(h) Elevations, cross-sections, and other details as determined necessary by the Community Development Director, Zoning Administrator, or their designee.

(i) ~~Water~~ A water-efficient irrigation system ~~(~~plan, submitted as a separate plan when required~~)~~; and

(j) Summary data indicating the area of the site in the following conditions:

(i) Total area and percentage of the site in ~~landscape~~landscaped area;

(ii) Total area and percentage of the site in ~~domestic~~ turf ~~grasses; and~~grass;
(iii) Total area and percentage of the site in ~~drought tolerant~~ drought-tolerant or low-water-use plant species~~.~~;
(iv) Total area and percentage of turf grass located within front yards, side yards, rear yards, and common areas, as applicable; and
(v) Calculations demonstrating compliance with Section 9.3A Waterwise Landscaping Standards.

HISTORY
Amended by Ord. 2025-39 on 12/3/2025

9.3A Waterwise Landscaping Standards

(1) Purpose and Intent.

The purpose of this Section is to promote the efficient use of water resources within Grantsville City through the implementation of waterwise landscaping standards that reduce outdoor water consumption while preserving the aesthetic appearance, functionality, and livability of residential and nonresidential development.

These standards are intended to:

(a) encourage the use of drought-tolerant and climate-appropriate plant materials;
(b) reduce excessive and inefficient turf grass areas;
(c) promote efficient irrigation practices and technologies;
(d) improve long-term sustainability of landscaped areas;
(e) reduce stormwater runoff and overspray associated with landscape irrigation;
(f) preserve attractive streetscapes and neighborhood character; and
(g) ensure compliance with applicable State water conservation requirements and policies.

(2) Applicability.

The provisions of this Section shall apply to all new development requiring site plan approval, subdivision approval, building permit approval, or landscape plan approval within Grantsville City.

The standards contained herein shall apply to:

(a) single-family residential development;
(b) two-family residential development;
(c) multi-family residential development;
(d) commercial development;
(e) industrial development;
(f) institutional and public facility development; and
(g) mixed-use development.

Existing legally established landscaping shall not be required to be modified solely for purposes of complying with this Section unless:

(a) a redevelopment project requires replacement of more than fifty (50) percent of the landscaped area; or
(b) substantial site improvements require submission of a new landscape plan as determined by the City.

The requirements of this Section are intended to supplement and not replace other landscaping requirements contained within this Chapter.

Where conflicts occur between this Section and other provisions of this Title, the more restrictive provision shall apply.

(3) Residential Turf Grass Limitations.

In all new single-family and two-family residential development, turf grass located within front yards and side yards shall not exceed fifty (50) percent of the total landscaped area within such yards.

Turf grass shall be prohibited within:

(a) park strips and parkways;
(b) landscape areas less than eight (8) feet in width as measured from back-of-curb, sidewalk, fencing, property line, or other physical boundary;
(c) isolated or irregular landscape areas that cannot be efficiently irrigated; and
(d) slopes exceeding twenty-five (25) percent grade where spray irrigation would result in runoff.

Rear yard landscaping shall not be subject to maximum turf grass limitations unless otherwise required by an approved development agreement or specific project approval.

The lawn limitations contained in this subsection shall not apply to residential lots containing less than two hundred fifty (250) square feet of total landscaped area.

The following areas may be excluded from turf grass calculations where approved by the City:

(a) active recreation areas;
(b) community gathering spaces;
(c) school playfields;
(d) public parks; and
(e) other functional turf areas determined by the City to require natural grass for recreational or public use purposes.

For purposes of calculating turf grass percentages, landscaped area shall include planted and irrigated landscape areas within the applicable yard and shall exclude buildings, driveways, sidewalks, patios, parking areas, and other impervious surfaces.

Landscape plans submitted for residential development shall clearly identify:

(a) total landscaped area;
(b) total turf grass area;
(c) percentage of turf grass coverage; and
(d) methods of irrigation proposed for turf grass and non-turf grass areas.

(4) Nonresidential Turf Grass Limitations.

In all commercial, industrial, institutional, multi-family, and mixed-use developments, turf grass shall not exceed twenty (20) percent of the total landscaped area on the site outside of active recreation areas.

Turf grass shall be prohibited within:

(a) park strips and parkways;
(b) landscape areas less than eight (8) feet in width;
(c) parking lot landscape islands not designed for active use;
(d) detached narrow median areas;
(e) perimeter landscape strips adjacent to streets or parking areas; and
(f) other nonfunctional turf areas identified by the City.

Landscape plans for nonresidential development shall include calculations demonstrating compliance with the turf grass limitations contained in this Section.

(5) Waterwise Landscape Design Standards.

Landscape design shall incorporate water-conserving principles and shall be designed to minimize unnecessary water consumption.

Landscaping should emphasize:

(a) drought-tolerant plant materials;
(b) regionally appropriate vegetation;
(c) low-water-use trees and shrubs;
(d) permeable landscape treatments;
(e) mulch and groundcover materials; and
(f) hydrozoning techniques that group plants according to water demand.

Decorative rock, mulch, bark, cobble, and similar materials may be utilized to reduce water consumption and improve landscape efficiency where otherwise permitted by this Title.

Artificial turf may be permitted subject to applicable City standards and approval requirements.

Waterwise landscaping shall be permitted in all zoning districts and shall not be prohibited solely because turf grass is reduced or eliminated.

Plant materials shall be installed and maintained in a healthy growing condition and shall comply with all visibility and safety requirements of this Title.

(6) Irrigation Standards.

All irrigation systems shall be designed, installed, and maintained to promote efficient water use and reduce runoff, overspray, evaporation, and waste.

Irrigation systems shall include:

(a) automatic controllers;
(b) pressure regulation devices where appropriate;
(c) matched precipitation rate sprinkler heads;
(d) drip irrigation for non-turf grass areas where practical; and
(e) other water-conserving technologies as determined appropriate by the City.

Spray irrigation shall be minimized in narrow landscaped areas and other locations where overspray onto hard surfaces is likely to occur.

Irrigation plans shall be submitted with all required landscape plans and shall demonstrate compliance with the provisions of this Section.

The City may require modification of irrigation plans that are determined to result in unreasonable water waste or inefficient irrigation practices.

9.4 Selection, Installation, ~~And~~ and Maintenance ~~Of~~ of Plant Materials

(1) Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northern Utah, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when selecting plant materials. ~~The use of drought tolerant plant material is preferred.~~ Drought-tolerant and climate-appropriate plant materials are encouraged and should be utilized where practical to reduce landscape water demand.

(2) All landscaping materials shall be installed in accordance with the current planning procedures established by ~~the American Association of Nurserymen~~accepted nursery industry standards. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Community Development Director, Zoning Administrator, or their designee.

(3) The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter.

(4) All landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance~~, and plant~~. Plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris.

(5) Fences, wall and hedges shall be maintained in good repair.

(6) Irrigation systems shall be maintained in good operating condition to promote the conservation of water~~.~~ and to prevent runoff, overspray, and water waste.

HISTORY
Amended by Ord. 2025-39 on 12/3/2025

9.5 Parkway Landscaping

(1) Intent.

The intent of these requirements is to maintain the appearance of parkways, protect ~~the~~parkway ~~users of parkways~~, expand landscape design flexibility, accommodate drought tolerant and waterwise design options ~~and~~, improve environmental conditions~~.~~, and reduce necessary outdoor water use.

(2) Applicability

The ~~following~~ requirements of this Section shall apply to all ~~lots abutting parkways, the ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk~~ parkways as defined by this Chapter.

~~(2)~~ All ~~parkways~~parkway landscaping shall ~~be landscaped in conformance~~comply with the ~~provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted.~~ Waterwise Landscaping Standards contained in Section 9.3A and the requirements of this Section.

(3) Parkway Trees Required.

Parkway trees shall be required and shall meet the following specifications:

(a) Parkway trees shall be provided at ~~the equivalent of~~spacing not ~~more than~~exceeding thirty (30) feet apart in the right-of-way adjacent to the parcel;

(b) Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;

(c) Parkway trees shall have a minimum trunk size of two and one-half (2.5) inches in caliper;

(d) A variety of compatible species should be included in the planting plan for a specific site or development. The ~~selecting~~selection of ~~a~~ tree species shall be reviewed and approved by the Community Development Director, Zoning Administrator, or their designee; and

(e) The Community Development Director, Zoning Administrator, or their designee may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.

~~(3)~~ (4) Permitted ~~and Prohibited~~ Materials in Parkways.

~~To ensure pedestrian safety, proper storm drainage, and aesthetic quality, parkway materials referenced in Table 9-1 are regulated as follows:~~

~~**Permitted Hardscape Materials**~~ The following materials are permitted within ~~the parkway, provided they are~~ parkways when installed and maintained in ~~according to the standards below~~ a stable manner that prevents migration into sidewalks, roadways, gutters, or storm drainage facilities:

~~(a) **Decorative Rock**: Rock, crushed gravel, or cobble is permitted if it is 1.5 inches or larger in diameter (sized to prevent material from washing into the storm drain system). All rock must be contained behind the curb or a concrete mow strip to prevent migration into the roadway or sidewalk.~~

~~(b) **Pavers and Flagstone**: Brick, concrete pavers, or natural stone may be used. To ensure the health of street trees, pavers must be installed on a permeable base or spaced to allow water infiltration.~~

~~(c) **Concrete Strips (Carriageways)**: Concrete strips are permitted to provide step-out access from the curb to the sidewalk. Strips shall not exceed 24 inches in width and must be spaced at 25 feet to allow for adequate tree irrigation.~~

(a) drought-tolerant and low-water-use plant materials;

(b) street trees;

(c) groundcover and shrubs that do not exceed eighteen (18) inches in height at maturity where necessary to preserve visibility and pedestrian safety;

(d) flowers and perennials;

(e) decorative rock, crushed gravel, or cobble, provided the material is a minimum of one and one-half (1.5) inches in diameter;

(f) pavers, flagstone, or similar materials installed on a permeable base or spaced to allow water infiltration where appropriate;

(g) concrete carriage strips or walkways providing access from the curb to the sidewalk; and

(h) irrigation facilities necessary to establish and maintain approved plant materials.

(5) Prohibited Materials in Parkways.

The following materials ~~remain~~ are prohibited ~~for the reasons stated below~~ within parkways:

~~**Asphalt**: Prohibited due to inconsistency with City urban design and rapid deterioration compared to concrete.~~

~~(a) **Material smaller than 1 inch (Pea Gravel/Sand):** Prohibited as it is easily displaced into the roadway, creating slip hazards for pedestrians/cyclists and clogging storm drains.~~

~~(b) **Bark or Wood Chips:** Prohibited due to low density; materials float during storm events and obstruct drainage infrastructure.~~

~~(c) **horn-bearing plants:** Prohibited to prevent injury to pedestrians and cyclists.~~

~~(d) **Visual Obstructions:** Ground cover and shrubs that exceed 18 inches in height at maturity are prohibited to preserve sight lines for vehicles and pedestrians.~~

~~(e) **Concrete:** Concrete, including poured-in-place concrete and pre-cast concrete panels is prohibited where its installation would obstruct required landscaping, interfere with stormwater infiltration, increase runoff into the public right-of-way, or conflict with the City's adopted streetscape and parkway design standards.~~

(a) turf grass;

(b) asphalt surfacing;

(c) loose gravel, pea gravel, sand, or decorative rock smaller than one and one-half (1.5) inches in diameter;

(d) thorn-bearing plant species;

(e) shrubs, groundcover, or other plant materials exceeding eighteen inches (18) in height at maturity where they create visibility or pedestrian safety concerns;

(f) mulch or bark;

(g) continuous concrete surfacing that eliminates required landscaped area, obstructs required landscaping, interferes with stormwater infiltration, increases runoff into the public right-of-way, or conflicts with adopted City streetscape standards; and

(h) any material determined by the City to create a safety hazard, maintenance concern, drainage impact, or obstruction of required public access.

(6) Concrete Strips and Walkways.

Concrete strips, carriageways, and walkways may be permitted to provide access from the curb to the sidewalk. Such improvements shall be limited to the minimum width necessary for access and shall be designed to preserve landscaped area, street tree health, and stormwater infiltration where practical.

~~(4)~~ **(7) Street Trees.**

The developer or property owner is responsible for the planting and irrigation of street trees as required by ~~Table 9-1~~ this Section. Hardscape installations must include a tree well with a minimum diameter of thirty-six (36) inches ~~(~~,or equivalent square footage~~)~~, around the trunk to allow for growth and water access.

~~(5)~~ **(8) Utility Clearance ~~(Water Meters)~~.**

To ensure access for maintenance and meter reading, no concrete, pavers, or permanent hardscape may be poured or installed within two (2) feet of any water meter, fire hydrant, or utility box. This

clearance area must be covered with removable material, such as decorative rock, to allow City crews unobstructed access to the infrastructure.

9.5.6 ~~Permitted Landscape Plants~~ Approved Parkway and Median Plant Material.

(1) Purpose~~:~~.

This section establishes drought-tolerant, low-maintenance landscaping standards for parkways and medians to conserve water, enhance streetscape quality, and ensure long-term plant survivability in Grantsville's climate.

(2) Shade Trees

(a) ~~City-Approved~~ Approved Shade Trees ~~(Preferred Species).~~

The following tree species are approved ~~and strongly encouraged~~ for use in parkways and medians ~~due to~~ because of their adaptability to Grantsville's climate, urban growing conditions, canopy structure, and ~~drought tolerance~~waterwise characteristics:

(i) ~~Hackberry (Celtis occidentalis)~~ Bur Oak (*Quercus macrocarpa*);
(ii) Ginkgo (*Ginkgo biloba*) — male cultivars only;
(iii) ~~White Oak (Quercus alba)~~ Hackberry (*Celtis occidentalis*);
(iv) Japanese Zelkova (*Zelkova serrata*);
(v) Kentucky Coffeetree (*Gymnocladus dioicus*);
(vi) Lacebark Elm (*Ulmus parvifolia*);
(vii) Thornless Honeylocust (*Gleditsia triacanthos* var. *inermis*); and
(viii) White Oak (*Quercus alba*).

(b) Alternative Shade Trees.

The ~~following species may be considered on a case-by-case basis subject to staff approval and site conditions~~ Community Development Director, Zoning Administrator, or their designee may approve additional shade tree species not listed in subsection (a) upon determining that the proposed species:

(i) ~~Bur Oak (Quercus macrocarpa)~~ Is adapted to Grantsville's climate and soil conditions;
(ii) ~~Thornless Honey locust (Gleditsia triacanthos var. interims)~~ Demonstrates drought tolerance or low water requirements after establishment;
(iii) ~~Kentucky Coffee tree (Gymnocladus dioicous)~~ Is suitable for urban streetscapes and parkway or median planting;
(iv) ~~Autumn Blaze Maple (Acer × freeman 'Autumn Blaze')~~ Will not interfere with utilities, sidewalks, streets, or other public infrastructure;
(v) ~~Chanticleer Pear (Pyrus caller Yana 'Chanticleer')~~ Is not identified as invasive or otherwise prohibited by the City; and
(vi) Is consistent with the purpose and intent of this Chapter.

(3) Deciduous Shrubs

~~Deciduous Shrubs;~~ The following deciduous ~~shrubs~~ shrub species are ~~permitted~~approved for use within parkways and medians:

(a) ~~Silver Sagebrush (Artemisia cana)~~ Apache Plume (*Fallugia paradoxa*);
(b) ~~Yellow Rabbitbrush (Chrysanthemums viscidiflorus)~~ Blue Mist Spirea (Caryopteris × clandonensis);
(c) ~~Apache Plume (Fallugia paradoxa)~~ Dwarf Ninebark (Physocarpus opulifolius cultivars);
(d) ~~Western Sand cherry (Prunus besseyi)~~ Dwarf Spirea (Spiraea japonica cultivars);

(e) Gro-Low Fragrant Sumac (*Rhus aromatica* 'Gro-Low');
(f) Littleleaf Mock Orange (*Philadelphus microphyllus*);
(g) Potentilla (*Dasiphora fruticosa*);
(h) Serviceberry (*Amelanchier alnifolia*); and
(i) Western Sand Cherry (*Prunus besseyi*).

(4) Evergreen Shrubs

The following evergreen ~~shrubs~~ shrub species are ~~permitted~~ approved for use within parkways and medians~~.~~:

(a) Blue Chip ~~Juniper is expressly prohibited:~~ Juniper (*Juniperus squamata* 'Blue Star');
(b) ~~Medora Juniper (Juniperus scopulorum 'Medora')~~ Dwarf Mugo Pine (*Pinus mugo* var. *pumila*);
(c) ~~Dwarf Mogo Pine (Pinus mugo var. pumila)~~ Medora Juniper (*Juniperus scopulorum* 'Medora'); and
(d) Wichita Blue Juniper (*Juniperus scopulorum* 'Wichita Blue').

(5) Ornamental Grasses

The following ornamental ~~grasses~~ grass species are ~~permitted~~ approved for use within parkways and medians:

(a) ~~Feather Reed Grass (Calamagrostis × acutiflora 'Karl Foerster')~~ Blue Fescue (*Festuca glauca* 'Blue Elijah');
(b) ~~Blue Fescue (Festuca glauca 'Blue Elijah')~~ Feather Reed Grass (*Calamagrostis × acutiflora* 'Karl Foerster');
(c) ~~'Heavy metal'~~ Heavy Metal Switchgrass (*Panicum virgatum* 'Heavy ~~metal~~Metal')
(d) Indian Grass (*Sorghastrum nutans* 'Sioux Blue'); and
(e) Prairie Dropseed (*Sporobolus heterolepis*).

(6) Perennials

The following perennial species are ~~permitted~~ approved for use within parkways and medians:

(a) ~~Licorice Hyssop (Agastache rupestris)~~ Autumn Joy Sedum (*Hylotelephium* 'Autumn Joy');
(b) ~~Red Torch Lily (Kniphofia 'Stark's Early Hybrids')~~ Blanket Flower (*Gaillardia aristata*);
(c) Catmint (*Nepeta × faassenii*);
(d) Daylily (*Hemerocallis spp.*), including 'Stella de Oro' and other drought-tolerant cultivars;
(e) Dianthus (*Dianthus spp.*), including 'Firewitch' and other drought-tolerant cultivars
(f) Ice Plant (*Delosperma cooperi*);
(g) Lavender (*Lavandula angustifolia*);
(h) Licorice Hyssop (*Agastache rupestris*)
(i) Penstemon (*Penstemon spp.*);
(j) Red Torch Lily (*Kniphofia* 'Stark's Early Hybrids');
(k) Russian Sage (*Salvia yangii*); and
(l) Yarrow (*Achillea millefolium*).

(7) Alternative Plant Species.

The Community Development Director, Zoning Administrator, or their designee may approve additional trees, shrubs, ornamental grasses, perennials, or other plant materials not listed in this Section upon determining that the proposed species:

(a) Is adapted to Grantsville's climate and soil conditions;

(b) Demonstrates drought tolerance or low water requirements after establishment;
(c) Is suitable for parkway or median landscaping;
(d) Is not identified as invasive or otherwise prohibited by the City; and
(e) Is consistent with the purpose and intent of this Chapter and the Waterwise Landscaping Standards contained in Section 9.3A.

~~(7)~~ (8) **General Landscaping Requirements Permitted and not Permitted**.

(a) Turf grass is prohibited within parkways and medians. Turf grass within park strips shall comply with the Waterwise Landscaping Standards contained in Section 9.3A.

~~(b) Turf grass is permitted within parkways only where slopes do not exceed fifty percent (50%).~~

~~(c)~~ (b) Evergreen groundcovers and shrubs shall not exceed eighteen (18) inches in mature height where necessary to preserve visibility and pedestrian safety.

~~(d)~~ (c) Thorn-bearing shrubs or groundcovers are prohibited within parkways and medians.

~~(e)~~ (d) ~~Drip irrigation~~ Irrigation systems ~~are required for all plant materials~~ serving shrubs, ornamental grasses, perennials, and other non-turf landscape areas should utilize drip irrigation or other water-efficient irrigation methods whenever feasible.

~~(f)~~ (e) Trees are permitted in both medians and parkways. Street trees shall be planted within one growing season from the date the certificate of occupancy was issued. The developer in a subdivision or ~~P.U.D.,~~ planned unit development is responsible for the planting of street trees.

~~(g)~~ (f) Bark, ~~Mulch~~mulch, decorative rock, ~~Gravel~~gravel, cobble, pavers, and ~~concrete, is permitted in parkways~~ similar waterwise landscape materials may be permitted where installed in accordance with this Chapter.

~~(h)~~ (i) Impervious materials ~~are~~ may be permitted in medians where approved by the City. ~~(Brick pavers, Concrete)~~

~~(i)~~ (h) ~~Flowers are permitted. Flower bed~~ Flowering plants shall not ~~to~~ exceed twenty-four (24~~"~~) inches in ~~height at~~ maturity height within parkways and medians where necessary to preserve visibility and pedestrian safety, unless otherwise approved by the City.

~~(j)~~ (i) Driveway access, pedestrian walkways, carriageways, and ~~Walkways (carriage to street) are~~ similar access improvements may be permitted where approved by the City.

~~(k)~~ (j) Irrigation is required for plant materials.

~~(l) Prohibited Materials - Large rock exceeding 1 ½" inch, asphalt, concrete, thorny bearing plants, ground cover and shrubs exceeding 18" inches in height.~~

9.5.7 Applicability Standards:

(1) These standards apply to all properties in the City that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to ~~maintain~~ install landscaping within the public right-of-way unless otherwise required by the City. However, ~~these properties shall maintain rocks, gravel, bark, or other similar materials within the public right-of-way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of six (6) inches~~ such areas shall be maintained free of nuisances, hazards, and weeds exceeding six (6) inches in height. Landscape designs approved under this Chapter may utilize waterwise landscaping, decorative rock, mulch, cobble, permeable hardscape, native vegetation, drought-tolerant plant materials, and other low-water-use landscape treatments consistent with Section 9.3A.

~~(a) Turf is permitted on slope grades up to fifty percent. Turf is not recommended on slopes greater than fifty percent.~~

(2) No development application shall be denied solely because turf grass is reduced or eliminated in favor of waterwise landscaping, provided the proposed landscaping complies with this Chapter and applicable safety, visibility, drainage, and maintenance standards.

~~(b)~~ (3) ~~Ground covers~~ Groundcovers are defined as ~~any~~ perennial ~~evergreen~~ plant material species that cover ~~one hundred percent of~~ the ground ~~all year~~. ~~Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plan throughout the year.~~ ~~Ground covers~~ Groundcovers shall not exceed eighteen (18) inches in height at maturity within parkways and medians where necessary to preserve visibility and pedestrian safety. Flowers ~~as permitted above~~ are an exception to this definition and shall not exceed thirty-six (36) inches in height at maturity unless otherwise approved by the City.

