

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, September 1, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

AGENDA

1. Presentation, **Public Hearing**, Discussion and Consideration: Consideration of a request for a Plat Extension for the Matthews Meadows Phase 2 Subdivision.
2. Presentation and Discussion: Discussion of a proposed new use for an Animal Encounters Facility within the Chapters 2, 8, and 15.
3. Presentation, **Public Hearing**, Discussion and Recommendation: Recommendation of proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance.
4. Approval of the minutes from the August 18, 2026 Planning Commission Regular Meeting.
5. Report from City Staff.
6. Open Forum for Planning Commissioners.
7. Report from City Council.
8. Adjourn.

Shelby Moore

Zoning Administrator

Grantsville City Community & Economic Development

Join Zoom Meeting

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

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

Meeting ID: 435 884 3411



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

AGENDA ITEM #1

Consideration of a request for a Plat