(4) Thorn bearing ~~ground covers~~ groundcovers, shrubs and flowers are prohibited within parkways and medians.

~~(c) A limited variety of shrubs are available that will not exceed 18 inches in height at maturity. Thorn bearing shrubs are prohibited.~~

~~(d) Flowers shall not include thorn bearing species.~~

~~(e)~~ (5) Irrigation shall be provided to adequately maintain all plant materials in parkway areas. Irrigation may include a permanent ~~"~~in-ground~~"~~ system, drip irrigation, or ~~manual hose and sprinkler application~~ other system approved by the City.

~~(f)~~ (6) Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited ~~unless they are~~ within parkways and medians unless specifically approved through the City. A retaining wall is defined as a wall designed to resist the lateral displacement of soil or other material.

AGENDA ITEM #2

Presentation and Discussion: Discussion of a proposed new use for an Animal Encounters Facility within the R-1-21 zoning designation.

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: August 18th, 2026
Public Hearing Date: August 18th, 2026

Re: Presentation and Discussion: Discussion of a proposed new use for an Animal Encounter Facility within the R-1-21 zoning designation.

BACKGROUND

Nicole Cloward submitted a proposal to establish an animal-related visitor experience associated with the existing Red Barn Mini Cow Farm. The subject property is located at 31 North Cloward Court, contains approximately 4.57 acres, and is currently located within the R-1-21 zoning district.

The property currently contains an agricultural operation with approximately 13 miniature cattle. Existing improvements include a barn, livestock facilities, fenced pasture areas, agricultural storage, gravel driveways, a visitor parking area, and an asphalt walking path.

The applicant originally proposed an agritourism and agricultural education use. During staff review, it was determined that the proposed agritourism classification was too broad for application within a residential zoning district. Agritourism can encompass a wide variety of commercial, recreational, educational, entertainment, retail, and event-related activities. The City's existing agritourism provisions do not contain sufficient operational conditions to address the range or intensity of activities that could occur under that classification.

Staff worked with the applicant to develop a more narrowly defined Animal Encounter Facility use. The intent was to distinguish supervised, small-group interaction with domesticated farm animals from broader agritourism activities and to establish specific standards that would protect surrounding properties.

APPLICANT'S PROPOSAL

The applicant proposes an Animal Encounter Facility as an accessory use to the existing agricultural operation. Agriculture and the care, raising, breeding, and management of livestock would remain the primary use of the property.

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The proposed visitor activities may include:

- Supervised interaction with miniature cattle;
- Grooming and brushing activities;
- Education regarding livestock care and animal husbandry;
- Guided farm tours;
- Photography opportunities;
- Age-appropriate agricultural activities;
- Seasonal agricultural demonstrations;
- Youth education programs;
- Agricultural workshops and classes; and
- Limited sales of merchandise associated with the facility.

The applicant anticipates that typical groups would contain approximately one to 10 visitors per session, with sessions generally occurring every 30 to 45 minutes. Proposed operating hours would be between 9:00 a.m. and 8:00 p.m. Visits could occur by appointment, scheduled session, designated operating hours, or limited walk-in availability.

No prepared food sales or amplified outdoor sound are proposed as part of the normal operation.

SITE DESIGN

The submitted site plan identifies two animal interaction areas located on the east and west sides of the existing barn. A visitor check-in and safety orientation area would be located near the barn.

Visitors would enter from Cloward Court and use the designated parking area near the front of the property. After checking in, visitors would travel along the existing pedestrian route to the animal interaction areas.

The proposed layout is intended to:

- Use existing agricultural buildings and infrastructure;
- Maintain agriculture as the primary use;
- Separate visitor parking from animal interaction areas;
- Provide supervised pedestrian circulation;
- Reduce conflicts between vehicles, visitors, and livestock;
- Maintain emergency and agricultural access; and
- Locate visitor activities within the interior of the property.

LAND USE CLASSIFICATION

An Animal Encounter Facility would differ from a traditional agricultural use because members

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of the public would be invited onto the property for scheduled recreational or educational interaction with animals. This introduces land use impacts not generally associated with the private keeping of livestock, including:

- Increased vehicle trips;
- Customer parking;
- Pedestrian activity;
- Commercial activity;
- Groups of visitors;
- Potential noise and odors;
- Restroom and sanitation needs;
- Public safety and accessibility requirements; and
- Potential impacts on neighboring residential properties.

For these reasons, staff does not consider the proposed activity to be the same as the private keeping of livestock or a typical residential agricultural activity.

Staff also recommends that the use not be classified broadly as agritourism. A distinct Animal Encounter Facility classification would provide the City with clearer authority to regulate the specific operational characteristics of the use.

R-1-21 ZONING ANALYSIS

The applicant requested that Animal Encounter Facilities be allowed as a conditional use within the R-1-21 zoning district.

Staff recognizes that the subject property contains approximately 4.57 acres and has physical characteristics that may help reduce potential impacts, including existing agricultural improvements, interior activity areas, and direct access from Cloward Court. However, a land use amendment applies to every qualifying property within the zoning district, not only the property that prompted the amendment.

The R-1-21 district includes properties that may be approximately one-half acre in size and located in established residential neighborhoods. Allowing an Animal Encounter Facility throughout the R-1-21 district could make the use available on properties that lack sufficient acreage, separation, parking, access, or agricultural infrastructure.

Potential impacts on smaller R-1-21 properties could include:

- Visitor traffic on residential streets;
- Parking congestion;
- Noise associated with animals and visitors;
- Odors and manure management;

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- Activities located close to neighboring homes;
- Inadequate space for setbacks and buffering;
- Increased frequency of gatherings;
- Expansion of retail or event activities; and
- Difficulty maintaining the residential character of the area.

Although conditional use standards can mitigate reasonably anticipated detrimental effects, staff believes the underlying zoning district should first be appropriate for the general nature and intensity of the use.

RR-1 ZONING ANALYSIS

Following review, staff recommends that Animal Encounter Facilities be considered within the RR-1 zoning district rather than the R-1-21 district.

The RR-1 district is more consistent with the proposed use because it is intended to accommodate rural residential development and agricultural characteristics. However, not every RR-1 property would necessarily contain enough land to accommodate public animal interaction activities.

Staff therefore recommends that an Animal Encounter Facility be limited to properties containing at least 2.5 acres, even when located within the RR-1 district.

The combination of RR-1 zoning and a 2.5-acre minimum would:

- Provide additional separation from neighboring residences;
- Allow sufficient space for animal areas, parking, and circulation;
- Better accommodate agricultural buildings and operations;
- Reduce the likelihood of visitor activities dominating a residential lot;
- Provide space for setbacks and buffering;
- Support safe interaction between visitors and animals; and
- Maintain a clearer connection between the facility and an agricultural property.

Under this approach, the proposed use would not be permitted on the subject property while it remains in the R-1-21 district. The property would need to be rezoned to RR-1 before an Animal Encounter Facility application could be considered.

PROPOSED DEFINITION

Staff suggests the following definition for discussion:

Animal Encounter Facility: A facility operated in conjunction with an agricultural property where domesticated farm animals are maintained for supervised public viewing, handling,

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grooming, feeding, photography, agricultural education, or similar small-group interaction. The use may include animal enclosures, barns, shelters, visitor interaction areas, educational activities, handwashing facilities, parking, and limited merchandise sales accessory to the approved use. An Animal Encounter Facility does not include exotic or dangerous animals, commercial slaughter, a veterinary hospital, large public events, or general agritourism activities not specifically authorized by the City.

POTENTIAL USE STANDARDS

If the Planning Commission supports creating the use, staff recommends that the ordinance include clear limitations such as the following:

1. **Zoning:** The use shall only be allowed as a conditional use within the RR-1 zoning district.
2. **Minimum acreage:** The property shall contain at least 2.5 acres.
3. **Agricultural use:** The Animal Encounter Facility shall be accessory to an active agricultural or livestock operation. Agriculture shall remain the primary use of the property.
4. **Animals:** Public interaction shall be limited to domesticated farm animals. Exotic, wild, venomous, or dangerous animals shall be prohibited.
5. **Animal limits:** The ordinance should establish a maximum number of animals based on acreage, available facilities, animal type, and the capacity of the property.
6. **Visitor limits:** The conditional use approval shall establish maximum group size, maximum daily attendance, and the maximum number of visitors allowed on the property at one time.
7. **Hours:** Public operating hours shall be limited to hours established by ordinance or through the conditional use approval. Staff recommends that public activities end no later than 8:00 p.m.
8. **Parking:** All visitor and employee parking shall be provided on-site in accordance with Chapter 6. Parking within adjacent streets or neighboring properties shall not be used to satisfy required parking.
9. **Access:** The property shall have safe and legal access suitable for anticipated visitor traffic and emergency response.
10. **Setbacks and buffering:** Animal interaction areas, parking, gathering areas, and other visitor facilities shall be appropriately separated or buffered from neighboring dwellings.
11. **Supervision:** Visitors shall be supervised by the property owner, operator, employee, or authorized staff while participating in animal interaction activities.
12. **Sanitation:** Handwashing facilities shall be provided near animal interaction areas. Animal areas shall be maintained in a clean and sanitary condition.
13. **Animal waste:** The applicant shall provide an animal waste and manure management plan that addresses storage, removal, odor, drainage, flies, and impacts on neighboring properties.
14. **Restrooms:** Restroom facilities shall comply with applicable building, health, and accessibility requirements.

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15. **Noise:** Outdoor amplified sound and public address systems shall be prohibited unless separately approved by the City.
16. **Merchandise:** Retail sales shall be limited to products directly associated with the approved Animal Encounter Facility. General retail activity and prepared food sales shall not be permitted unless separately authorized.
17. **Events:** Weddings, concerts, festivals, large private gatherings, and other special events shall not be considered part of the Animal Encounter Facility use and shall require any separately applicable City approval.
18. **Site plan:** A site plan shall identify animal areas, visitor areas, parking, circulation, access, fencing, setbacks, buffers, sanitation facilities, restrooms, waste storage, and emergency access.
19. **Other regulations:** The facility shall comply with applicable City, County, State, and federal requirements concerning animal welfare, public health, building safety, fire access, business licensing, and accessibility.

AGRITOURISM CONCERNS

Staff recommends maintaining a clear distinction between an Animal Encounter Facility and agritourism.

Without a narrowly written definition, the use could expand to include activities such as:

- Festivals and seasonal attractions;
- Weddings and private events;
- Concerts or amplified entertainment;
- Food service;
- Farm markets and expanded retail;
- Large school or tour groups;
- Hayrides;
- Outdoor recreation; or
- Other commercial entertainment activities.

These activities may have substantially different impacts from supervised interaction with domesticated animals. They should not automatically be permitted through approval of an Animal Encounter Facility.

A specific use classification with defined limitations would allow the City to consider animal interaction facilities without unintentionally authorizing the full range of activities that may fall under agritourism.

GENERAL PLAN CONSIDERATIONS

A narrowly defined Animal Encounter Facility use may support Grantsville's agricultural

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heritage and provide agricultural education and family-oriented activities. However, these benefits should be balanced with the General Plan objectives of protecting established neighborhoods, maintaining compatible land uses, and directing higher-intensity activities to appropriate locations.

Limiting the use to RR-1 properties containing at least 2.5 acres would provide a stronger relationship between the proposed activity, rural residential development, and existing agricultural land.

STAFF ANALYSIS

Staff supports continued consideration of a narrowly defined Animal Encounter Facility use. However, staff does not recommend allowing the use throughout the R-1-21 zoning district.

The proposed activity includes public visitation and commercial operations that are different from ordinary residential livestock keeping. While the applicant's 4.57-acre property may have characteristics that could accommodate the activity, other R-1-21 properties may be substantially smaller and more closely integrated into residential neighborhoods.

Staff recommends that the use be considered as a conditional use within the RR-1 zoning district, subject to a minimum property size of 2.5 acres and detailed operational standards.

This approach would provide an opportunity for appropriately located animal encounter facilities while reducing the potential for incompatible commercial activity on smaller residential properties.

DISCUSSION ITEMS

Staff requests Planning Commission direction regarding the following:

1. Whether the City should establish Animal Encounter Facility as a separate land use.
2. Whether the use should be limited to the RR-1 zoning district.
3. Whether a minimum property size of 2.5 acres is appropriate.
4. Whether the use should require conditional use approval.
5. What maximum animal, visitor, and group-size limitations should apply.
6. What setbacks and buffers should be required from neighboring residences.
7. Whether visits should be limited to appointments or scheduled sessions.
8. Whether retail sales, workshops, photography sessions, and seasonal demonstrations should be permitted as accessory activities.
9. How the ordinance should distinguish an Animal Encounter Facility from agritourism, special events, and general commercial recreation.
10. Whether staff should prepare a formal ordinance amendment based on the Planning Commission's direction.

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STAFF RECOMMENDATION

Because this item is scheduled for presentation and discussion, no formal action is required.

Staff recommends that the Planning Commission provide direction to prepare a proposed ordinance amendment establishing Animal Encounter Facility as a conditional use within the RR-1 zoning district on properties containing at least 2.5 acres, together with specific operational standards intended to protect surrounding properties.

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ANIMAL ENCOUNTER FACILITY

Proposed Land Use and Operational Narrative

Submitted to the Grantsville City Planning Commission

Applicant:

Nicole Cloward

Property Address:

31 North Cloward Court

Grantsville, Utah

Property Size:

4.57 Acres

1. PURPOSE OF THIS PROPOSAL

Thank you for the considerable time and effort the Community Development Team has invested in reviewing this proposal and preparing the draft Animal Encounter Facility ordinance.

I appreciate the thoughtful work that has gone into developing a framework for this new land use category. This revised proposal incorporates the comments and recommendations received throughout the review process and provides one complete description of the proposed use, operational characteristics, and property design.

The proposed Animal Encounter Facility is intended to operate as an accessory use to an existing agricultural operation while preserving agriculture as the primary use of the property.

2. REQUESTED ZONING DESIGNATION

The applicant respectfully requests that Animal Encounter Facilities be considered as a Conditional Use within the R-1-21 Zoning District.

The Conditional Use Permit process allows each application to be evaluated individually and provides the Planning Commission with the ability to impose reasonable conditions to ensure compatibility with surrounding properties.

The applicant respectfully requests that qualifying properties within the R-1-21 Zoning District be considered based upon the standards established for the use and the specific characteristics of each property, including acreage, existing agricultural use, access, parking, site layout, and compatibility with surrounding properties.

3. OVERVIEW OF THE PROPOSED USE

The proposed Animal Encounter Facility provides supervised interaction with domesticated farm animals together with agricultural education, guided farm tours, photography opportunities, hands-on grooming and brushing opportunities, livestock care education, participation in age-appropriate agricultural activities, seasonal agricultural demonstrations, and similar educational experiences.

Visitors will have opportunities to actively participate in a safe and supervised agricultural environment while learning about miniature cattle, livestock care, animal husbandry, and rural life through meaningful hands-on experiences.

Educational programs, family-oriented recreational activities, and the sale of merchandise accessory to the approved use may also be included.

4. PURPOSE AND INTENT

The purpose of the proposed use is to provide agricultural education and family-oriented recreational opportunities while supporting and complementing an existing agricultural operation.

The proposed use promotes agricultural awareness, preserves the agricultural character of the property, and provides opportunities for residents and visitors to experience livestock and agriculture in an educational setting consistent with Grantsville's rural heritage.

The proposed use is intended to strengthen public understanding of agriculture while preserving the existing agricultural operation as the primary use of the property.

5. PROPERTY DESCRIPTION

The property consists of 4.57 acres and is currently utilized as an agricultural property containing miniature cattle and related agricultural activities.

Existing improvements include:

(a) An agricultural barn.

(b) Livestock facilities.

(c) Fenced pasture and livestock areas.

(d) Compacted gravel driveways.

(e) An existing asphalt walking path.

(f) A designated visitor parking area.

(g) Utility infrastructure.

(h) Agricultural storage areas.

No significant new structures are proposed as part of this application.

6. EXISTING AGRICULTURAL OPERATION

Red Barn Mini Cow Farm is an existing agricultural operation currently maintaining thirteen miniature cattle on the property.

The agricultural operation shall remain the primary use of the property.

The care, raising, breeding, and management of livestock will continue as the principal agricultural activity.

Visitor experiences are intended to supplement and support the existing agricultural operation by providing educational opportunities that promote agriculture, animal husbandry, livestock care, and appreciation for rural life.

7. VISITOR EXPERIENCE

Visitors may participate in:

(a) Supervised interaction with miniature cattle.

(b) Hands-on grooming and brushing opportunities.

(c) Learning about livestock care and animal husbandry.

(d) Guided farm tours.

(e) Photography opportunities.

(f) Participation in age-appropriate agricultural activities.

(g) Seasonal agricultural demonstrations.

(h) Other family-oriented agricultural education experiences.

All visitor activities will be supervised by the property owner or authorized staff and will be designed to promote agricultural education, animal welfare, and safe interaction between visitors and livestock.

8. MAXIMUM VISITORS AND ATTENDANCE

Typical visitor groups are expected to range from one to ten visitors per session.

Sessions are generally anticipated to occur every thirty to forty-five minutes, depending upon the type of activity, staffing levels, weather conditions, educational programming, and livestock needs.

Daily attendance will vary based upon staffing availability, seasonal demand, weather conditions, scheduled activities, educational programming, and business operations.

Some days may have few or no visitors, while busier days may accommodate multiple small-group sessions throughout the day.

9. HOURS OF OPERATION

Activities may occur between 9:00 a.m. and 8:00 p.m.

The operation is not intended to maintain fixed daily hours.

Operating days and activity levels will vary according to reservations, staffing availability, weather conditions, livestock needs, seasonal demand, scheduled programming, and business operations.

10. PUBLIC ACCESS

Activities may be offered through:

(a) Appointments.

(b) Scheduled sessions.

(c) Designated operating hours.

(d) Walk-in visitation when appropriate.

Activities may be offered through one or a combination of these methods, depending upon business needs, staffing, seasonal demand, and operational considerations.

The operation is intended to maintain a family-oriented, small-group experience.

11. SPECIAL EVENTS AND ACTIVITIES

The proposed use may include:

(a) Agricultural education programs.

(b) Guided livestock education activities.

(c) Guided hands-on livestock experiences.

(d) Guided farm tours.

(e) Photography sessions.

(f) Seasonal agricultural activities.

(g) Youth educational activities.

(h) Workshops and classes associated with agriculture, livestock care, or animal husbandry.

Activities that exceed the normal operational characteristics of the approved use may be subject to any additional permits or approvals required by the Grantsville City Code.

12. PRODUCTS AND MERCHANDISE

Merchandise accessory to the approved use may include:

(a) Stuffed Highland cattle.

(b) Apparel.

(c) Hats.

(d) Stickers.

(e) Magnets.

(f) Children’s educational materials.

(g) Coloring books.

(h) Framed cow photography.

(i) Calendars.

(j) Branded merchandise.

(k) Farm-themed souvenirs.

(l) Similar merchandise associated with the Animal Encounter Facility and visitor experience.

No prepared food sales are proposed as part of this application.

13. EMPLOYEES AND VOLUNTEERS

The operation is anticipated to be managed primarily by the property owners.

Part-time employees and volunteers may assist with:

(a) Visitor services.

(b) Educational programs.

(c) Animal care.

(d) Parking assistance.

(e) Merchandise sales.

(f) Safety orientation.

(g) General operational support.

Employee and volunteer involvement may vary according to scheduling, visitor demand, and operational needs.

14. SITE DESIGN

The site has been intentionally designed to:

(a) Preserve the agricultural character of the property.

(b) Maintain the existing agricultural operation as the primary land use.

(c) Utilize existing agricultural buildings and infrastructure.

(d) Separate visitor parking from animal interaction areas.

(e) Provide safe pedestrian circulation.

(f) Minimize conflicts between vehicles, pedestrians, and livestock.

(g) Minimize potential impacts on neighboring properties.

(h) Preserve access for emergency responders, agricultural equipment, maintenance vehicles, and deliveries.

15. PARKING AND VISITOR ACCESS

Visitors will enter the property from Cloward Court and park within the designated visitor parking area located near the entrance to the property.

Cloward Court connects directly to Main Street and provides direct legal access to the property.

After parking, guests will walk along the existing asphalt walking path to the barn.

Visitors will check in and receive a safety orientation before participating in supervised activities.

This design intentionally separates vehicle traffic from visitor activity areas and livestock interaction areas and promotes pedestrian safety.

The vehicle driveways and access areas consist of compacted gravel.

16. RESTROOM FACILITIES

Visitor restroom facilities are currently available within the existing shop building located near the front of the property.

Additional restroom facilities may be provided as necessary to meet operational needs or applicable regulations.

17. AMPLIFIED SOUND

No amplified outdoor sound, public address systems, or amplified music are proposed as part of the normal operation.

Any future activity requiring amplified sound would be subject to applicable Grantsville City requirements and approvals.

18. AGRICULTURAL STORAGE

Livestock feed, grain, grooming supplies, livestock equipment, brushes, and normal agricultural materials are stored within existing agricultural facilities.

No hazardous chemical storage is proposed as part of the Animal Encounter Facility use.

19. COMPATIBILITY WITH SURROUNDING PROPERTIES

The property is situated behind the neighboring residences located to the east and west.

The primary visitor activity areas, livestock interaction areas, parking areas, and existing barn are located within the interior portion of the property rather than immediately adjacent to neighboring homes.

Existing access from Cloward Court provides direct legal access to Main Street, allowing visitors to enter and exit the property without traveling through surrounding residential neighborhoods.

Visitor groups are intentionally maintained at a small scale.

Parking is separated from visitor activity areas and livestock interaction areas.

No amplified outdoor sound or music is proposed as part of the normal operation.

The property is already used for agricultural purposes, and the proposed use will rely primarily upon existing agricultural improvements and infrastructure.

These characteristics help minimize impacts on neighboring properties while preserving the agricultural character of the site and allowing the agricultural operation to remain the primary use of the property.

20. BENEFITS TO GRANTSVILLE

The proposed Animal Encounter Facility provides opportunities for:

(a) Agricultural education.

(b) Family-oriented recreation.

(c) Community engagement.

(d) Greater appreciation for agriculture.

(e) Livestock education.

(f) Education regarding animal husbandry and livestock care.

(g) Preservation of agricultural land and rural heritage.

(h) Support for compatible agricultural visitor experiences.

The proposal supports the continued viability of an existing agricultural operation while creating meaningful educational opportunities consistent with Grantsville’s agricultural character and rural heritage.

21. CONCLUSION

The applicant appreciates the Community Development Team’s time, professionalism, and willingness to work collaboratively in developing this new land use category.

This revised proposal incorporates the comments and information requested throughout the review process into one complete submission.

The proposed Animal Encounter Facility preserves agriculture as the primary use of the property while providing carefully managed, hands-on educational experiences that are compatible with surrounding land uses.

The applicant respectfully requests consideration of this proposal and appreciates the Planning Commission’s thoughtful review.

Thank you for your consideration.

Nicole Cloward

Animal Encounter Facility Site Plan

West Animal Interaction Area

East Animal Interaction Area

Visitor Check-In & Safety Orientation

Property Line

Property Line

31 N Cloward Court
Grantsville, UT 84029

AGENDA ITEM #3

Presentation, Public Hearing, Discussion, and Consideration: Consideration of an Order to Show Cause regarding the Conditional Use Permit for Green Wheel Tire Recycling, located at 167 Old Lincoln Highway.

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Community Development Director and the Zoning Administrator
Meeting Date: August 18th, 2026
Public Hearing Date: August 18th, 2026

Re: Presentation, Public Hearing, Discussion, and Consideration: Consideration of an Order to Show Cause regarding the Conditional Use Permit for Green Wheel Tire Recycling, located at 167 Old Lincoln Highway.

REQUEST

The Planning Commission is conducting an Order to Show Cause hearing to determine whether Green Wheel Tire Recycling has failed to comply with the conditions of Conditional Use Permit No. 2025077.

Following the presentation of evidence, the Planning Commission may:

- Revoke the Conditional Use Permit;
- Allow the use to continue under its existing conditions;
- Add or modify conditions of approval; or
- Continue the hearing to obtain additional evidence or verify compliance.

The Planning Commission's decision must include written findings of fact and a ruling based upon the evidence presented during the hearing.

EXECUTIVE SUMMARY

On June 19, 2025, the Planning Commission approved Green Wheel Tire Recycling to operate a tire recycling collection station at 167 Old Lincoln Highway. The approved operation was limited to temporary storage of tires within trailers for resale, recycling, or reuse.

The Conditional Use Permit expressly prohibits tires from accumulating on the ground and prohibits expansion of the approved use without City approval.

Beginning in December 2025, City inspections documented a substantial accumulation of tires stored on the ground. Subsequent inspections, correspondence, State review, photographs, and

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aerial documentation indicate that the tire pile remained on the property for several months after the City issued a Notice of Violation.

The Utah Division of Waste Management and Radiation Control estimated that at least 60,000 waste tires were present during its January 12, 2026 inspection, including more than 1,000 tires stored on the ground. The Division advised that maintaining more than 1,000 waste tires on the ground for more than five days requires a Waste Tire Storage Facility Permit unless an applicable exception or waiver applies.

Green Wheel obtained State waste-tire recycler and transporter registrations after the January inspection. However, those registrations do not authorize violation of the City's Conditional Use Permit and do not constitute approval of a Waste Tire Storage Facility Permit. As of the preparation of this report, the record only demonstrates that Green Wheel initiated the State storage-facility permitting process.

Green Wheel submitted a Corrective Action Plan dated May 29, 2026, proposing to eliminate an estimated inventory of 20,000 to 24,000 tires by August 21, 2026. City monitoring continued during the proposed corrective period. The Planning Commission should consider the most current evidence presented at the hearing when determining whether the stockpile has been removed and whether the operation is now capable of sustained compliance.

APPROVED CONDITIONAL USE

The original application described the proposed operation as a tire collection station where tires would be temporarily stored in trailers before being resold at wholesale or repurposed.

The application stated that:

- Most business would occur at customers' locations;
- The operation would have two employees;
- Approximately four to eight customers would be served per day;
- A semi-truck and 28-foot trailer would be used to collect tires;
- One or two 48-foot trailers would be used primarily for storage; and
- On-site chemicals would be limited to basic truck-maintenance products.

On June 19, 2025, the Planning Commission approved the request. Conditional Use Permit No. 2025077 was signed and issued on June 20, 2025.

The approved permit provides:

1. Approval is for a tire recycling station with temporary trailer storage for resale or reuse.
2. Hours of operation are Monday through Saturday, 7:00 a.m. to 5:00 p.m.
3. The expected number of customers is four to eight per day.

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CONDITIONS OF APPROVAL

Conditional Use Permit No. 2025077 contains the following conditions:

1. A current business license must be maintained at all times.
2. The operation must remain within the parameters of the application.
3. The use may not expand without City approval.
4. The operation must remain compliant with local, State, and federal tire-disposal and recycling regulations.
5. Proper waste-disposal and sanitation measures must be maintained at all times.
6. Storage of tires is limited to trailers. Tires may not accumulate on the ground.
7. All trailers must be parked on a designated surface and may not obstruct driveways or fire lanes.
8. Hazardous materials other than basic truck-maintenance products may not be stored on-site.
9. Signage and lighting require separate permitting and review.
10. The permit is subject to periodic administrative review by the Community Development Director and the Zoning Administrator and review when complaints are received.

ALLEGED VIOLATIONS

The Order to Show Cause identifies potential violations of Conditions 4, 6, and 7.

Condition 4: Compliance With Applicable Regulations

The State's January 12, 2026 inspection identified more than 1,000 waste tires stored on the ground and estimated that at least 60,000 waste tires were present at the facility.

In a March 25, 2026 letter, the Division of Waste Management and Radiation Control explained that a State Waste Tire Storage Facility Permit is required when more than 1,000 waste tires are stored on the ground for more than five days, unless the operation satisfies an applicable exception or receives an authorized waiver.

The Division's letter indicated that Green Wheel did not have a Waste Tire Storage Facility Permit at the time of the inspection.

Green Wheel subsequently obtained:

- Waste Tire Recycler registration SW637; and
- Waste Tire Transporter registration TR2026-02, effective February 11 through December 31, 2026.

The transporter registration expressly states that it does not relieve the operator of its

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responsibility to obtain and comply with other required local, State, or federal approvals.

On July 29, 2026, Green Wheel notified the City that it was applying for a Waste Tire Storage Facility Permit. The submitted record documents the application and neighboring-property notification; it does not establish that the State has issued the permit.

Condition 6: Tires Limited to Trailer Storage

Condition 6 expressly requires tires to be stored within trailers and prohibits tires from accumulating on the ground.

City Code Enforcement documented tires stored on the ground beginning December 1, 2025. The City issued a Notice of Violation on December 16, 2025, and allowed 30 days for correction.

The State's January 12, 2026 inspection documented a large waste-tire pile on the ground behind the main building. City inspections through the spring and summer of 2026 reportedly continued to document tires stored outside trailers.

The Planning Commission should determine, based on the evidence and testimony presented at the hearing:

- Whether tires accumulated on the ground;
- How long the accumulation remained;
- Whether the accumulation continued after the Notice of Violation;
- Whether additional tires were accepted while the violation remained;
- Whether the pile has now been removed; and
- Whether the operator has demonstrated the ability to maintain future compliance.

Condition 7: Designated Surfaces and Fire-Lane Access

Condition 7 requires trailers to be parked on a designated surface and prohibits obstruction of driveways or fire lanes.

The Order to Show Cause alleges that the placement of tires, trailers, and associated operations may have interfered with required access and separation areas.

The Planning Commission should rely on testimony from the Fire Marshal, Code Enforcement, the operator, and other witnesses when determining whether Condition 7 was violated.

FIRE AND LIFE-SAFETY CONCERNS

The Order to Show Cause identifies potential violations of NFPA 1 relating to outdoor tire

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storage, pile dimensions, separation from buildings and exposures, tires remaining on rims, and tire storage within a building that is not protected by an approved automatic sprinkler system.

The City's fire-code analysis estimated the primary pile at approximately:

- 48 feet wide;
- 102 feet long;
- 25 feet high; and
- 122,400 cubic feet in volume.

The analysis indicates that:

- Tires were stored against or immediately adjacent to a building;
- The pile may have exceeded the maximum permitted height;
- Some tires remained mounted on rims;
- Tires were stored within a building that did not have an approved sprinkler system; and
- Required access or separation distances may not have been maintained.

These matters should be established through sworn testimony and supporting evidence at the hearing. The Planning Commission should avoid adopting a particular fire-code conclusion unless the applicable provision and the factual basis for the conclusion are entered into the record.

Regardless of whether each cited fire-code provision is independently established, the evidence regarding pile size, location, access, and proximity to structures is relevant to whether the CUP conditions were followed and whether additional conditions are necessary to mitigate detrimental effects.

CORRECTIVE ACTION PLAN

Green Wheel submitted a Corrective Action Plan dated May 29, 2026. The plan stated that mechanical problems with the tire shredder had been resolved and proposed elimination of the tire inventory within 90 days.

The plan estimated an inventory of approximately 20,000 to 24,000 tires and proposed:

- Processing approximately 310 to 370 tires per working day;
- Operating Monday through Friday;
- Monitoring inventory weekly;
- Maintaining photographic documentation;
- Providing progress information to the City upon request;
- Notifying the City of additional equipment failures; and
- Eliminating the remaining inventory by approximately August 21, 2026.

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The proposed action plan did not amend the Conditional Use Permit and did not authorize continued storage of tires on the ground. Its submission may be considered as evidence of the operator's proposed corrective efforts, but the Planning Commission should compare the proposed milestones against actual site conditions and documented progress.

Relevant questions include:

- Were weekly processing and inventory records maintained?
- Were weekly progress reports provided to the City?
- Did the tire pile decrease according to the proposed schedule?
- Were additional tires accepted during the corrective period?
- Did equipment remain operational?
- What quantity of tires remains on the ground?
- Can incoming tires be stored entirely within approved trailers?
- Has the business obtained all necessary State approvals?
- Have fire-access and separation concerns been corrected?

TRAFFIC IMPACT STUDY

Green Wheel submitted a Traffic Impact Study dated August 4, 2026. The study estimates:

- Approximately one incoming tire truck per normal day;
- As many as four incoming tire trucks on a peak day;
- Approximately one outbound processed-material truck per day;
- Approximately three employee vehicles;
- Approximately 10 vehicle trips on a normal day; and
- Approximately 16 vehicle trips under the identified peak scenario.

The study also describes an operating schedule of 8:00 a.m. to 5:00 p.m. and a vehicle-access window of approximately 6:30 a.m. to 5:30 p.m.

The approved CUP permits operations between 7:00 a.m. and 5:00 p.m. Vehicle activity occurring before 7:00 a.m. would not be consistent with the approved hours unless separately authorized.

The study was prepared by Green Wheel's "Regulatory Compliance Department." Staff requested clarification regarding whether the preparer is a licensed or certified traffic engineer. The Planning Commission may consider the study as information supplied by the operator but should assign it weight based on the preparer's qualifications, supporting data, and any review by the City Engineer.

The study does not resolve the alleged tire-storage or fire-code violations that are the primary subjects of the Order to Show Cause.

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ENFORCEMENT HISTORY

The following summary is based on the City's records. The Commission should make its decision from evidence formally presented during the hearing.

- **April 18, 2025:** Green Wheel submitted its CUP application.
- **June 19, 2025:** The Planning Commission approved CUP No. 2025077.
- **June 20, 2025:** The approved permit was signed and issued.
- **December 1, 2025:** Code Enforcement documented a large tire accumulation on the ground.
- **December 16, 2025:** The City issued a Notice of Violation citing Conditions 4, 6, and 7 and allowing 30 days for correction.
- **January 12, 2026:** City and State representatives inspected the property.
- **February 11, 2026:** Green Wheel obtained its State Waste Tire Transporter Registration.
- **March 12, 2026:** The operator reported that the tire shredder was not operating and was scheduled for repair.
- **March 23, 2026:** Staff observed some reduction in the tire pile. The operator stated that processing had resumed.
- **April 6, 2026:** Staff observed limited additional reduction and instructed the operator to discontinue accepting additional tires until the existing pile was substantially reduced.
- **April 14, 2026:** Staff reported that the pile appeared generally unchanged and that additional tires were present.
- **April 27, 2026:** The operator reported processing approximately 900 tires per day. Staff reported only minimal visible reduction and continued tire deliveries.
- **April 28, May 4, and May 6, 2026:** Code Enforcement made additional attempts to contact the operator.
- **May 29, 2026:** Green Wheel submitted its 90-day Corrective Action Plan.
- **June 3, 2026:** Community Development, the City Attorney, and the Fire Marshal reviewed the continued compliance concerns.
- **June 9, 2026:** Green Wheel authorized governmental agencies to conduct inspections, drone photography, mapping, and site documentation.
- **June 10 through August 9, 2026:** The City conducted periodic aerial documentation of the property.
- **June 25, 2026:** The Order to Show Cause was mailed by certified mail to the property owner and business operator.
- **July 2, 2026:** The City received a resident complaint and photograph concerning the tire accumulation.
- **July 15, 2026:** Certified mail addressed to the business operator was returned unclaimed.
- **July 20, 2026:** City records indicate that the Order to Show Cause was personally delivered to the business.
- **July 29, 2026:** Green Wheel notified the City that it had applied for a State Waste Tire Storage Facility Permit.
- **August 6, 2026:** Green Wheel submitted its Traffic Impact Study.

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- **August 18, 2026:** The Planning Commission is scheduled to conduct the Order to Show Cause hearing.

NOTICE AND PROCEDURAL REQUIREMENTS

Section 7.16 requires the Order to Show Cause to:

- Identify the conditions alleged to be out of compliance;
- Inform the owner or responsible party that the CUP may be revoked; and
- Allow the responsible party to present relevant evidence.

The record indicates that certified notices were mailed to the property owner and business operator on June 25, 2026. The mailing to the business operator was returned unclaimed. City records indicate that the Order was personally delivered to the business on July 20, 2026.

Before receiving testimony, the Chair should confirm on the record:

1. The identity of the property owner and operator;
2. The date, method, and recipient of service;
3. Whether the operator received the complete Order to Show Cause;
4. Whether the operator had sufficient notice and an opportunity to prepare;
5. Whether the property owner or operator objects to proceeding; and
6. Whether any procedural objection should be resolved before evidence is received.

All persons presenting evidence must take an oath or affirmation administered by or under the direction of the Planning Commission Chair.

The Chair may rule on procedural matters. A procedural ruling may be reversed by a majority vote of the other Planning Commission members present.

APPLICABLE STANDARDS

Section 7.16 - Revocation

Section 7.16 authorizes the Planning Commission to revoke a CUP when its conditions are not fully complied with.

After the hearing, the Planning Commission may:

- Revoke the CUP;
- Allow the use to continue;
- Add new terms and conditions; or
- Compel offending structures or uses to be removed at the cost of the violator or owner.

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The decision must include findings of fact and the Commission's ruling.

An aggrieved party may appeal the Commission's revocation or amendment decision to the City Council.

Chapter 12, Nuisance Abatement

Chapter 12 authorizes the City to address garbage, refuse, unlicensed vehicles, and unsightly or deleterious objects or structures that create:

- A fire hazard;
- Contamination or pollution;
- A danger to health;
- Habitat for insects or rodents;
- Conditions deleterious to human habitation; or
- Conditions unsightly or harmful to their surroundings.

The tire accumulation may provide evidence relevant to public-health, safety, and nuisance concerns. However, the matter presently before the Planning Commission is enforcement of CUP No. 2025077 under Section 7.16.

Any separate nuisance abatement under Chapter 12 should follow the notice, hearing, abatement, and cost-recovery procedures established by that chapter and should not be merged with the CUP proceeding without confirmation from the City Attorney.

ANALYSIS

The central question is not whether a tire-recycling business may operate within the M-D district generally. The question is whether this operation complied with the specific limitations under which CUP No. 2025077 was approved.

The permit authorized temporary tire storage within trailers. It expressly prohibited tires from accumulating on the ground. The evidence assembled by the City and State appears to demonstrate that a substantial ground-level stockpile existed for an extended period.

The size and duration of the stockpile also appear materially different from the operation described in the original application. The application anticipated one or two storage trailers, while the State inspection documented a large ground pile, a smaller tire-filled trailer, and at least five semi-trailers reportedly containing additional tires.

Obtaining State recycler and transporter registrations constitutes progress toward regulatory compliance. Applying for a Waste Tire Storage Facility Permit may also demonstrate an effort to address State requirements. Neither action retroactively authorizes violations of the City CUP or

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expands the approved City land use.

The Planning Commission should give appropriate consideration to corrective efforts. However, temporary improvement after an Order to Show Cause does not prevent the Commission from determining whether violations occurred or whether additional safeguards are necessary.

The Commission should base its ruling on:

- The duration and materiality of the violations;
- Whether the violations have been fully corrected;
- Whether tires continued to be accepted after City instructions;
- Whether the operator complied with its Corrective Action Plan;
- Whether current site conditions comply with the CUP;
- Whether all required State approvals have been issued;
- Whether fire and emergency access concerns have been resolved;
- Whether continued operation can be reliably maintained within the original approval; and
- Whether enforceable conditions can reasonably mitigate the identified impacts.

FINDINGS OF FACT

Based upon the permit, inspection records, agency correspondence, photographs, aerial documentation, and testimony entered into the record, the Planning Commission finds:

1. Green Wheel Tire Recycling LLC operates at 167 Old Lincoln Highway under Conditional Use Permit No. 2025077.
2. The Planning Commission approved CUP No. 2025077 on June 19, 2025, and the permit was issued on June 20, 2025.
3. The CUP authorizes a tire recycling collection station with temporary outdoor storage of tires in trailers for resale, recycling, or reuse.
4. Conditions 2 and 3 require the operation to remain within the parameters of its application and prohibit expansion of the use without prior approval.
5. Condition 4 requires compliance with all applicable local, State, and federal tire-disposal and recycling regulations.
6. Condition 6 limits tire storage to trailers and expressly prohibits tires from accumulating on the ground.
7. Condition 7 requires trailers to be parked on designated surfaces without obstructing driveways or fire lanes.
8. City inspections beginning December 1, 2025, documented a substantial accumulation of tires stored on the ground contrary to Condition 6.
9. The City issued a Notice of Violation on December 16, 2025, identifying alleged violations of Conditions 4, 6, and 7 and providing 30 days to correct the violations.

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10. The Utah Division of Waste Management and Radiation Control inspected the facility on January 12, 2026, and estimated that at least 60,000 waste tires were present, including more than 1,000 tires stored on the ground.
11. The State advised that a Waste Tire Storage Facility Permit is generally required when more than 1,000 waste tires are stored on the ground for more than five days unless an applicable exception or waiver applies.
12. Green Wheel subsequently obtained State waste-tire recycler and transporter registrations. Those registrations do not amend the CUP, authorize tires to be stored on the ground, or eliminate the requirement to obtain other applicable approvals.
13. Green Wheel notified the City that it applied for a State Waste Tire Storage Facility Permit. The record does not establish that the State has issued that permit.
14. Green Wheel submitted a Corrective Action Plan dated May 29, 2026, proposing to process and eliminate the existing tire inventory within approximately 90 days.
15. Aerial photographs taken between June 23 and August 3, 2026, show that a substantial tire pile remained on the ground during the corrective period.
16. The photographic record does not demonstrate sufficient reduction of the pile to establish compliance with Condition 6.
17. Continued receipt of tires without processing and removing tires at a rate greater than the rate of incoming material may prevent or substantially delay correction of the violation.
18. Fire and life-safety concerns associated with the size and location of the tire pile, separation from buildings, emergency access, and tire storage remain unresolved unless the Fire Marshal provides evidence otherwise at the hearing.
19. As of the hearing date, the operation is not in compliance with CUP No. 2025077.
20. The failure to comply with Condition 6 is material because the restriction against ground storage was an express limitation of the approved use.
21. The operator asserts that continued receipt and processing of tires is necessary to maintain the financial and operational ability to shred and remove the existing tire inventory.
22. The Planning Commission finds that a six-month compliance period may provide Green Wheel a final opportunity to demonstrate substantial and measurable reduction of the tire stockpile while continuing limited receipt and processing operations.
23. During the six-month compliance period, the number of tires and amount of tire material removed from the property must exceed the number of tires and amount of tire material received so that the existing stockpile consistently decreases.
24. Continued operation during the six-month period is appropriate only if Green Wheel submits complete reports, allows inspections, maintains fire and emergency access, complies with applicable regulatory requirements, and demonstrates measurable monthly progress.
25. Failure to achieve substantial and measurable reduction during the six-month period, failure to meet an interim compliance requirement, or creation of an immediate public-safety hazard may result in additional enforcement, further modification, suspension, or revocation of the CUP.

REVISED STAFF RECOMMENDATION

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Staff recommends that the Planning Commission allow CUP No. 2025077 to continue for a six-month compliance period subject to modified conditions.

During this period, Green Wheel may continue receiving tires and tire-related material for processing. However, the facility must process and lawfully remove tires and processed material at a rate that produces a consistent, measurable net reduction in the existing stockpile.

The six-month period is intended to provide Green Wheel a final opportunity to demonstrate that it can:

1. Continue operating without increasing the existing stockpile;
2. Substantially reduce the number of tires stored on the ground;
3. Make consistent monthly progress toward compliance with Condition 6;
4. Resolve the deficiencies identified by the Fire Marshal;
5. Obtain and maintain all required State approvals; and
6. Demonstrate that incoming volume can be managed within the facility's actual processing and removal capacity.

Green Wheel shall provide weekly reports and allow periodic inspections so staff can compare incoming tires, processed tires, outgoing material, and the estimated remaining inventory.

At the end of six months, the Community Development Director and Zoning Administrator shall evaluate the facility's progress in consultation with the Fire Marshal and applicable State regulatory agency. Staff shall return the matter to the Planning Commission if the required progress has not occurred or the facility remains materially out of compliance.

If Green Wheel fails to demonstrate substantial progress, the City may initiate further action under Section 7.16, including additional restrictions, suspension of incoming material, modification of the CUP, or revocation.

REVISED MODIFIED CONDITIONS OF APPROVAL

1. **Six-month compliance period.** Green Wheel is granted six months from the date of the Planning Commission's decision to substantially reduce the existing tire stockpile and demonstrate sustained progress toward full compliance with CUP No. 2025077.
2. **Continued receipt and processing.** During the six-month compliance period, Green Wheel may receive tires and tire-related material only for timely processing, recycling, resale, reuse, or lawful removal.
3. **Net inventory reduction required.** The amount of tires and tire-related material processed and removed from the property shall exceed the amount received during each monthly reporting period. The total on-site inventory shall demonstrate a consistent downward trend.

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4. **No increase in stockpile.** The existing tire stockpile shall not increase in height, area, estimated volume, or estimated tire count during the compliance period.
5. **Incoming volume limited by capacity.** Green Wheel shall not receive tires at a rate exceeding its demonstrated ability to process and remove them. If equipment becomes inoperable or outgoing transportation is interrupted, incoming deliveries shall be reduced or temporarily suspended as necessary to prevent additional accumulation.
6. **Substantial progress required.** Green Wheel shall demonstrate substantial, measurable reduction of the existing stockpile during the six-month period. Moving tires to another location on the property or placing them temporarily in vehicles, trailers, or buildings without lawful removal shall not count as inventory reduction.
7. **Ground storage.** Tires stored on the ground shall be progressively processed and removed. The purpose of the compliance period is to bring the operation into compliance with Condition 6, which requires tire storage to occur within approved trailers.
8. **Weekly reporting.** Green Wheel shall submit a report each week to the Community Development Director and Zoning Administrator documenting:
    - Number or estimated passenger-tire equivalents received;
    - Number or estimated passenger-tire equivalents processed;
    - Amount of whole tires and processed material removed;
    - Estimated remaining on-site inventory;
    - Destination of all outgoing material;
    - Transportation, disposal, recycling, or receiving-facility records;
    - Equipment operating status;
    - Any equipment failure or interruption; and
    - Date-stamped photographs taken from locations specified by staff.
9. **Monthly inventory comparison.** Staff shall compare each month's incoming material, processed material, outgoing material, and estimated remaining inventory to determine whether a measurable net reduction occurred.
10. **Photographic monitoring.** The City may use ground-level or aerial photographs to document changes in the pile's height, footprint, volume, accessibility, and separation from buildings.
11. **Inspections.** Green Wheel shall provide City staff, the Fire Marshal, and applicable regulatory agencies reasonable access to inspect and document the property consistent with applicable law and any existing written authorization.
12. **Fire and emergency access.** Fire lanes, driveways, gates, hydrants, and emergency-access routes shall remain clear and unobstructed at all times.
13. **Fire-code compliance.** Green Wheel shall comply with all corrective requirements established by the Fire Marshal concerning pile dimensions, separation distances, emergency access, tires on rims, indoor storage, and other applicable fire-safety standards.
14. **Indoor storage.** Tires shall not be stored within a building unless authorized in writing by the Fire Marshal and Building Official.
15. **State compliance.** Green Wheel shall obtain and maintain all required State registrations, licenses, and permits. Submission of an application shall not constitute issuance of a permit or establish compliance.

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16. **Operating hours.** All receiving, processing, and transportation activity shall occur between 7:00 a.m. and 7:00 p.m., Monday through Saturday.
17. **No expansion.** The operation shall not add trailers, equipment, employees, processing lines, storage areas, or other operational components beyond the approved scope without prior City approval.
18. **Equipment failure.** Green Wheel shall notify the Community Development Director and Zoning Administrator within one business day of any equipment failure or other interruption that materially affects processing or removal capacity.
19. **Adjustment of incoming volume.** If staff determines that the stockpile is not decreasing, the processing equipment is not operational, outgoing material is not being removed, required reports are not being submitted, or fire and emergency access is compromised, staff may require Green Wheel to reduce or temporarily suspend incoming deliveries pending Planning Commission review.
20. **Three-month progress review.** At approximately three months, the Community Development Director and Zoning Administrator shall conduct an interim review. Green Wheel must demonstrate a measurable net reduction in the existing stockpile and compliance with reporting, fire-access, and regulatory requirements.
21. **Six-month compliance review.** At the conclusion of the six-month period, the Community Development Director and Zoning Administrator shall evaluate:

- Total material received;
- Total material processed;
- Total material removed;
- Estimated remaining inventory;
- Reduction in the pile's height, footprint, and volume;
- Compliance with reporting requirements;
- Fire Marshal findings;
- State regulatory status; and
- Compliance with CUP No. 2025077.

22. **Return to Planning Commission.** If Green Wheel has not demonstrated substantial progress or remains materially out of compliance at the end of six months, staff shall return the matter to the Planning Commission for further action under Section 7.16.
23. **Potential consequences.** Further action may include suspension of incoming tires, additional conditions, reduction of authorized operations, compelled removal of materials, or revocation of CUP No. 2025077.
24. **Immediate hazards.** Nothing in the six-month compliance period prevents the City, Fire Marshal, or other agency from taking immediate action in response to an imminent fire, health, safety, environmental, or access hazard.
25. **Other enforcement preserved.** These conditions do not prevent the City, Fire Department, State, or another authorized agency from pursuing separately available enforcement remedies.

SPECIFIC DIRECTION TO THE PLANNING COMMISSION

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Staff recommends that the Planning Commission:

1. Find that Green Wheel violated Condition 6 by storing a substantial quantity of tires on the ground;
2. Find that the violation remained after notice and an opportunity to correct it;
3. Allow the CUP to continue under a six-month compliance period;
4. Permit Green Wheel to continue receiving and processing tires during that period;
5. Require outgoing material to exceed incoming material so the stockpile consistently decreases;
6. Require weekly reports and photographic evidence;
7. Require an interim staff review after approximately three months;
8. Require a final compliance review at the end of six months; and
9. Direct staff to return the CUP to the Planning Commission for further action if substantial progress and compliance have not been achieved.

RECOMMENDED MOTION

"I move that the Planning Commission adopt the findings of fact stated in the staff report, as modified by the evidence presented during the hearing, and allow Conditional Use Permit No. 2025077 for Green Wheel Tire Recycling to continue subject to the modified conditions of approval and a six-month compliance period beginning on the date of this decision.

During the six-month compliance period, Green Wheel Tire Recycling may continue receiving, shredding, processing, transporting, recycling, and lawfully removing tires and tire-related material. The amount of material processed and removed from the property must exceed the amount received so that the existing tire stockpile demonstrates a consistent and measurable net reduction.

Green Wheel shall submit weekly inventory and processing reports, provide supporting disposal and transportation records, submit date-stamped photographs, maintain required fire and emergency access, comply with all Fire Marshal requirements, and obtain and maintain all required State approvals.

The Community Development Director and Zoning Administrator shall conduct an interim review after approximately three months and a final compliance review at the end of six months, in consultation with the Fire Marshal and applicable State regulatory agency.

If Green Wheel fails to submit the required reports, fails to demonstrate consistent and substantial reduction of the stockpile, increases the amount of tires stored on the property, fails to correct fire or emergency-access deficiencies, or remains materially out of compliance at the end of the six-month period, staff shall return the matter to the Planning Commission for further action under Section 7.16. Further action may include suspension of incoming material, additional conditions, compelled removal of material, or revocation of Conditional Use Permit

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No. 2025077.”

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YELLOW
IFCO


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IFCO







GREEN WHEEL TIRE RECYCLING LLC
167 N Old Lincoln Hwy
Grantsville, Utah 84029

July 29, 2026

Via U.S. Mail

GRANTSVILLE CITY CORP
429 E MAIN ST

GRANTSVILLE, UT 84029

UNITED STATES

Subject: Neighbor Property Owner Notification – Waste Tire Storage Facility Permit Application

Dear Property Owner,

We are writing to inform you that Green Wheel Tire Recycling LLC (GWTR) is submitting an application to the Utah Department of Environmental Quality (Utah DEQ) for a Waste Tire Storage Facility Permit for our property located at 167 N Old Lincoln Hwy, Grantsville, Utah.

As part of the Utah DEQ permitting process, neighboring property owners are notified of the proposed project. According to Tooele County property records, your property is located within the notification area established for this permit application.

Green Wheel Tire Recycling LLC was established with the goal of providing a responsible and environmentally sound solution for the collection, storage, and recycling of waste tires generated throughout the region. By properly managing waste tires, the facility will help reduce illegal tire dumping, minimize potential fire and public health hazards, and support recycling efforts that recover valuable materials for beneficial reuse.

The Waste Tire Storage Facility Permit is required by the Utah DEQ to ensure that facilities storing waste tires operate safely and in compliance with state environmental regulations. The permit establishes standards for fire prevention, environmental protection, operational practices, inspections, emergency preparedness, and proper tire management.

GWTR is committed to operating in a safe, responsible, and environmentally compliant manner while contributing to the local economy through job creation and improved waste tire management services for Tooele County and surrounding communities.

If you have any questions regarding this project, please feel free to contact us.

Thank you for your time and consideration.

Sincerely,

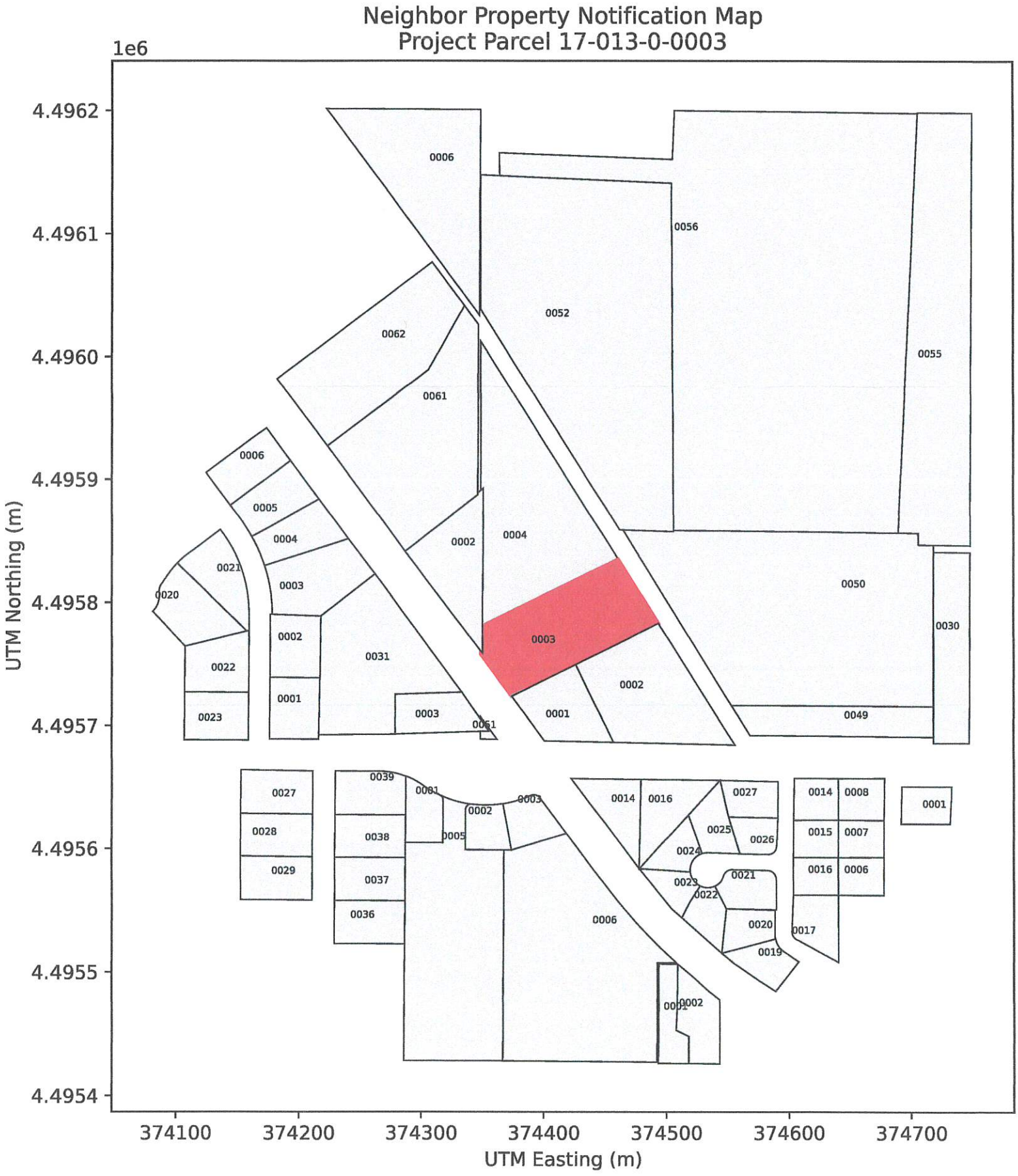
Eduardo Miranda
Owner

Humberto Miranda
Owner

Green Wheel Tire Recycling LLC
167 N Old Lincoln Hwy
Grantsville, UT 84029

Phone: +1 (435) 840-0663
Email: greenwheeltire@icloud.com

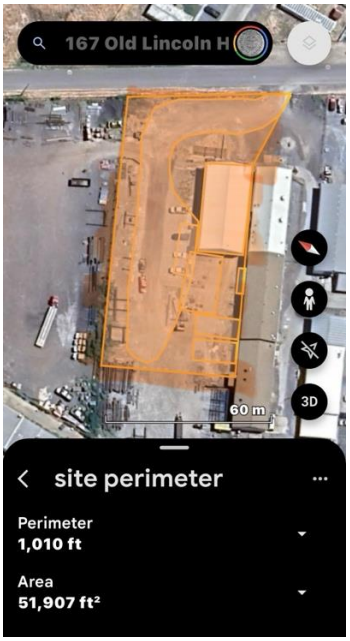
Attachment: Neighbor Property Owner Notification Map


Neighbor Property Notification Map
Project Parcel 17-013-0-0003
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4.4958
4.4957
4.4956
4.4955
4.4954
UTM Northing (m)
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374200
374300
374400
374500
374600
374700
UTM Easting (m)
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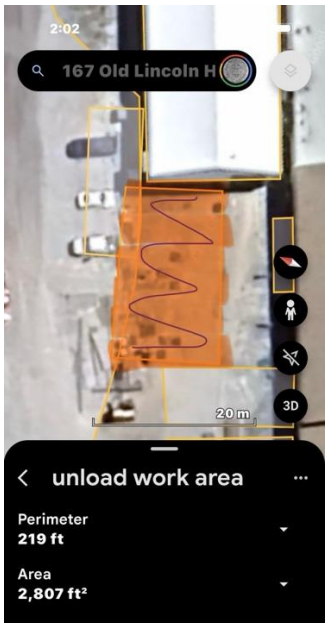
Questions 4A -6 for Conditional use permit

- 4a- we are an inbound tire collection company, so customers will pay us to be collecting their used tires. So most if not all business will done at the customers location.
- 4b- we are currently 2 man team my brother -Eduardo Miranda 03/19/1980. 409 N 340 W Tooele, Ut 84074, Myself – Humberto Miranda 10/27/1985 409 N 340 W Tooele, Ut 84074.
- 4c- hours of operations will be 7am-3pm, Monday – Saturday, closed Sunday
- 4d- expectation for # customers served will be 4-8 per day, and most of business will be done at customers business site.
- 4e- we will be using a 2020 peterbilt Semi truck with 28' trailer to service customers. Will also have 1-2 48' trailers mainly for storage purposes
- 4f- only chemicals we use would be standard stuff for maintenance on Semi truck
-

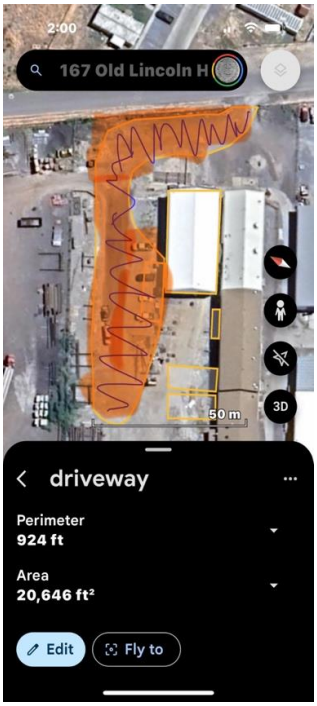
- 5 dimensions of site
  Site perimeter



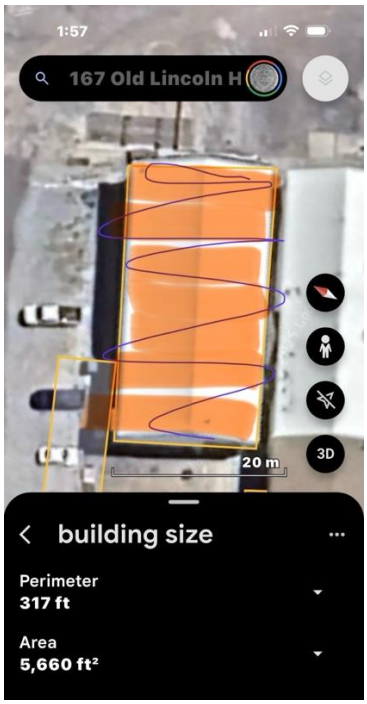
Site perimeter



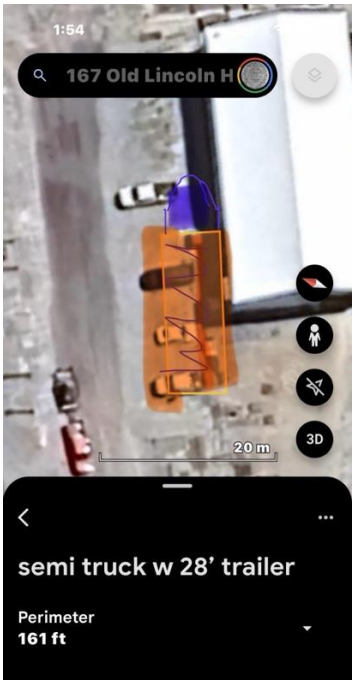
Work area/ unload area



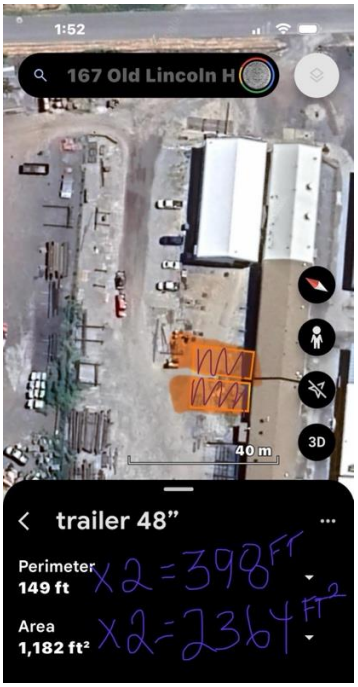
Driveway access



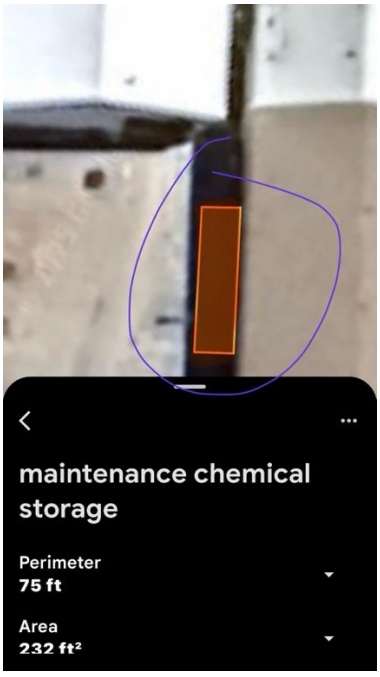
building zize



Semi truck w trailer



2 Trailer for outside storage



Where we have maintenance stuff , like motor oil, windshield washer fluid

Fire Code References for Green Wheel Recycling

NFPA 1 Fire Code

- 33.1.3: *Fire apparatus access roads to separate tire piles and for effective fire-fighting operations shall be in accordance with Table 33.1.3*
- 33.1.4: *Separation of yard storage from buildings, vehicles, flammable materials, and other exposures shall be in accordance with Table 33.1.3*

Table 33.1.3 Representative Minimum Exposure Separation Distances in Feet (Meters) for Tire Storage

Exposed Face Dimension		Pile Height											
ft	m	8 ft	2.4 m	10 ft	3 m	12 ft	3.7 m	14 ft	4.3 m	16 ft	4.9 m	18 ft	5.5 m	20 ft	6.1 m
25	7.6	56	17	62	19	67	20	73	22	77	23	82	25	85	26
50	15.2	75	23	84	26	93	28	100	30	107	33	113	34	118	36
100	30	100	30	116	35	128	39	137	42	146	44	155	47	164	50
150	45	100	30	116	35	128	39	137	42	146	44	155	47	164	50
200	61	100	30	116	35	128	39	137	42	146	44	155	47	164	50
250	75	100	30	116	35	128	39	137	42	146	44	155	47	164	50

- 33.1.10: *Tires shall be removed from rims immediately upon arrival at the storage site.*
- 33.2.1.1: *New individual outside tire storage piles containing more than 500 tires shall be limited in volume to 125,000 cubic feet.*
- 33.2.1.2: *The dimensions of new tire storage piles shall not exceed 10 feet in height, 50 feet in width, and 250 feet in length.*
- 33.2.2.2: Existing individual outside tire storage piles containing more than 500 tires shall be limited in volume to 250 cubic feet.
- 13.3.2.25.4: **Bulk Storage of Tires.** *Buildings and structures where the volume for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an approved automatic fire sprinkler system.*
    - According to a rough measurement on Google Earth these are the dimensions
        - 48 feet wide
        - 102 feet long
        - 25 feet high
        - = 122,400 cubic feet (Approximately)

Conclusion:

The following things are not in compliance:

- The tires that are stored against the building.
- The pile is too large.
- There are tires that still have the rims in them.
- Tires cannot be stored in the building, as the building does not have a fire sprinkler system.

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

Property Owner:
Swedin Thorsten Fred Trustee
2424 Wood Hollow Way
Bountiful, Utah 84010

Business Operator:
Humberto Miranda
409 North 340 West
Tooele, Utah 84074

Property Address:
167 N Old Lincoln Highway
Parcel No. 17-013-0-0003
Grantsville, Utah

NOTICE IS HEREBY GIVEN that the Grantsville City Planning Commission will conduct a Show Cause Hearing on August 18, 2026, at 7:00 p.m. at Grantsville City Hall, 429 East Main Street, Grantsville, Utah.

The purpose of this hearing is to determine whether Green Wheel Tire Recycling is operating in violation of the conditions of Conditional Use Permit No. 2025077 and applicable fire code regulations, and whether the Conditional Use Permit should be modified, revoked, or otherwise subject to enforcement action.

FINDINGS OF FACT

Green Wheel Tire Recycling received Conditional Use Permit No. 2025077 on June 20, 2025, to operate a tire recycling collection station with temporary outdoor storage of tires in trailers for resale, recycling, or repurposing.

The Conditional Use Permit was approved subject to the following conditions:

1. Must have a current business license at all times.
2. Must stay within the parameters of the application.
3. May not expand the use without approval.
4. The operation must remain compliant with local, state, and federal tire disposal and recycling regulations.
5. Proper waste disposal and sanitation measures must be maintained at all times.
6. Storage of tires shall be limited to trailers and not permitted to accumulate on the ground.
7. All trailers must be parked on a designated surface and not obstruct driveways or fire lanes.

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

8. No hazardous materials beyond basic truck maintenance products shall be stored onsite.
9. Any signage or lighting will require separate permitting and review.
10. This permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received.

- On December 16, 2025, Grantsville City issued a Notice of Violation citing violations of Conditional Use Permit Conditions 4, 6, and 7 and provided thirty (30) days to correct the violations.
- On January 12, 2026, Grantsville City staff and representatives from the Utah Division of Waste Management and Radiation Control conducted an onsite inspection of the property.
- On February 11, 2026, Green Wheel Tire Recycling obtained a Utah Waste Tire Transporter Registration through the Utah Division of Waste Management and Radiation Control.
- Between March 2026 and June 2026, Grantsville City conducted multiple inspections and re-inspections of the property. During these inspections, City staff documented continued tire accumulation on the property and observed that additional tires continued to be brought onto the site while large tire stockpiles remained.
- Based upon inspections conducted by City staff and information provided by the Grantsville Fire Department, the City has reason to believe the operation is not in compliance with the approved Conditional Use Permit and may be in violation of applicable provisions of NFPA 1 Fire Code.

CONDITIONAL USE PERMIT VIOLATIONS

The City has reason to believe the following conditions of Conditional Use Permit No. 2025077 have been violated:

- Condition 4: The operation must remain compliant with local, state, and federal tire disposal and recycling regulations.
- Condition 6: Storage of tires shall be limited to trailers and not permitted to accumulate on the ground.
- Condition 7: All trailers must be parked on a designated surface and not obstruct driveways or fire lanes.

NFPA 1 FIRE CODE VIOLATIONS

The City has reason to believe the property may be in violation of the following provisions of NFPA 1 Fire Code:

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

- Section 33.1.3: Fire apparatus access roads to separate tire piles and for effective fire-fighting operations shall be in accordance with Table 33.1.3.
- Section 33.1.4: Separation of yard storage from buildings, vehicles, flammable materials, and other exposures shall be in accordance with Table 33.1.3.
- Section 33.1.10: Tires shall be removed from rims immediately upon arrival at the storage site.
- Section 33.2.1.1: New individual outside tire storage piles containing more than 500 tires shall be limited in volume to 125,000 cubic feet.
- Section 33.2.1.2: The dimensions of new tire storage piles shall not exceed 10 feet in height, 50 feet in width, and 250 feet in length.
- Section 33.2.2.2: Existing individual outside tire storage piles containing more than 500 tires shall be limited in volume to 250 cubic feet.
- Section 13.3.2.25.4: Buildings and structures where the volume for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an approved automatic fire sprinkler system.

According to measurements obtained from aerial imagery, the primary tire pile is approximately:

- 48 feet wide;
- 102 feet long;
- 25 feet high; and
- Approximately 122,400 cubic feet in volume.

Based upon City observations and information provided by the Grantsville Fire Department, the following conditions appear to exist on the property:

- Tires are stored against or immediately adjacent to the building.
- The tire pile exceeds the maximum allowable height established by NFPA 1.
- Tires remain mounted on rims.
- Tires are being stored within a building that is not equipped with an approved automatic fire sprinkler system.
- The tire pile does not appear to meet the minimum separation distance requirements established by NFPA 1 Table 33.1.3.

ORDER TO SHOW CAUSE

THEREFORE, SWEDIN THORSTEN FRED TRUSTEE, as property owner, and Humberto Miranda, as business operator, are hereby ordered to appear before the Grantsville City Planning Commission August 18, 2026, at 7:00 p.m. at Grantsville City Hall, 429 East Main Street,

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

Grantsville, Utah, and show cause why Conditional Use Permit No. 2025077 should not be modified, revoked, or otherwise subject to enforcement action, and why additional enforcement action should not be taken regarding the violations identified herein.

HEARING PROCEDURES

The following provisions of Section 7.16 of the Grantsville Land Use Ordinance govern the revocation of a Conditional Use Permit:

(1) The Planning Commission may revoke a conditional use permit if the conditions of a use permit are not fully complied with. Prior to the revocation of a use permit, the Chairman of the Planning Commission, after receiving information that there is reason to believe that the conditions of a use permit are not being complied with, shall issue an Order to Show Cause, to the owner or person(s) who are in control over the property or use in question. The order shall specify the conditions that are not in compliance, inform the owner or other responsible party that the conditional use permit is in question and may be revoked, and any relevant evidence may be presented in support of the owner or responsible parties' position. All persons wishing to present evidence shall be required to take an oath or affirmation to tell the truth, which shall be administered by or under the direction of the Chairman of the Planning Commission. The form of the oath or affirmation shall be as specified by Sections 78-24-17 or 78-24-18 of the Utah Code Annotated. The Chairman may be reversed on any procedural ruling, by a majority vote of the other Planning Commission members present. A decision of the Planning Commission shall include a finding of fact and it's ruling.

(2) The Planning Commission may after a hearing, revoke a conditional use permit, allow the use to continue, or add new terms and conditions to an existing permit. Furthermore, the Planning Commission shall have the right of action to compel offending structures or uses to be removed at the cost of the violator or owner. Nothing in this section shall be construed to prevent the Planning Commission from otherwise reviewing use permits or be construed to prevent persons from being prosecuted under the criminal provision of this code for failure to comply with the terms of a conditional use permit.

(3) Any person or firm aggrieved by the decision of the Planning Commission regarding the revocation or amendment of a conditional use permit, may appeal such decision to the City Council whose decision shall then be final. The decision of the City Council shall be appealed to district court provided, that petition for such relief is presented to the court within 30 days after the filing of such decision in the office of the Grantsville City Council. Following presentation of the evidence, the Planning Commission will deliberate and make findings of fact based upon the evidence presented.

Failure to appear at the hearing may result in the Planning Commission proceeding in your absence and making a decision based upon the evidence presented.

NOTICE OF HEARING AND ORDER TO SHOW CAUSE

DATED this 25th day of June, 2026.

Shelby Moore
Zoning Administrator

Approved Conditional Use Permit – Commercial Permit

Approval Date:

Permit #: 2025077

Applicant / Owner

Applicant: Humberto Miranda
Address: 409 North 340 West
City, State, Zip: Tooele, Utah 84074
Phone: 8016918607

Location Information

Site Address: 167 Old Lincoln Hwy
Business Name: Green Wheel Tire Recycling
Current Zoning: M-D

Request: To operate a tire recycling collection station with temporary outdoor storage in trailers, for resale at wholesale or repurposing for other uses, located at 167 Old Lincoln Hwy in the MD zone.

Specifics

1. Approval is for a tire recycling station with temporary trailer storage for resale or reuse.
2. Hours of operation will be Monday–Saturday, 7:00 a.m. to 5:00 p.m.
3. Expected number of customers per day is 4-8.

Conclusion of Law
1. This is in compliance with the General Plan of Grantsville City.
2. This is in harmony with the surrounding uses in this area.
3. Activity will not impact the use of property for surrounding owners.

This Permit has been issued with the following conditions:

1. Must have a current business license at all times.
2. Must stay within the parameters of the application.
3. May not expand the use without approval.
4. The operation must remain compliant with local, state, and federal tire disposal and recycling regulations.
5. Proper waste disposal and sanitation measures must be maintained at all times.
6. Storage of tires shall be limited to trailers and not permitted to accumulate on the ground.
7. All trailers must be parked on a designated surface and not obstruct driveways or fire lanes.
8. No hazardous materials beyond basic truck maintenance products shall be stored onsite.
9. Any signage or lighting will require separate permitting and review.
10. This permit shall be periodically reviewed administratively by the Zoning Administrator and/or if any complaints are received.

Approved by Grantsville City: Planning Commission on

Shelby Moore
Shelby Moore, Zoning Administrator

6-20-25
Date

GREEN WHEEL TIRE RECYCLING LLC

TRAFFIC IMPACT STUDY

Waste Tire Storage Facility Permit Application

Document No.: GW-OP-024

Facility Name: Green Wheel Tire Recycling LLC
Facility Address: 167 Old Lincoln Highway, Grantsville, Utah 84029
Date: August 4, 2026

1. Purpose

The purpose of this Traffic Impact Study is to evaluate vehicle traffic associated with the operation of Green Wheel Tire Recycling LLC at 167 Old Lincoln Highway, Grantsville, Utah.

This study describes the anticipated number and type of vehicles entering and leaving the facility, vehicle access, internal circulation, parking, truck queuing, operating conditions, and potential traffic effects associated with the waste tire storage and processing operation.

The objective is to demonstrate how facility-generated traffic is managed and to identify whether normal or peak Green Wheel operations are expected to create significant traffic congestion, obstruction, or unsafe vehicle conditions at the facility entrance or along Old Lincoln Highway.

2. Facility Access

Green Wheel Tire Recycling uses its **Main Gate on Old Lincoln Highway** as the primary access point for commercial vehicles associated with facility operations.

Incoming commercial vehicles enter the property through the Main Gate and proceed along the designated internal access route toward the **East Garage** of the main building.

Waste tires are unloaded through the East Garage receiving area.

After unloading or loading activities are completed, vehicles use the internal access route to return to the Main Gate and exit onto Old Lincoln Highway.

The Operations Plan already establishes this circulation pattern.

3. Facility Operating Hours and Vehicle Access

Green Wheel normally operates six (6) days per week.

Normal facility operating hours are:

8:00 AM to 5:00 PM

Vehicle and truck movements associated with the facility may occur within an access window of approximately:

6:30 AM to 5:30 PM

The extended vehicle-access window allows commercial vehicle arrivals and departures to be managed around normal facility operations without requiring vehicles to queue on Old Lincoln Highway.

The normal 8:00 AM to 5:00 PM operating schedule is consistent with the existing Operations Plan.

4. Incoming Commercial Traffic

Incoming waste tires are normally delivered by:

Semi-truck / tractor-trailer vehicles.

Under normal operating conditions, Green Wheel anticipates approximately:

1 incoming tire truck per day.

During periods of increased activity, the anticipated maximum is approximately:

4 incoming tire trucks per day.

Incoming commercial vehicles enter through the Main Gate and proceed directly into the property.

Green Wheel does not use Old Lincoln Highway as an operational truck staging or storage area.

5. Outbound Commercial Traffic

Processed tire material is loaded into open-top trailers or trucks for transportation to an authorized landfill or other authorized receiving facility.

Green Wheel anticipates approximately:

1 outbound processed-material truck per day.

The current Operations Plan establishes that processed tire shreds are discharged into open-top trailers and transported for authorized final disposition.

No other regular commercial vehicle traffic has been identified as part of normal facility operations.

6. Employee and Customer Traffic

Approximately **three (3) employee vehicles** may normally be present in connection with facility operations.

Employee vehicles are parked **within the property**.

Green Wheel does not currently anticipate regular customer vehicle traffic for pickup of reusable tires.

Therefore, no routine customer-generated traffic has been included in the traffic-generation calculations presented in this study.

Visitors or other occasional vehicles, when present, will enter and park within the facility property.

7. Estimated Daily Trip Generation

For purposes of this study, one vehicle entering the facility and subsequently leaving the facility represents **two vehicle trips**: one inbound trip and one outbound trip.

Normal Operating Day

Normal traffic generation is estimated as follows:

Vehicle Activity	Vehicles/Day	Estimated Trips/Day
Incoming waste tire semi-truck	1	2
Outbound processed-material truck	1	2
Employee vehicles	3	6
Routine customer pickup vehicles	0	0
TOTAL	**5**	**10**

Therefore, Green Wheel is expected to generate approximately:

10 vehicle trips during a normal operating day.

Of these, approximately **4 trips are commercial truck movements** and approximately **6 trips are employee passenger-vehicle movements**.

8. Peak Daily Traffic Scenario

A conservative peak operating scenario assumes:

- 4 incoming waste tire semi-trucks.
- 1 outbound processed-material truck.
- 3 employee vehicles.
- No routine customer pickup traffic.

Estimated peak traffic generation is:

Vehicle Activity	Vehicles/Day	Estimated Trips/Day
Incoming waste tire semi-trucks	4	8
Outbound processed-material truck	1	2
Employee vehicles	3	6
TOTAL	**8**	**16**

Accordingly, the estimated maximum facility-generated traffic under the identified peak operating scenario is approximately:

16 vehicle trips per day.

9. Internal Vehicle Circulation

Commercial vehicles entering Green Wheel follow the designated internal circulation route:

Old Lincoln Highway → Main Gate → Internal Access Route → East Garage / Receiving Area

After completing loading or unloading activities, outbound vehicles follow:

East Garage → Internal Access Route → Main Gate → Old Lincoln Highway

The same basic vehicle exit pattern is established in the facility Operations Plan.

Internal access routes will be maintained to allow safe commercial vehicle circulation and emergency access.

The detailed circulation route will also be identified on the facility **Site Plan**.

10. Truck Queuing and Staging

Green Wheel does not anticipate truck queuing on Old Lincoln Highway.

Incoming trucks proceed into the facility property through the Main Gate rather than forming an operational waiting line along the public roadway.

Truck loading, unloading, temporary positioning, and operational movements are conducted within the facility property.

If facility conditions temporarily prevent normal processing or receiving activities, Green Wheel may suspend acceptance of additional waste tires rather than allow incoming material or associated vehicle activity to exceed operational capacity.

11. Parking

Employee vehicles and other authorized vehicles are parked within the facility property.

Green Wheel does not rely on Old Lincoln Highway for routine employee, visitor, or operational vehicle parking.

The facility will maintain parking and operational vehicle areas so that they do not unnecessarily obstruct designated internal traffic routes or emergency access.

12. Traffic Safety

Based on information provided by facility management:

- No traffic accidents attributable to Green Wheel operations have been reported.
- No known blockage of Old Lincoln Highway caused by Green Wheel operations has been reported.
- No known traffic congestion caused by Green Wheel operations has been reported.
- No known traffic-related complaints associated with Green Wheel operations have been reported.

Commercial vehicle drivers are expected to enter and exit the facility in a controlled manner using the designated Main Gate.

13. Emergency Vehicle Access

Internal vehicle routes will be maintained to support emergency access.

Operational vehicles, employee vehicles, trailers, and other equipment will be positioned so that required emergency access routes are not intentionally obstructed.

The facility Operations Plan also requires internal access routes to support safe vehicle movement and emergency access.

Emergency-access and fire-lane information will be shown on the detailed facility Site Plan.

14. Relationship to Facility Processing Capacity

The facility's tire shredder has an approximate processing capacity of **400 tires per hour** and may operate approximately eight (8) hours during a normal operating day, depending on incoming volume and operational needs.

Facility management controls incoming tire deliveries in relation to operational and storage capacity.

If essential processing equipment becomes unavailable, Green Wheel's operating procedure is to temporarily suspend acceptance of additional waste tires until the equipment has been returned to operational condition.

This operating approach reduces the potential for excessive incoming commercial traffic associated with material that cannot be processed.

15. Traffic Impact Assessment

Based on the operational information provided by Green Wheel management, the facility is expected to generate a relatively limited number of vehicle movements.

The estimated traffic generation is:

Normal operating condition: approximately 10 vehicle trips/day.

Identified peak operating condition: approximately 16 vehicle trips/day.

Commercial truck traffic represents only a portion of these movements, with employee passenger vehicles accounting for the remainder.

Facility-generated vehicles use a designated Main Gate on Old Lincoln Highway, and operational parking, truck movements, loading, unloading, and vehicle positioning occur within the property.

No routine truck queuing on Old Lincoln Highway is anticipated.

Based on the operating conditions evaluated in this study, Green Wheel's anticipated traffic generation is limited in volume and is managed through controlled site access and internal vehicle circulation.

16. Conclusion

Green Wheel Tire Recycling LLC anticipates approximately **one incoming waste tire semi-truck and one outbound processed-material truck during a normal operating day**, together with approximately three employee vehicles.

Under the identified peak scenario, the facility may receive up to approximately **four incoming waste tire semi-trucks in one day**.

This corresponds to approximately **10 vehicle trips per normal operating day** and approximately **16 vehicle trips under the identified peak scenario**.

Commercial vehicles access the facility through the Main Gate from Old Lincoln Highway and conduct loading, unloading, staging, and operational movements within the property.

Green Wheel does not anticipate routine truck queuing or operational parking on Old Lincoln Highway.

Based on the operational information evaluated in this study and the relatively limited number of anticipated daily vehicle movements, **Green Wheel's waste tire storage and processing operations are not expected to create a significant adverse traffic impact under the operating conditions described in this study.**

Prepared for:
Green Wheel Tire Recycling LLC

Facility:
167 Old Lincoln Highway
Grantsville, Utah 84029

Prepared by:
Regulatory Compliance Department

Date:
August 4, 2026

Grantsville Code Enforcement <codeenforcement@grantsvilleut.gov>

Re: DWMRC Green Wheel Tire Recycling LLC Site Visit 01/12

1 message

Shelby Moore <smoore@grantsvilleut.gov> Wed, Jan 14, 2026 at 9:26 AM
To: Alexandra Milne <amilne@utah.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Talon Roberts <talonroberts@utah.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Grantsville Code Enforcement <codeenforcement@grantsvilleut.gov>

Alexandra,

Dave's last name is Cluff. If you could please include us when letters are sent out that would be great.

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

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On Tue, Jan 13, 2026 at 9:31 AM Alexandra Milne <amilne@utah.gov> wrote:

> Hi all,
>
> What is David's last name and role? Since he was part of our site visit, I would need to include his information in our list of participants in the inspection report.
>
> In terms of waste tires, I am sending you all a few helpful links below. Talon and I will work with Humberto on his waste tire recycler and transporter registrations since he cannot accept waste tires from tire retailers without holding a waste tire transporter registration. Registered waste tire transporters can only haul waste tires to registered waste tire recyclers or permitted solid waste tire storage facilities. This is to ensure waste tires are not going to be illegally disposed of and are going to be recycled.
>
> - Solid Waste Rules: https://deq.utah.gov/waste-management-and-radiation-control/solid-waste-rules-waste-management-and-radiation-control-laws-and-rules
>   - R315-314-3 specifically applies to waste tire storage
> - Waste Tire Program Webpage: https://deq.utah.gov/waste-management-and-radiation-control/waste-tire-program
> - Waste Tire Recycling Act: https://le.utah.gov/xcode/Title19/Chapter6/19-6-P8.html
>
> With respect to the waste tire pile, we typically will ask for a waste tire removal plan to be submitted for review and approval by the Director. Talon and I will work with management to see if this is the case since Humberto has recycling equipment in place. Would you all like to receive a copy of the formal letter(s) we may send out to Humberto so you are kept in the loop?
>
> - Alex
>
> Cheers,

WASTE MANAGEMENT & RADIATION CONTROL

Alexandra Milne

Environmental Scientist III | Solid Waste
Division of Waste Management and Radiation Control

M: (801) 599-4672
P: (801) 536-0200

wasteandradiation.utah.gov

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Statements made in this email do not constitute the official position of the Director of the Division of Waste Management and Radiation Control. If you desire a statement of the Division Director's position, please submit a written request to the Director, including copies of documents relevant to your request.

On Mon, Jan 12, 2026 at 12:28 PM Shelby Moore <smoore@grantsvilleut.gov> wrote:

> Thank you for the update.
>
> GRANTSVILLE - INC. 1867 -
>
> SHELBY MOORE
> Planning & Zoning Administrator
> Department of Public Works
> Office: (435) 884-4604
> Email: Smoore@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.*
>
> On Mon, Jan 12, 2026, 12:21 PM Alexandra Milne <amilne@utah.gov> wrote:
>
> > Hi all,
> >
> > We are about 30 minutes away.
> >
> > - Alex
> >
> > Cheers,
> >
> > WASTE MANAGEMENT & RADIATION CONTROL
> >
> > **Alexandra Milne**
> >
> > Environmental Scientist III | Solid Waste
> > Division of Waste Management and Radiation Control
> >
> > **M:** (801) 599-4672
> > **P:** (801) 536-0200
> >
> > wasteandradiation.utah.gov
> >
> > Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.

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On Fri, Jan 9, 2026, 10:09 AM Nicole Ackman <nackman@grantsvilleut.gov> wrote:

> Good Morning, Alexandra,
>
> Our Community and Development Director and our Planning and Zoning Administrator will both be attending the site visit on Monday, January 12th. Both Bill and Shelby have been copied on this email.
>
> Best,
>
> Nicole Ackman
> Planning and Zoning Administrative Assistant
> 435-884-1674
> 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.

On Thu, Jan 8, 2026 at 4:26 PM Alexandra Milne <amilne@utah.gov> wrote:

> Hi Nicole,
>
> I recently received a complaint regarding a large waste tire pile at Green Wheel Recycling LLC (Green Wheel) located at 167 Old Lincoln Highway in Grantsville. Based on a records search, it appears that Green Wheel was issued a Conditional Use Permit by Grantsville Planning & Zoning.
>
> My colleague, Talon, and I will be visiting Green Wheel on Monday, January 12th at approximately 12:45 pm. We would like to invite a member from the Planning and Zoning department during our site visit. If someone from the department would like to attend, please let me know the name and contact details so that we can provide a better ETA as we make our way to the facility. If you have any questions, please let me know!
>
> - Alex
>
> Cheers,
>
> **Alexandra Milne**
>
> Environmental Scientist III | Solid Waste
> Division of Waste Management and Radiation Control
>
> **M:** (801) 599-4672
> **P:** (801) 536-0200
>
> wasteandradiation.utah.gov
>
> Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.
>
> Statements made in this email do not constitute the official position of the Director of the Division of Waste Management and Radiation Control. If you desire a statement of the Division Director's position, please submit a written request to the Director, including copies of documents relevant to your request.

Nicole Ackman <nackman@grantsvilleut.gov>

Fwd: NFPA fire code references for Green Wheel Recycling

6 messages

Shelby Moore <smoore@grantsvilleut.gov> Thu, Jun 4, 2026 at 12:28 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Nicole,

Will you draft an order to show cause for the green wheel place? Here are the NFPA codes to reference. We are going to give them 45 is days before the meeting. So the 2nd one in August should be adequate enough time.

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

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---------- Forwarded message ---------
From: **Grantsville Fire Marshal** <firemarshal@grantsvilleut.gov>
Date: Wed, Jun 3, 2026 at 1:15 PM
Subject: NFPA fire code references for Green Wheel Recycling
To: Shelby Moore <smoore@grantsvilleut.gov>, Tysen Barker <tbarker@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>
Cc: Grantsville Fire Chief <firechief@grantsvilleut.gov>

Hello,

Thanks again for meeting with me this morning. As we discussed I compiled a code reference document from the NFPA 1 Fire Code.

Let me know if you have any questions

Fire Code References for Green Wheel Recycling



Nicole Ackman <nackman@grantsvilleut.gov> Thu, Jun 4, 2026 at 4:32 PM
To: Shelby Moore <smoore@grantsvilleut.gov>

I have requested access to the files once I get that I will get a letter drafted.

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov
GRANTSVILLE
- INC. 1867 -

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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Fri, Jun 5, 2026 at 9:02 AM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Here you go.

GRANTSVILLE
- INC. 1867 -
SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

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[Quoted text hidden]

Fire Code References for Green Wheel Recycling.docx
144K

Nicole Ackman <nackman@grantsvilleut.gov> Fri, Jun 5, 2026 at 9:28 AM
To: Shelby Moore <smoore@grantsvilleut.gov>

Is this what you are looking for? This letter has also been saved in their CUP file on the drive.

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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On Thu, Jun 4, 2026 at 12:29 PM Shelby Moore <smoore@grantsvilleut.gov> wrote:
[Quoted text hidden]

Green Wheel Tire Order to Show Cause.docx
112K

Shelby Moore <smoore@grantsvilleut.gov> Fri, Jun 5, 2026 at 9:59 AM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Perfect. Send it to Tysen for review.



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

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Mon, Jun 8, 2026 at 9:44 AM
To: Grantsville City Attorney <gcattorney@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Tysen,

I have submitted this request through the Jotform as well. Please review the attached draft Order to Show Cause letter for Green Wheel Tire Recycling and let me know if you have any concerns.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

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[Quoted text hidden]

Green Wheel Tire Order to Show Cause.docx
112K

Nicole Ackman <nackman@grantsvilleut.gov>

Officer Delivered Letter

10 messages

Nicole Ackman <nackman@grantsvilleut.gov> Thu, Jul 16, 2026 at 9:22 AM
To: Melanie Langford <mlangford@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Good morning Melanie,

Yesterday, Officer Garlick attempted to deliver a letter to Green Wheel Recycling (Case #20260081) at 167 N. Old Lincoln Highway, but no one was there.

Would it be possible to have an officer attempt delivery again today? If no one is available at the business, we have the business owner's home address where the letter could also be delivered:

409 N. 340 W.
Tooele, UT

Please let me know.

Thanks,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov

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Shelby Moore <smoore@grantsvilleut.gov> Thu, Jul 16, 2026 at 11:47 AM
To: Adrian Garlick <agarlick@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>

Officer Garlick,

Can you assist Nicole in an attempt to deliver the letter to the individuals home?

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

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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.

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Thu, Jul 16, 2026 at 1:05 PM
To: Adrian Garlick <agarlick@grantsvilleut.gov>, Nicole Ackman <nackman@grantsvilleut.gov>

Thank you for the update.

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

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On Thu, Jul 16, 2026, 1:03 PM Adrian Garlick <agarlick@grantsvilleut.gov> wrote:

> We can't do it right now because of the limited officers on duty. If we get another officer or a break I will let you know.
>
> Thanks
> Garlick
> [Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Thu, Jul 16, 2026 at 1:05 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

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

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---------- Forwarded message ---------
From: **Adrian Garlick** <agarlick@grantsvilleut.gov>
Date: Thu, Jul 16, 2026, 1:03 PM

Subject: Re: Officer Delivered Letter
To: Shelby Moore <smoore@grantsvilleut.gov>

We can't do it right now because of the limited officers on duty. If we get another officer or a break I will let you know.

Thanks
Garlick

On Thu, Jul 16, 2026 at 11:49 AM Shelby Moore <smoore@grantsvilleut.gov> wrote:
[Quoted text hidden]

Melanie Langford <mlangford@grantsvilleut.gov> Mon, Jul 20, 2026 at 9:15 AM
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

I'm so sorry ladies, I was out sick last Thursday, did this get taken care of or do I need to send someone down today?
[Quoted text hidden]
--

MELANIE LANGFORD
ADMINISTRATIVE ASSISTANT
MLANGFORD@GRANTSVILLEUT.GOV
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✱ Non-Emergency (435) 882-5600 ✱ Office (435) 884-6881
Please Note: This message and any attached files might contain confidential information protected by federal and state law. The information is intended only for the use of the individual or entities originally named as addressees. The improper disclosure of such information may be subject to civil or criminal penalties. If this message reached you in error, please contact the sender and destroy this message. Disclosing, copying, forwarding, or distributing the information by unauthorized individuals or entities is strictly prohibited by law.

Nicole Ackman <nackman@grantsvilleut.gov> Mon, Jul 20, 2026 at 10:33 AM
To: Melanie Langford <mlangford@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Good morning Melanie,

It would be great if you could have an officer attempt delivery today. They can attempt delivery at the actual business addess which is 197 Old Lincoln Hwy, and the business owners home address is 409 N 340 W.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov
GRANTSVILLE - INC. 1867 -

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[Quoted text hidden]

Melanie Langford <mlangford@grantsvilleut.gov> Mon, Jul 20, 2026 at 10:37 AM
To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>

I'll have him try again today. :)
[Quoted text hidden]
--

MELANIE LANGFORD
ADMINISTRATIVE ASSISTANT
MLANGFORD@GRANTSVILLEUT.GOV
GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✱ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
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Nicole Ackman <nackman@grantsvilleut.gov> Mon, Jul 20, 2026 at 10:55 AM
To: Melanie Langford <mlangford@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Thanks Melanie!

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov
GRANTSVILLE - INC. 1867 -

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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov> Mon, Jul 20, 2026 at 2:22 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Melanie Langford <mlangford@grantsvilleut.gov>

You guys are the best!

GRANTSVILLE - INC. 1867 -
SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

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[Quoted text hidden]

Melanie Langford <mlangford@grantsvilleut.gov> Mon, Jul 20, 2026 at 2:55 PM
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>

It was successfully delivered today. :)
[Quoted text hidden]
--

MELANIE LANGFORD
ADMINISTRATIVE ASSISTANT
MLANGFORD@GRANTSVILLEUT.GOV

GRANTSVILLE CITY POLICE DEPARTMENT
ROBERT SAGER ✸ CHIEF OF POLICE
50 North Bowery St. Grantsville, UT 84029
Emergency 9-1-1 ✸ Non-Emergency (435) 882-5600 ✸ Office (435) 884-6881

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State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

DIVISION OF WASTE MANAGEMENT
AND RADIATION CONTROL

Ted H. Sonnenburg, P.E., L.E.H.S.
Director

March 25, 2026

Humberto Miranda, Owner and Member
Green Wheel Tire Recycling LLC
409 North 340 West
Tooele, UT 84074

RE: Inspection Observation - Green Wheel Tire Recycling LLC "Recycler"
SW637

Dear Mr. Miranda:

On January 12, 2026, representatives of the Division of Waste Management and Radiation Control (Division) conducted an inspection at the Green Wheel Tire Recycling LLC "Recycler" facility (Green Wheel) (DSHW-2026-001229). A copy of the Solid Waste Program Inspection Report is enclosed. The scope of the inspection was to determine compliance with the Utah Solid and Hazardous Waste Act and Utah Administrative Code R315.

The purpose of this letter is to inform you of opportunities for improvement noted by the inspectors, as detailed below.

> Utah Administrative Code R315-301-2(89) provides that a "'Waste tire storage facility' or 'waste tire pile' means any site where more than 1,000 waste tires or 1,000 passenger tire equivalents are stored on the ground." Utah Admin. Code R315-314-3(2) states, "No waste tire storage facility may be established, maintained, or expanded until the owner or operator of the waste tire storage facility has received a permit from the director."
>
> *At the time of the inspection, Division representatives observed a large waste tire pile, a small trailer full of waste tires, and at least five semi-trailers that allegedly are filled or partially filled with waste tires. Based on estimates made as part of the inspection, it appears there were at least 60,000 waste tires at Green Wheel. More than 1,000 of these were stored on the ground. Green Wheel does not currently have a waste tire storage facility permit from the Director of the Division (Director).*

(Over)

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144880 • Salt Lake City, UT 84114-4880
Telephone (801) 536-0200 • Fax (801) 536-0222 • T.D.D. 711
www.deq.utah.gov

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Recommended Action:

Although Green Wheel has registered as a Utah Waste Tire Recycler since the inspection, if Green Wheel stores more than 1,000 waste tires on the ground (not within a fully enclosed building) for more than five days, a Waste Tire Storage Facility Permit is required. A copy of the Waste Tire Storage Facility Permit Application Checklist is found on the Solid Waste Documents webpage at: https://deq.utah.gov/waste-management-and-radiation-control/solid-waste-documents-solid-waste-program The checklist should be included as part of a complete permit application.

Alternatively, Green Wheel may store more than 1,000 waste tires on the ground for the purpose of recycling if 1) storage is for no more than five days, and 2) it complies with Utah Admin. Code R315-314-3(3)(b) through R315-314-3(3)(g) or gets a waiver from the from the local fire department according to Utah Admin. Code R315-314-3(5)(a)(ii). Documentation about how Green Wheel tracks and ensures storage for no more than five days and meets the requirements above should be submitted to the Director of the Division and maintained onsite.

To meet the requirements of the Utah Solid and Hazardous Waste Act, please implement the recommended action as outlined above.

To submit information in response to this letter, please address the response to the Director at:

Ted H. Sonnenburg, P.E., L.E.H.S., Director
Division of Waste Management and Radiation Control
P.O. Box 144880
Salt Lake City, UT 84114-4880

or by email at: dwmrcsubmit@utah.gov

If you have any questions, please contact Alex Milne by email at amilne@utah.gov or by phone at 801-599-4672.

Sincerely,

Brian Speer, Solid Waste Program Manager
Division of Waste Management and Radiation Control

BS/AM/lc

Enclosure: Solid Waste Program Inspection Report (DSHW-2026-001229)

c: Taylor Palmer, Tooele County Health Department
Shelby Moore, Planning & Zoning Administrator, Grantsville City, smoore@grantsvilleut.gov
Bill Cobabe, Community Development Director, Grantsville City, bcobabe@grantsvilleut.gov
Dave Cluff, Code Enforcement Officer, Grantsville City, codeenforcement@grantsvilleut.gov
Humberto Miranda, Owner and Member,
Green Wheel Tire Recycling LLC, greenwheeltire@icloud.com
Jalynn Knudsen, Assistant Director,
Division of Waste Management and Radiation Control, UDEQ

Solid Waste Program Inspection Report

DATE OF INSPECTION:	January 12, 2026
FACILITY OR LOCATION:	Green Wheel Tire Recycling LLC
FACILITY ADDRESS:	167 Old Lincoln Highway Grantsville, UT 84029 Tooele County
FACILITY CONTACT:	Humberto Miranda, Member and Owner
TYPE OF INSPECTION:	Compliance Evaluation Inspection
PARTICIPANTS:	Alex Milne, DWMRC Talon Roberts, DWMRC Humberto Miranda, Green Wheel Tire Recycling LLC Shelby Moore, Grantsville Planning & Zoning Administrator Bill Cobabe, Grantsville Community Development Director Dave Cluff, Grantsville Code Enforcement Officer
ARRIVAL / DEPARTURE TIME:	1:15 pm / 1:45 pm
LHD NOTIFICATION:	Grant Sunada was notified via email on 01/07/2026. There was no health department participation.
REPORT PREPARED BY:	Alex Milne

REPORT NARRATIVE:

On January 7, 2026, a representative from the Division of Waste Management and Radiation Control (Division) received a complaint via a phone call regarding the Green Wheel Tire Recycling LLC facility (Green Wheel) located at 167 Old Lincoln Highway in Tooele, County. The caller informed the Division representative that Green Wheel currently has a large waste tire pile onsite and described the waste tire pile as 60' in height and approximately 100-150' in length.

On January 12, 2026, Division representatives conducted a compliance evaluation inspection at Green Wheel. Upon arrival at the facility, Division representatives met with representatives from Grantsville City and Mr. Humberto Miranda, who introduced himself as one of the two owners at Green Wheel. Mr. Miranda directed all parties into a fully enclosed building that houses the main recycling equipment. Mr. Miranda stated that the equipment can shred up to 1,000 tires an hour. However, the equipment is currently not in operation due to technicalities with electrical connections with Rocky Mountain Power. Mr. Miranda stated this will be resolved in a few days. Tires were observed within the building and Mr.

Miranda stated these tires will be resold due to their condition. Once in operation, Mr. Miranda stated the processed tires will go to a cement kiln in northern Utah and some of the processed tires will go to landfills to be used as alternative daily cover.

Behind the main building, Division representatives observed a large waste tire pile, a small trailer full of waste tires, and at least five semi-trailers that allegedly contain waste tires both full and partial. Mr. Miranda stated the waste tires originated from tire retail shops. Using the Waste Tire Math Reference Guide prepared by the Waste Tire Enforcement Section of California's Department of Resources Recycling and Recovery, CalRecycle, it is estimated there are at least 60,000 waste tires at Green Wheel.

As a result of the compliance evaluation inspection, Division representatives educated and informed Mr. Miranda of the Utah Waste Tire Recycling Act, Utah Administrative Code R315-314-3, and Utah Admin. Code R315-320. Mr. Miranda stated he will work on submitting both waste tire recycler and waste tire transporter registration applications to the Division and will not accept any additional waste tires from tire retailers until he has been granted approval of his registrations and his equipment is operational. Mr. Miranda agreed with Grantsville representatives that he will keep them updated in terms of his conditional use permit with the city to ensure compliance with local regulations.

SIGNATURE:

Alexandra Milne (Jan 15, 2026 15:32:08 MST)

Date: 01/15/2026

PHOTOS:



View of the signage that is located at the front entrance of Green Wheel.



View of the recycling equipment in place that is currently not in operation. The tires to the right in the image are going to be resold.



Additional view of the tires stored inside that will be resold.



Additional view of the recycling equipment in place that is currently not in operation.



View of the large waste tire pile situated behind the main building.



Additional view of the large waste tire pile.



View of the large waste tire pile showing some of the waste tires in a laced stack type.



View of the large waste tire pile. The waste tire pile is surrounded by semi-trailers that allegedly contain additional waste tires.



View inside one of the semi-trailers that is partially full of additional waste tires.



View of a small trailer containing additional waste tires.



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Tooele, UT 84074

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $6.08

0436 2

GRANTSVILLE UT 84029
Postmark Here
JUN 25 2026
06/25/2026
USPS

Sent To: Humberto Miranda
Street and Apt. No., or PO Box No.: 409 N 340 W
City, State, ZIP+4®: Tooele, Utah 84074

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $6.08

0436 2

GRANTSVILLE UT 84029
Postmark Here
JUN 25 2026
06/25/2026
USPS

Sent To: Swedin Thorsten Fred Trustee
Street and Apt. No., or PO Box No.: 2424 Wood Hollow Way
City, State, ZIP+4®: Bountiful UT 84010

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1974 3979 26



GRANTSVILLE
- PLANNING & ZONING -

336 West Main Street
Grantsville, UT 84029

CERTIFIED MAIL

9589 0710 5270 1974 3979 19

Retail

84074

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GRANTSVILLE, UT 84
JUN 25, 2026

$6.08

S2324M504969-2

GRANTSVILLE UT 84029
JUN 17 2026
USPS

IMPORTANT

Humberto Miranda
409 North 340 West
Tooele, Utah 84074

NIXIE 841 5E 1 0107/15/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 84029960636 *0936-01899-25-41

UNC

GREEN WHEEL TIRE RECYCLING LLC
167 N Old Lincoln Hwy
Grantsville, Utah 84029

July 29, 2026

Via U.S. Mail

GRANTSVILLE CITY CORP
429 E MAIN ST

GRANTSVILLE, UT 84029

UNITED STATES

Subject: Neighbor Property Owner Notification – Waste Tire Storage Facility Permit Application

Dear Property Owner,

We are writing to inform you that Green Wheel Tire Recycling LLC (GWTR) is submitting an application to the Utah Department of Environmental Quality (Utah DEQ) for a Waste Tire Storage Facility Permit for our property located at 167 N Old Lincoln Hwy, Grantsville, Utah.

As part of the Utah DEQ permitting process, neighboring property owners are notified of the proposed project. According to Tooele County property records, your property is located within the notification area established for this permit application.

Green Wheel Tire Recycling LLC was established with the goal of providing a responsible and environmentally sound solution for the collection, storage, and recycling of waste tires generated throughout the region. By properly managing waste tires, the facility will help reduce illegal tire dumping, minimize potential fire and public health hazards, and support recycling efforts that recover valuable materials for beneficial reuse.

The Waste Tire Storage Facility Permit is required by the Utah DEQ to ensure that facilities storing waste tires operate safely and in compliance with state environmental regulations. The permit establishes standards for fire prevention, environmental protection, operational practices, inspections, emergency preparedness, and proper tire management.

GWTR is committed to operating in a safe, responsible, and environmentally compliant manner while contributing to the local economy through job creation and improved waste tire management services for Tooele County and surrounding communities.

If you have any questions regarding this project, please feel free to contact us.

Thank you for your time and consideration.

Sincerely,

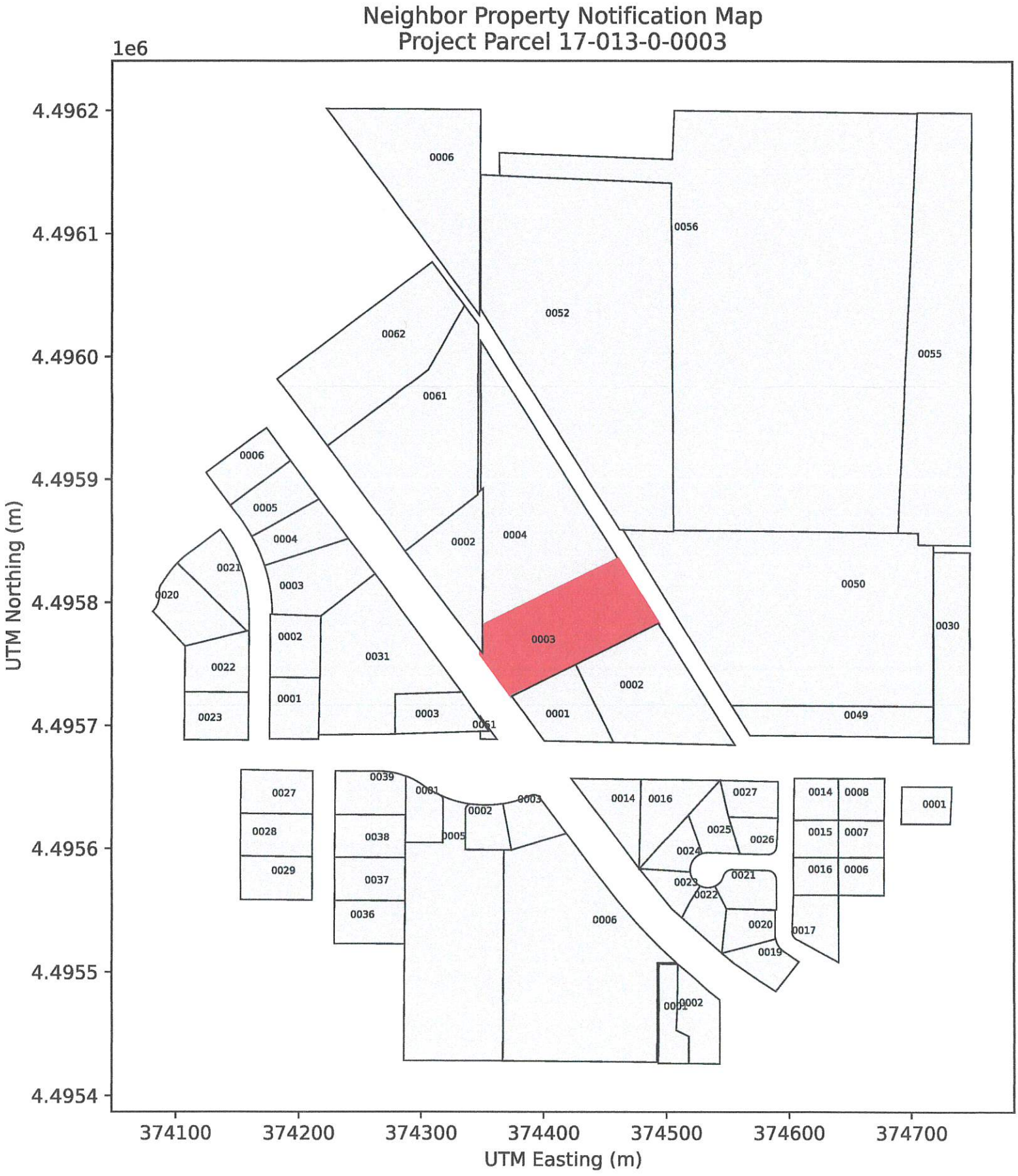
Eduardo Miranda
Owner

Humberto Miranda
Owner

Green Wheel Tire Recycling LLC
167 N Old Lincoln Hwy
Grantsville, UT 84029

Phone: +1 (435) 840-0663
Email: greenwheeltire@icloud.com

Attachment: Neighbor Property Owner Notification Map


Neighbor Property Notification Map
Project Parcel 17-013-0-0003
1e6
4.4962
4.4961
4.4960
4.4959
4.4958
4.4957
4.4956
4.4955
4.4954
UTM Northing (m)
374100
374200
374300
374400
374500
374600
374700
UTM Easting (m)
0006
0056
0052
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0062
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0002

Nicole Ackman <nackman@grantsvilleut.gov>

Re: Submision of Traffic Impact Study- Green Wheel Tire Recycling LLC

1 message

Shelby Moore <smoore@grantsvilleut.gov> Thu, Aug 6, 2026 at 9:17 AM
To: Javier Carrasquilla <javiercarrasquillaponce@gmail.com>
Cc: Greenwheeltire@icloud.com, EduardoMiranda81@gmail.com, Nicole Ackman <nackman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Thank you, Javier.

Javier, are you a certified traffic engineer that provided this study or just a consultant for Green Wheel?

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

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On Thu, Aug 6, 2026 at 8:46 AM Javier Carrasquilla <javiercarrasquillaponce@gmail.com> wrote:

> Dear Ms. Clark,
>
> I am writing to formally submit the Traffic Impact Study prepared for Green Wheel Tire Recycling LLC, located at 167 Old Lincoln Highway, Grantsville, Utah. Please find the study attached for your review and consideration by the Planning and Zoning Department.
>
> The study evaluates anticipated vehicle traffic associated with the facility's operations, including commercial truck movements, employee vehicles, internal circulation, and potential impacts on Old Lincoln Highway. It concludes that the facility's operations are not expected to create significant adverse traffic impacts under normal or peak conditions.
>
> We kindly request your review and approval of this Traffic Impact Study as part of the city's planning and zoning process. Should you require additional information or clarification, please do not hesitate to contact me.
>
> Thank you for your attention to this matter.
>
> Sincerely,
>
> Javier Carrasquilla
> Compliance Consultant
> Green Wheel Tire Recycling LLC

Nicole Ackman <nackman@grantsvilleut.gov>

Green Wheel Tire Recycling

2 messages

David Cluff <dcluff@grantsvilleut.gov> Wed, May 6, 2026 at 4:03 PM
To: Nicole Ackman <nackman@grantsvilleut.gov>

To whom it may concern,

Green Wheel Tire Recycling has not complied with their CUP (Conditional Use Permit) since the beginning of their buisness. The following is documentation of their violations:

On 12/01/2025, pictures were taken of the large pile of tires on the ground which violates their CUP.
On 12/16/2025, a violation notice was sent giving them 30 days to become compliant.
On 01/08/2026, we received an email from the Division of Waste Management and Radiation Control concerning a complaint they received about the pile of tires.
On 01/12/2026, we met with the Division of Waste Management and Radiation Control for an onsite inspection. Following the inspection Humberto, Miranda was informed by the Division of Waste Management that he needed to comply with the Waste Tire Recycling Act.
On 02/11/2026, we received a Utah Waste Tire Transporter Registration SW645 From the Division of Waste Management confirming Green Wheel Tire Recycling LLC is certified. They were given 30 days to clean up the tires.
03/12/2026, Code Enforcement Officer Dave Cluff spoke with Humberto as to why the pile of tires have not gone down in the past 30 days. Humberto stated that they had problems with the chopper. He stated that a person is coming out on 03/16/2026 to fix it. I informed Humberto that it would be good if he would contact us when they have problems so we are aware. He stated he would.
03/23/2026, I reinspected the operations and noted the pile of tires has gone down to the point that you could walk between the tires and the building. I spoke. With Humberto and he stated that they got the chopper running last week and have been chopping tires since. He stated they are talking with a box truck company to haul the chopped up tires to the dump.
04/06/2026, I spoke with Humberto and expressed my concerns that the tire pile has gone down very little in the past 2 weeks. I informed him that by the notices they received with the 30 days time limits, there should not be any tires on the ground. He stated that they have purchased a 20 ton dump truck to assist in hauling the chopped tires to the dump. I asked if they are still bringing tires in and he stated yes. I informed him they should not bring any more tires in until they get the pile gone and start following the CUP conditions. Humberto stated he would work on it.
04/14/2025, I attempted to contact Humberto without success.
04/27/2026, I spoke with Humberto, He said they have cut the tire pile down. I noted that there was a small reduction in the pile. Humberto stated that they are chopping around 900 tires a day. I calculated at working 5 days a week that would come out to 15 days times 900 tires a day. They should have chopped 13,500 tires since 04/15/2026. It did not appear that that many tires had been chopped. Humberto stated they are still taking in a few tires a week.
04/28/2026, I attempted to contact Humberto without success. The door was unlocked but there was no body there. I intended on discussing a time schedule on when the tires should be gone.
05/04/2026, I again attempted to contact Humberto without success.
05/06/2026, I again attempted to contact Humberto without success.

Nicole Ackman <nackman@grantsvilleut.gov> Wed, May 6, 2026 at 4:03 PM
To: David Cluff <dcluff@grantsvilleut.gov>

Dave did you see the email from Humberto I forwarded you?

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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[Quoted text hidden]

GREEN WHEEL TIRE RECYCLING

167 Old Lincoln Highway
Grantsville, Utah 84029
Phone: +1 (435) 840-0663
Email: greenwheeltire@icloud.com

May 29, 2026

Grantsville City
429 East Main Street
Grantsville, Utah 84029

Subject: Corrective Action Plan and Tire Inventory Reduction Schedule

Dear Grantsville City Officials,

Green Wheel Tire Recycling respectfully submits this Corrective Action Plan regarding the tire inventory currently stored at our facility located at 167 Old Lincoln Highway, Grantsville, Utah 84029.

Due to past mechanical issues affecting our tire shredding equipment, the tire shredding system has been fully repaired and returned to full operational status. Green Wheel Tire Recycling has resumed normal processing activities and dedicate its available resources, personnel, and equipment to the reduction of the current tire inventory.

As of Monday, May 25, 2026, Green Wheel Tire Recycling will resume full tire processing operations and implement a comprehensive tire inventory reduction program designed to eliminate the current stockpile within ninety (90) days. Based on the current inventory estimate of approximately 20,000 to 24,000 tires, the company plans to process an average of 310 to 370 tires per working day.

The company commits to operating Monday through Friday, processing approximately 310 to 370 tires per working day, maintaining compliance with all applicable federal, state, and local regulations, maintaining fire prevention and site safety measures, conducting weekly inventory monitoring, and cooperating fully with any inspections, site visits, or requests for information from Grantsville City.

Green Wheel Tire Recycling respectfully requests that the City consider this Corrective Action Plan in lieu of immediate enforcement action and allow the company the opportunity to demonstrate substantial progress toward complete inventory reduction during the proposed ninety-day compliance period.

The company believes this approach represents a practical and responsible solution that will eliminate the existing tire inventory while maintaining compliance with applicable environmental, safety, and municipal requirements.

Respectfully,

Eduardo M. Duarte

Humberto Miranda
Owner / Manager
Green Wheel Tire Recycling

GREEN WHEEL TIRE RECYCLING

TIRE INVENTORY REDUCTION SCHEDULE

May 25, 2026 – August 25, 2026

Estimated Current Inventory: 24,000 Tires

Objective:
To process and eliminate the entire tire inventory within ninety (90) days through continuous recycling operations conducted Monday through Friday.

Processing Target:
• Average daily processing rate: 369 tires per day
• Average hourly processing rate: 46 tires per hour
• Operating schedule: Monday through Friday, 8 hours per day

Weekly Reduction Schedule

Week 1 (May 25 – May 29)
Target Processed: 1,850 Tires
Remaining Inventory: 22,150 Tires

Week 2 (June 1 – June 5)
Target Processed: 1,850 Tires
Remaining Inventory: 20,300 Tires

Week 3 (June 8 – June 12)
Target Processed: 1,850 Tires
Remaining Inventory: 18,450 Tires

Week 4 (June 15 – June 19)
Target Processed: 1,850 Tires
Remaining Inventory: 16,600 Tires

Week 5 (June 22 – June 26)
Target Processed: 1,850 Tires
Remaining Inventory: 14,750 Tires

Week 6 (June 29 – July 3)
Target Processed: 1,850 Tires
Remaining Inventory: 12,900 Tires

Week 7 (July 6 – July 10)
Target Processed: 1,850 Tires
Remaining Inventory: 11,050 Tires

Week 8 (July 13 – July 17)
Target Processed: 1,850 Tires
Remaining Inventory: 9,200 Tires

Week 9 (July 20 – July 24)
Target Processed: 1,850 Tires
Remaining Inventory: 7,350 Tires

Week 10 (July 27 – July 31)
Target Processed: 1,850 Tires
Remaining Inventory: 5,500 Tires

Week 11 (August 3 – August 7)
Target Processed: 1,850 Tires
Remaining Inventory: 3,650 Tires

Week 12 (August 10 – August 14)
Target Processed: 1,850 Tires
Remaining Inventory: 1,800 Tires

Week 13 (August 17 – August 21)
Target Processed: 1,800 Tires
Remaining Inventory: 0 Tires

Contingency Period (August 24 – August 25)

Reporting Commitment

Green Wheel Tire Recycling will maintain weekly records documenting:

- Number of tires processed.
- Remaining inventory.
- Operating days and production hours.
- Photographic documentation of inventory reduction.
- Equipment operational status.

Weekly progress reports will be made available to Grantsville City upon request.

Certification

I hereby certify that Green Wheel Tire Recycling intends to implement this Tire Inventory Reduction Schedule beginning June 1, 2026, and will make every reasonable effort to complete the processing and removal of the current tire inventory within ninety (90) days.

Green Wheel Tire Recycling will provide weekly progress summaries, including tire processing totals, remaining inventory estimates, and photographic documentation demonstrating inventory reduction efforts. Such documentation will be made available to Grantsville City upon request.

The company anticipates achieving significant inventory reduction milestones during the first sixty (60) days of operation and the complete elimination of the current tire inventory within the proposed ninety-day compliance period.

Should unforeseen mechanical issues arise during the implementation of this plan, Green Wheel Tire Recycling will promptly notify Grantsville City and provide an updated recovery schedule together with corrective measures to minimize any impact on the projected completion date.

Eduardo M. Duarte

Humberto Miranda
Owner / Manager
Green Wheel Tire Recycling

Date: May 29, 2026

AGENDA ITEM #4

Presentation and Discussion: Discussion of a proposed use for Advanced Technology and Data Infrastructure Center.

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

STAFF REPORT

To: Grantsville City Planning Commission
From: Bill Cobabe, Community Development Director
Meeting Date: August 18, 2026
Subject: Consideration of Proposed Code Amendments – Advanced Technology and Data Infrastructure Centers
Purpose: (Discussion only) Legislative Amendment

BACKGROUND

As technology sectors continue to evolve dynamically, capital infrastructure markets have increasingly directed development towards high-capacity electronic computational facilities. Grantsville City's existing Land Use Development and Management Code does not currently possess an explicit structural definition or land-use table category to govern, control, or properly evaluate complex digital hosting, high-density server clusters, or processing hubs. To ensure that future infrastructure facilities are properly categorized, modern utility requirements are explicitly mandated, and appropriate mitigation metrics can be evaluated, staff has prepared a formal ordinance modification to introduce a distinct classification framework.

Update for 18 Aug 2026 -

After the discussion on July 21st, staff worked with several resources, including Tooele County, to produce an amended ordinance that would help to mitigate potential impacts on Grantsville City, its residents, and businesses and employees in the area. Further, negative impacts to the environment and quality of life were explored as well, in an effort to reduce or eliminate such impacts. It is impossible to anticipate every potential impact. However, through continuous monitoring and periodic review, together with a required Master Development Agreement and decommissioning plans, staff feels confident that even unexpected impacts can be addressed adequately.

SUMMARY OF PROPOSED CODE AMENDMENTS

The proposed code amendment introduces a precise legal operational definition to Chapter 2 of the Grantsville Land Use Ordinance for an Advanced Technology and Data Infrastructure Center. The definition breaks down into two tiers to indicate potential impacts of the proposed use on adjacent properties and businesses. A closed-loop cooling system (required in all cases) is defined, as well as low-frequency noise.

A new section of the Code is proposed (Section 8.12). Tier one facilities would be integrated into the municipal Land Use Table (Chapter 16) as a permitted Conditional Use (C) under the M-D and M-G zoning districts, while tier two facilities are proposed to be exclusively within the M-G zone. A maximum electrical power cap is proposed (300 megawatts).

All tier two facilities, and tier one facilities as determined by the land use authority) are required to submit a technology impact assessment, addressing concerns related to community benefit and financial impacts, utility capacity and grid reliability, water demand and hydrology, environmental impact assessments, acoustical and low frequency noise, visual impact, traffic impact, emergency operations and hazardous materials handling plans, and decommissioning, site restoration, and financial assurance plans. Provision is made for third-party review and payment.

Additional provisions include:

- Design and dimensional standards are discussed, including provisions for lot sizes, site coverage, setbacks, landscaping and screening, and architectural standards.

- Standards related to environmental and utility performance are set forth. These include water conservation, noise and acoustic attenuation, emergency backup generators and air quality, lighting and dark sky compliance, and the undergrounding of utility infrastructure.

- The handling of operations, security, and hazardous materials is regulated by the next section. Outdoor storage and hazardous materials (including BESS – battery energy storage systems) are discussed.

- Methods for ongoing compliance, reporting, and audits are addressed, including annual reporting and five-year compliance reviews. The City's right to audit and inspect the facilities is also established.

- Decommissioning, site restoration, and financial assurances are then required of each facility. This provides for obligations regarding decommissioning, plans required to show how these obligations will be met, and a financial assurance bond, protecting the City from financial burden in the event a facility is decommissioned.

- Development agreements are required for all tier two facilities. These agreements are to address the plans and requirements listed above, but also have a formal agreement to certain obligations, including off-site infrastructure, pass through utility costs, performance bonds, and site layouts and architectural and landscaping plans. The commitments to local hiring, workforce development, and public infrastructure/other civic contributions is discussed as well.

GENERAL PLAN CONSISTENCY

The amendments reinforce General Plan goals related to:

- Compatibility between land uses

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- Protection of neighborhood character
- Predictable and transparent land use decision-making
- Efficient administration of development review

IMPACT ANALYSIS

- No reduction in public notice or hearing requirements
- Improved efficiency for applicants and staff
- Stronger enforcement and compliance tools
- Reduced legal risk to the City

DISCUSSION AND NEXT STEPS

There are many misconceptions about these kinds of facilities, so staff wanted to include some common talking points for information and discussion:

1. Water Consumption

- The Concern: Data centers use millions of gallons of water to keep servers from overheating, which can strain local municipal water supplies.
- The Data: Nationally, older "evaporative" cooling systems account for about 46% of the market. However, newer artificial intelligence (AI) computing clusters are moving heavily toward modern closed-loop liquid immersion or direct-to-chip cooling. These modern loops result in up to a 300-fold reduction in water usage over standard evaporative towers because the water is continuously recycled rather than evaporated.
- Valid Concern vs. Conjecture:
    - Valid: Reviewing *where* they source their water. If an operator uses potable culinary water, it impacts municipal capacity.
    - Conjecture: "Data centers will drain the city dry." Modern tech facilities can run completely "water-neutral" or use reclaimed industrial/secondary water.
    - Planning Implications: The proposed code addresses this by stating the facility "shall not rely on the City's existing water capacity." During the CUP stage, the City can legally require the developer to prove a zero-potable water plan or show independent infrastructure.

2. Power Consumption & Infrastructure

- The Concern: Data centers draw immense amounts of power, which could threaten grid stability or raise costs for residents.
- The Data: Globally, data centers consumed roughly 448 terawatt-hours of electricity in 2025. A single large-scale facility can demand anywhere from 20 to over 100 megawatts—equivalent to the power needed for tens of thousands of homes.
- Valid Concern vs. Conjecture:

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- Valid: Peak load capacity and delivery infrastructure. The commission *must* ensure that the local electrical substation and transmission lines can handle the load without dropping voltage to surrounding industrial or residential neighbors.
- Conjecture: "The data center will cause rolling blackouts for residents." High-voltage industrial users negotiate directly with the power authority (e.g., Rocky Mountain Power) for dedicated transmission lines and substation upgrades paid for entirely by the developer, protecting the general public grid.
- Planning Implications: The City will use the CUP process to require a comprehensive utility load study and mandate that any required electrical substations or infrastructure expansion happen entirely on-site and at the developer's expense.

3. Noise Levels (The Low-Frequency "Hum")

- The Concern: Large HVAC systems, industrial chillers, and rooftop fans run 24/7, creating a continuous, annoying low-frequency drone.
- The Data: Industrial chiller compressors can generate up to 100 decibels (dB) at the source. While traditional sound barriers absorb high-frequency noise easily, low-frequency hums can travel farther if not properly dampened.
- Valid Concern vs. Conjecture:
  - Valid: Constant, low-frequency sound at the property line during nighttime hours when ambient city noise drops. Standard noise ordinances use "A-weighted" decibels (dB(A)), which actually filter out and miss low-frequency drone tones.
  - Conjecture: "It will sound like a jet engine taking off next to my house."
  - Planning Implications: Since it is restricted to the M-G (General Manufacturing) zone, it will already be isolated from residential zones. However, the Planning Commission can mandate octave-band noise limits (which measure the specific low-frequency hum) at the property boundaries, require architectural acoustic shrouds over rooftop equipment, or mandate advanced liquid cooling systems which eliminate massive exterior fans altogether.

4. Emergency Backup Generators

- The Concern: Data centers require 100% operational uptime, so they maintain massive banks of industrial diesel generators that cause noise and air pollution when tested.
- The Data: Industrial backup generators produce significant noise (85–100 dB) and emit diesel exhaust during operations.
- Valid Concern vs. Conjecture:
  - Valid: Routine maintenance testing. Generators must be spun up periodically to ensure they work. If not restricted, an operator might test twenty generators at 6:00 AM on a Sunday.

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- Conjecture: "They will be burning diesel and polluting our air 24/7." Generators are emergency-use only. They remain completely idle unless the primary grid fails.
- Planning Implications: The Planning Commission can easily control this via the CUP by restricting generator maintenance testing to specific mid-day hours (e.g., Tuesday through Thursday between 10:00 AM and 2:00 PM) and requiring state-of-the-art particulate filters and hospital-grade sound mufflers on all exhaust stacks.

5. Light Pollution & Aesthetics

- The Concern: These facilities are massive "blank boxes" that can cause nighttime light glare from security lighting.
- The Data: Data centers are essentially heavily secured warehouses. Because they house ultra-valuable server equipment, they require extensive perimeter security lighting.
- Valid Concern vs. Conjecture:
  - Valid: Unshielded, high-intensity security floodlights bleeding into the night sky or throwing glare onto adjacent properties.
  - Conjecture: "It will look like a brightly lit stadium all night."
  - Planning Implications: This is a standard site-design fix. The Planning Commission can require strict "Dark Sky" compliant fixtures (fully shielded, downward-facing LED lighting) and mandate robust perimeter landscaping/berming to visually screen the facility's lower levels.

As a discussion only agenda item, no legislative vote or formal action will be executed during tonight's meeting. The intent of this presentation is to collect initial conceptual feedback, structural suggestions, or adjustments from the Planning Commission regarding the text scope and zoning allocation. Following this review, staff will incorporate any requested changes and formalize a public hearing notice to initiate standard ordinance adoption.

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Chapter 2: Definitions

(2) Advanced Technology and Data Infrastructure Center: A primary facility dedicated to the centralized accommodation, management, and operation of high-performance digital infrastructure, electronic data processing, and advanced computing systems. This includes, but is not limited to: large-scale data storage and digital hosting; cloud computing infrastructure; artificial intelligence (AI) research, training, and development computing clusters; data processing and analytics; and high-density computer server arrays.

(a) Tier 1 Facility (Micro/Embedded Tech Facility): An Advanced Technology and Data Infrastructure Center with a Gross Floor Area (GFA) of twenty-five thousand (25,000) square feet or less AND a total connected electrical demand load of less than five (5) Megawatts (MW).

(b) Tier 2 Facility (Primary Tech & Data Infrastructure Facility): An Advanced Technology and Data Infrastructure Center with a Gross Floor Area (GFA) exceeding twenty-five thousand (25,000) square feet OR a total connected electrical demand load of five (5) Megawatts (MW) or greater.

(c) Closed-Loop Cooling System: A heat exchange system designed to circulate coolant or fluid continuously in a sealed system without evaporative loss or ongoing discharge into municipal sewer or storm drain systems.

(d) Low-Frequency Noise (LFN): Sound energy occurring in the frequency range below 250 Hertz (Hz), including octave bands at 16 Hz, 31.5 Hz, 63 Hz, and 125 Hz, typically generated by large HVAC systems, transformers, cooling fans, and high-density computer server arrays.

SECTION 8.12: ADVANCED TECHNOLOGY AND DATA INFRASTRUCTURE CENTERS

8.12.010 Purpose and Intent

The purpose of this Section is to establish uniform zoning, site design, performance, and operational standards for advanced technology, data processing, and computing infrastructure facilities within Grantsville City. The intent of these regulations is to:

1. Facilitate technological and economic development while protecting the public health, safety, and general welfare of Grantsville City residents;
2. Protect municipal water supplies, culinary water infrastructure, and groundwater recharge areas through strict conservation and non-potable cooling requirements;
3. Ensure electrical grid stability, utility reliability, and air quality for existing and future municipal utility customers;

4. Mitigate adverse land use impacts associated with noise, low-frequency sound, vibration, visual massing, outdoor storage, and light pollution on surrounding residential, commercial, and agricultural properties; and
5. Secure financial assurances for the long-term maintenance, infrastructure impact mitigation, and eventual site restoration and decommissioning of tech facilities.

8.12.020 Classification and Allowed Zoning Districts

1. **Tier 1 Facilities:** May be permitted as a **Conditional Use (C)** in the Light Manufacturing and Distribution District (M-D), and General Manufacturing (M-G) zones, subject to compliance with the performance standards set forth in this Section. Approval of Tier 1 Facilities may be given after review and consideration by the Planning Commission.
2. **Tier 2 Facilities:** Are strictly restricted to the General Manufacturing (M-G) zone and shall require both a **Conditional Use Permit (CUP)** approved by the Planning Commission and a fully executed **Development Agreement** approved by the City Council prior to site plan approval or building permit issuance.

Maximum Electric Power Cap: No Advanced Technology Center or facility within Grantsville City shall exceed an aggregated operational load of 300 megawatts at full buildout. Facilities proposing a load equal to or exceeding 300 megawatts are strictly prohibited due to local electrical grid capacity and infrastructure protection limits.

8.12.030 Required Technical Studies and Applicant Escrow

For all Tier 2 Facility applications (and Tier 1 applications where deemed necessary by the Land Use Authority), the applicant shall submit a comprehensive **Technology Impact Assessment (TIA)** packet at the time of application submission.

1. **Required Application Impact Studies:**
    - *Community Benefit & Financial Analysis:* Demonstrating net economic benefit to Grantsville City, detailing estimated property tax yield, infrastructure investment, public service costs, and job creation.
    - *Utility Capacity & Grid Reliability Analysis:* Prepared in coordination with the gas and/or electrical service provider, demonstrating that project loads will not degrade gas and/or electrical service quality, voltage stability, or grid capacity for existing Grantsville residents and businesses.
    - *Water Demand and Hydrological Analysis:* Documenting peak and average water needs, demonstrating zero potable water usage for server cooling operations, and assessing impacts on groundwater recharge zones and municipal aquifers.
    - *Environmental Impact Assessment:* Identifying critical habitats, threatened or endangered species, wetlands, floodplains, and groundwater protection zones on or adjacent to the site.
    - *Acoustical and Low-Frequency Noise Study:* Modeling projected sound emissions across the entire frequency spectrum (including low-frequency octave bands) at

all property boundaries and sensitive receptor sites (parks, trails, and open space, schools, churches, residences, hospitals).
    - *Visual Impact Assessment:* Including 3D line-of-sight renderings and shadow studies from adjacent public rights-of-way and residential boundaries.
    - *Traffic Impact Study (TIS):* Evaluating construction phase traffic, delivery access, and ongoing operational traffic.
    - *Emergency Operations and Hazardous Materials Handling Plan:* Approved by the Grantsville City Fire Marshal, detailing battery energy storage systems (BESS), generator fuel storage, and emergency access corridors.
    - *Decommissioning, Site Restoration, and Financial Assurance Plan:* As required in Subsection 8.12.080.
2. **Third-Party Review Escrow Account:**
    - The City reserves the authority to engage independent, third-party technical consultants (including acoustical engineers, electrical grid consultants, hydrologists, and legal counsel) to review, verify, and advise City staff and the Land Use Authority regarding the submittals in the TIA.
    - The applicant shall deposit funds into a non-interest-bearing City escrow account prior to technical review. The amount shall be based on actual costs of the third-party review, billed to the City and paid by the owner/operator of the facility from the escrow account. Unused escrow funds shall be returned to the applicant upon final project determination.

8.12.040 Site Design and Dimensional Standards

Tier 2 Facilities shall adhere to the following minimum spatial and architectural controls:

1. **Minimum Lot Size:** Twenty (20) acres.
2. **Maximum Site Coverage:** Total building footprint shall not exceed forty percent (40%) of the gross lot area. Total impervious surface shall not exceed sixty percent (60%).
3. **Enhanced Property Setbacks:**
    - *Standard Setback:* All principal and accessory structures, mechanical equipment, cooling towers, and transformers shall maintain a minimum setback of 100 ft from all exterior property boundaries.
    - *Sensitive Use Buffer Setback:* Minimum 500 feet from any residential zone, existing residential dwelling, open space, school, public park, church/religious institution, or hospital.
    - *Co-Located Energy Infrastructure Setback:* Where a Tier 2 facility incorporates co-located power generation, on-site microgrids, electrical substations, or Battery Energy Storage Systems (BESS) exceeding 5 MW rated output, the required separation setback from any residential zone boundary, school, park, or religious institution shall be increased to a minimum of 1,000 ft.
4. **Perimeter Landscaping and Screening:**
    - A continuous 50-foot wide landscaped buffer along all property boundaries.
    - Buffer must incorporate a double-staggered row of evergreen trees (minimum 8 feet tall at planting) and an earthen berm with a minimum height of six (6) feet to block ground-level visibility of structures, cooling equipment, and substations.

5. **Architectural Standards:**
    - Blank, uninterrupted building walls exceeding 100 horizontal feet are prohibited. Facades must incorporate structural articulation, material variations (such as stone, masonry, or decorative metal panels), and vertical elements.
    - Primary cooling towers, mechanical equipment, and electrical substations must be fully screened from public view using architectural walls matching the main building materials.

8.12.050 Environmental and Utility Performance Standards

1. **Water Conservation Standards (Zero Potable Cooling):**
    - *Prohibition:* The use of municipal culinary or potable water for server cooling, evaporative heat exchange, or primary thermal dissipation operations is strictly prohibited.
    - *Approved Cooling Technologies:* Server cooling shall be accomplished exclusively through dry-cooling air systems, liquid-refrigerant closed-loop systems, direct-to-chip closed liquid loops, or non-potable secondary/reclaimed water systems approved by the City Engineer.
    - *Domestic Use Limitation:* Municipal culinary water connections shall be strictly limited to domestic human usage (restrooms, breakrooms), fire suppression, and customary building maintenance.
2. **Noise and Acoustic Attenuation:**
    - *A-Weighted Sound Limits:* Sound levels generated by facility operations (including cooling towers, fans, pumps, and continuous machinery) shall not exceed **50 dBA** between 7:00 AM and 10:00 PM, and **45 dBA** between 10:00 PM and 7:00 AM, measured at any property boundary adjoining a commercial, residential, or agricultural zone.
    - *Low-Frequency Sound Limits:* The facility shall not produce low-frequency sound energy exceeding **60 dB** in any octave band centered at 16 Hz, 31.5 Hz, 63 Hz, or 125 Hz at any property line.
    - *Low-Frequency Noise Differential:* In addition to overall dBA and octave band limits, if the sound pressure level measured in dC exceeds the sound pressure level measured in dA by 20 dB or more (dBC – dBA ≥ 20 dB) at any adjacent property line, the applicant shall install immediate acoustic mitigation (e.g., sound attenuation baffles, variable frequency drive adjustments, sound barriers) to eliminate low-frequency tonal hum or vibration.
    - *Acoustical Enclosures:* Mechanical equipment, outdoor chillers, and transformer banks must install sound attenuation baffles, acoustic wall wraps, or interior placement to ensure continuous compliance.
3. **Emergency Backup Generators and Air Quality:**
    - Generators shall meet all applicable Utah Division of Air Quality (DAQ) emission standards and utilize ultra-low sulfur diesel or natural gas.
    - *Testing Hours:* Routine maintenance testing of backup emergency generators is restricted to weekdays between 9:00 AM and 4:00 PM. Emergency testing during weekends or night hours is prohibited except following an actual power outage event.

- Sound from emergency generator operation during routine testing shall comply with the sound thresholds in Subsection 8.12.050(2).

4. **Lighting and Dark Sky Compliance:**
   - All exterior lighting shall be 100% fully shielded, downward-directed fixtures (Dark Sky compliant).
   - Lighting levels shall not exceed 0.1 foot-candles measured at any property boundary line.
   - High-intensity floodlighting or unshielded security perimeter lights are prohibited.
5. **Utility Infrastructure Undergrounding:**
   - All internal distribution lines, communication fiber, low-voltage control wiring, and medium-voltage power lines within the facility boundaries shall be installed underground.

8.12.060 Operations, Security, and Hazardous Materials

1. **Outdoor Storage:** Permanent or temporary outdoor storage of server racks, electronic waste, shipping containers, pallets, or junked machinery is strictly prohibited.
2. **Hazardous Materials and Battery Energy Storage Systems (BESS):**
   - *Submittal Requirements:* Applicants proposing co-located power generation, self-supply microgrids, or stationary battery storage must submit a comprehensive Grid Impact and Microgrid Operations Plan. The plan shall document utility interconnect agreements, system safety features, emergency shutdown protocols, and fuel/energy sourcing details.
   - Lithium-ion, lead-acid, or advanced battery backup storage installations exceeding 100 kWh capacity must comply with NFPA 855 standards and receive written sign-off from the Grantsville City Fire Marshal regarding thermal runaway protection, explosion venting, and specialized fire suppression systems.
   - Secondary containment equal to 110% of liquid volume is required for all generator fuel storage tanks.
   - *Safety and Environmental Review:* All BESS installations must comply with NFPA 855 standards and feature off-gas detection, explosion prevention mechanisms, and localized thermal runaway suppression. Third-party engineering review of microgrid safety systems shall be funded via applicant escrow prior to Development Agreement execution.

8.12.070 Ongoing Compliance, Reporting, and Auditing

1. **Annual Compliance Reporting:** On or before January 31 of each calendar year, the operator of a Tier 2 Facility shall submit an **Annual Environmental and Operations Compliance Report** to the City Planning Official, documenting:
   - Peak and total electrical demand (MW and MWh consumed);
   - Total culinary and secondary water usage metered over the preceding 12 months;
   - Log of all emergency generator testing hours, operational dates, and fuel usage; and
   - Documentation of continuous compliance with Utah DAQ air quality permits.

2. **Five-Year Periodic Compliance Review:** Every five (5) years following the issuance of the Certificate of Occupancy, the Planning Commission shall conduct a formal public review of the facility's operations. The City may require an updated acoustical survey and site inspection to verify continued adherence to code standards.
3. **Right to Audit and Inspection:** City code enforcement officers and designated technical consultants shall have the right to enter the exterior property and utility metering areas, upon 24 hours advance notice (or immediately in the event of an operational emergency), to verify compliance with sound, water, and environmental standards.

8.12.080 Decommissioning, Site Restoration, and Financial Assurance

1. **Decommissioning Obligation:** Any Advanced Technology and Data Infrastructure Center that ceases active power consumption or continuous server operation for a period of twelve (12) consecutive months shall be deemed abandoned. The owner or operator shall completely decommission the facility within one hundred eighty (180) days of declared abandonment.
2. **Decommissioning Plan Requirements:** The applicant shall submit a formal Decommissioning Plan as part of the initial application, detailing procedures for:
    - Removal of all internal computing equipment, server racks, wiring, and hazardous waste;
    - Dismantling and removal of exterior cooling towers, chillers, backup generators, fuel tanks, and above-ground mechanical structures;
    - Dismantling of non-utility owned electrical substations (unless dedicated to the public utility grid); and
    - Restoration of the site ground surface, revegetation, or retrofitting of main shell structures for alternative permitted industrial uses.
3. **Financial Assurance Bond:**
    - Prior to the issuance of a building permit for any Tier 2 Facility, the applicant shall post a financial assurance bond (surety bond, or escrow cash deposit) payable to Grantsville City.
    - **Bond Amount:** The bond amount shall equal **110% of the estimated cost of full site decommissioning and environmental restoration**, calculated by a licensed independent civil engineer and approved by the City Engineer.
    - **Bond Re-evaluation:** Every five (5) years, the bond amount shall be re-evaluated and adjusted to account for inflation, changing removal costs, and current technology standards.

8.12.090 Development Agreements and Community Investment

1. **Development Agreement Required:** No Tier 2 Facility shall receive final site plan approval or building permits until a comprehensive **Development Agreement** between the developer and Grantsville City has been approved by the City Council.
2. **Mandatory Development Agreement Provisions:** The Development Agreement shall formalize project-specific obligations, including but not limited to:

- Off-site infrastructure improvements (roadway capacity upgrades, intersection signalization, storm drain capacity, and utility line extensions) funded entirely or proportionally by the developer;
- Pass-through utility costs ensuring Grantsville residents bear zero financial burden for electrical or municipal infrastructure expansion;
- Performance bond amounts and five-year inflation adjustment cycles; and
- Final site plan layout, architectural elevations, and specialized buffering agreements.

3. **Community Investment and Economic Development Commitments:** The Development Agreement negotiation framework shall evaluate and incorporate applicant commitments to the Grantsville City community, such as:
   - **Local Hiring Commitments:** Demonstrating a good-faith effort to recruit Grantsville City residents and Utah-licensed contractors for pre-construction, construction, and permanent facility maintenance roles;
   - **Workforce Development:** Participation in or financial support for local high school, vocational, or higher education science, technology, engineering, and trade apprenticeship programs; and
   - **Public Infrastructure/Civic Contributions:** Direct contributions toward municipal emergency service equipment, public parks, dark-fiber municipal conduit, or public recreational enhancements proportional to the project scale.

AGENDA ITEM #5

Approval of minutes from the August 4, 2026 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Recommendation of a proposed amendment to Chapter 15 of the Grantsville Land Use Ordinance to add the R-1-21 Zone as a zoning designation for Micro-Entrepreneurship.	Approved
#2	Recommendation of the proposed amendments to Chapters 2, 6, and 7 of the Grantsville Land Use Ordinance.	Approved
#3	Approval of the minutes from the July 7, 2026 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 4, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chair Sarah Moore, Vice Chair Hill, Commissioner Cameron Moulton

On Zoom:

Commission Members Absent: Commissioner Gary Merrill

Appointed Officers and Employees Present: Community and Development Director Bill Cobabe, Planning and Zoning Administrator Shelby Moore, Mayor Heidi Hammond, City Manager Michael Resare, City Attorney Tysen Barker, City Council Member Rhett Butler, Fire Marshal Nicholas Critchlow, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: City Recorder Alicia Fairbourne

Citizens and Guests Present: Kelli Pearson, Matt Pearson, Mikie Janwyck

Citizens and Guests Present on Zoom:

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

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday August 4, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Chair Sarah Moore reviewed the Planning Commission's meeting format, explaining that each agenda item would begin with a staff presentation, followed by a public hearing, when required, and then Planning Commission discussion and consideration. She also reminded those in

attendance that public comments during public hearings would be limited to three minutes to help the meeting proceed efficiently.

1. **Recommendation of a proposed amendment to Chapter 15 of the Grantsville Land Use Ordinance to add the R-1-21 Zone as a zoning designation for Micro-Entrepreneurship.**

   Presentation by Planning and Zoning Administrator Shelby Moore

   Planning and Zoning Administrator Shelby Moore explained that the City had received a request to amend Chapter 15 of the Grantsville Land Use Ordinance to allow Micro-Entrepreneurship as a conditional use within the R-1-21 Zone. She stated that Micro-Entrepreneurship was currently allowed as a conditional use within the RM-7 Zone and that the proposed amendment would expand the use to the R-1-21 Zone.

   Commissioner Moulton asked why the R-1-21 Zone had not been included when Micro-Entrepreneurship was originally added to the ordinance. Shelby explained that the original amendment resulted from a request involving a property in the RM-7 Zone and, at that time, the use was only added to that zone.

   Commissioner Moulton asked why the City would not consider adding Micro-Entrepreneurship to other zoning districts at the same time rather than addressing additional zones individually as future requests were received. Shelby stated that the use could be expanded to additional zones if the Planning Commission wished to recommend doing so.

   Vice Chair Hill asked whether adding additional zoning districts would be within the scope of the current amendment. City Attorney Tysen Barker confirmed that the Planning Commission's recommendation could include adding Micro-Entrepreneurship to additional zones and that an additional public hearing would not be required.

   Chair Sarah Moore requested that the definition of Micro-Entrepreneurship be reviewed before considering whether to expand the use. Shelby reviewed the definition, which described Micro-Entrepreneurship as a low-intensity, small independent business operating at a limited scale with minimal off-site impacts and designed to be compatible with surrounding residential or rural uses. City Attorney Barker also directed the Planning Commission to Section 8.9 for the additional standards applicable to Micro-Entrepreneurship.

   Commissioner Moulton asked how many Micro-Entrepreneurship uses currently existed within the City. Shelby confirmed that there was currently one.

   Vice Chair Hill confirmed that Micro-Entrepreneurship would remain a conditional use, rather than becoming a permitted use, in any additional zones. Shelby confirmed that it would be conditional in the zones listed in Chapter 15.

   Public Hearing

No comments

Discussion and Consideration

Chair Sarah Moore stated that she had no concerns with expanding the amendment beyond the R-1-21 Zone. Vice Chair Hill agreed with Commissioner Moulton's suggestion to consider allowing Micro-Entrepreneurship in additional zoning districts.

Chair Sarah Moore asked Attorney Tysen Barker if he had any additional comments regarding allowing Micro-Entrepreneurship as a conditional use in all zones listed in Chapter 15. City Attorney Barker referred the Planning Commission to Section 8.9(3) regarding accessory structure standards. He explained that Micro-Entrepreneurship could include a freestanding movable accessory structure not exceeding 10 feet by 10 feet for accessory storage and incidental on-site sales associated with the approved use. He encouraged the Commission to consider how those standards would function within the different zoning districts before recommending that the use be expanded throughout the City.

Commissioner Moulton asked about the typical lot size within the RM-7 Zone. Shelby explained that single-family lots are generally 7,000 square feet, with corner lots at 10,000 square feet, and noted that some attached housing could have smaller lot areas depending on applicable standards. Commissioner Moulton noted that Micro-Entrepreneurship was therefore already allowed within one of the City's smaller residential zoning districts.

Vice Chair Hill stated that if Micro-Entrepreneurship were expanded to all zones, applicants would still be required to comply with all other applicable City standards and ordinances. He noted that designation as a conditional use would not guarantee approval if the proposed use could not meet the applicable requirements.

Chair Sarah Moore asked Attorney Barker whether language should be added specifically requiring compliance with the other applicable City standards. City Attorney Barker explained that the ordinance already required compliance with applicable setback, visibility, compatibility, and underlying zoning standards.

> **Cameron Moulton made a motion to recommend approval to City Council for the proposed amendment to Chapter 15 of the Grantsville Land Use Ordinance to add the R-1-21 Zone as a zoning designation for Micro-Entrepreneurship. With the following modification: Apply the proposed amendment to all zoning designations within Chapter 15. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

2. **Recommendation of the proposed amendments to Chapters 2, 6, and 7 of the Grantsville Land Use Ordinance.**

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore explained that the proposed amendments to Chapters 2, 6, and 7 had previously been discussed by the Planning Commission and had been revised based on the Commission's direction.

Shelby reviewed the proposed amendment to Chapter 2 regarding Home Occupations. She explained that the existing minimum lot frontage requirement had been removed and replaced with language requiring the property to have frontage along a public or private road that provides legal access to the property.

Shelby then reviewed the proposed amendments to Chapter 6 regarding driveway approaches. She explained that driveway approaches would continue to be required to maintain a minimum separation of 12 feet. The proposed language would also require a driveway to be located no closer to the side property line than the minimum side yard setback for the applicable zoning district, measured from the side property line to the nearest edge of the driveway, excluding the flares.

Shelby explained that the existing requirement for a driveway to be located 60 feet from an intersection had created difficulties on properties with limited frontage. The proposed amendment would instead use the applicable zoning district setback and the City's clear view requirements to determine the appropriate location, with the greater requirement applying.

Shelby reviewed the proposed amendment to Chapter 7 regarding the referral of Conditional Use Permits to the Planning Commission. She explained that the existing language required a Conditional Use Permit to be referred to the Planning Commission when public comments indicated a concern about the proposed use. The revised language would require referral when comments identified a potential issue regarding the proposed Conditional Use Permit's compliance with the approval standards of Chapter 7 or other applicable provisions of the Grantsville Land Use Ordinance.

Vice Chair Hill stated that he supported the revised language. Chair Sarah Moore agreed and stated that the amendment was clearly worded.

Shelby stated that the revised language would also provide clearer direction to staff when determining whether public comments warranted referral of a Conditional Use Permit to the Planning Commission.

Public Hearing
No comments

Discussion and Consideration
Commissioner Moulton stated that he had no concerns with the proposed amendments, noting that the Planning Commission had previously discussed the changes and that the revisions made sense.

Jason Hill made a motion to recommend approval to City Council for the proposed amendments to Chapters 2, 6, and 7 of the Grantsville Land Use Ordinance. Cameron Moulton seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.

3. **Approval of the minutes from the July 21, 2026 Planning Commission Regular Meeting.**

   Cameron Moulton made a motion to approve the minutes from the July 21, 2026 Planning Commission Regular Meeting. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.

4. **Report from City Staff.**

   Planning and Zoning Administrator Shelby Moore reported that Holiday Oil was preparing to break ground the following week. She also stated that another project located nearby would soon be coming before the Planning Commission.

   Community Development Director Bill Cobabe provided an update regarding the previous discussion on data centers. Bill reiterated that the City had not received any applications, plans, or other indication that a data center was currently proposed within Grantsville City. He explained that staff's intent was to be proactive by developing regulations and performance standards before receiving an application. He stated that if the City ultimately decided to allow data centers, the standards would be intended to minimize potential impacts and provide appropriate mitigation requirements.

   Bill reported that staff had recently met to begin developing potential performance standards and regulations. He stated that the topic would return to the Planning Commission at the next meeting as a discussion item.

   Bill also stated that he had met with the Tooele County Manager, who was anticipating a data center proposal and was working on regulations for that use. He explained that Tooele County had provided him with its draft information and that he intended to incorporate some of those concepts into the proposal brought back to the Planning Commission.

   Bill reminded the Planning Commission of the upcoming APA Conference scheduled for September 9–10 and asked any commissioners who had not yet registered and wished to attend to contact staff.

   Commissioner Moulton asked whether Bill had received much public feedback following the previous discussion regarding data centers. Bill stated that despite providing his contact information and inviting residents to contact him with questions or concerns, he had not received any calls, emails, or other direct communication.

Chair Sarah Moore expressed appreciation for Bill's willingness to have open conversations with members of the public. Bill reiterated that his goal was to be proactive and available to discuss concerns with residents.

5. Open Forum for Planning Commissioners.

Commissioner Moulton asked about the role of the Planning Commission and whether all matters reviewed by the Commission ultimately required City Council approval. He questioned whether having both bodies review many of the same matters created an unnecessary level of bureaucracy and additional cost to the City.

Planning and Zoning Administrator Shelby Moore explained that not all Planning Commission decisions proceed to the City Council. She stated that the Planning Commission makes final decisions on certain administrative matters, including many Conditional Use Permits, while legislative matters, such as amendments to the Land Use Ordinance, require final action by the City Council.

Community Development Director Bill Cobabe explained that there had been discussions regarding whether certain matters could be handled solely by either the Planning Commission or City Council to streamline the process. He stated that one benefit of the current process is that it provides the public with two opportunities to participate in legislative matters. If someone is unable to attend one meeting or disagrees with the Planning Commission's recommendation, they have another opportunity to provide input before the City Council.

Bill stated that it was rare for the City Council to reach a different conclusion than the Planning Commission's recommendation, although he had seen it occur. He explained that the Planning Commission also serves a unique role because commissioners are appointed rather than elected and are therefore able to independently evaluate land use matters without the same constituent considerations faced by elected officials. He stated that this provides an additional level of credibility and impartiality to the review process.

Chair Sarah Moore asked about the appeal process for decisions made by the Planning Commission. Shelby explained that the City has a Board of Adjustment as an initial appeal level, followed by additional appeal processes where applicable.

Bill clarified that administrative decisions made by staff or the Planning Commission may be appealed to the Board of Adjustment, which acts in a quasi-judicial capacity. He explained that the Board also considers variance requests when strict application of the Land Use Ordinance creates an undue hardship due to unique circumstances associated with a property. Decisions of the Board of Adjustment may ultimately be appealed through the courts.

Commissioner Moulton stated that the discussion helped clarify the Planning Commission's role. He explained that he had previously believed everything considered by the Planning Commission also went before the City Council, which made the process appear repetitive. He

stated that he better understood the distinction after learning that some matters are decided solely by the Planning Commission and that the two-meeting process provides additional opportunities for public participation.

Vice Chair Hill added that the Planning Commission also provides an additional level of review before matters proceed to the City Council.

Vice Chair Hill discussed the potential impacts of data center development occurring outside Grantsville City limits but near the community. He stated that even if a proposed facility was located within Tooele County's jurisdiction, the impacts could still directly affect Grantsville. He asked whether the City should become more involved in discussions with the County to address infrastructure, water, and other potential impacts before development occurred.

City Council Member Rhett Butler stated that the City remained engaged with Tooele County and had met with County representatives the previous evening. He agreed that a proactive approach was important but noted that development within the County remained under the County's jurisdiction. He stated that the Mayor and City Manager maintained regular communication with County officials.

Vice Chair Hill emphasized that the City's opportunity to influence potential impacts was during the planning stages rather than after development occurred. City Council Member Butler stated that the City's relationship with Tooele County was as strong as it had ever been and that communication was ongoing.

6. Report from City Council.

City Council Member Rhett Butler reported that the City Council had not met since the previous Planning Commission meeting and that its upcoming meeting would primarily consist of the Truth in Taxation hearing.

City Council Member Butler reported that City representatives had attended a growth summit with Tooele County the previous day, where the Utah Department of Energy provided a presentation. Based on the information presented, he suggested holding a joint work session between the City Council and Planning Commission to discuss a potential nuclear lifecycle innovation campus and its possible impacts on the area. He suggested inviting one of the presenters from the summit to provide additional information to both bodies and the public.

Vice Chair Hill stated that he had heard there could be additional nuclear-related development in the area even if Utah was not selected as the primary location for the larger project. He expressed support for the proposed joint work session.

Commissioner Moulton also expressed support for the work session and noted that the information would be valuable for current and future Planning Commission members.

City Council Member Butler stated that the City anticipated appointing an additional Planning Commission member by the first meeting in September. He suggested potentially holding the joint work session on September 29th or 30th and having the meeting publicly noticed so residents could also attend and hear the presentation.

Chair Sarah Moore expressed interest in attending the proposed work session and supported providing the public with an opportunity to learn more about the topic.

7. **Adjourn.**

Jason Hill made a motion to adjourn. Cameron Moulton seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye," and Cameron Moulton "Aye." The meeting adjourned at 7:50 p.m.

AGENDA ITEM #6

Report from City staff.

AGENDA ITEM #7

Open Forum for Planning Commissioners

AGENDA ITEM #8

Report from City Council.

AGENDA ITEM #9

Adjourn.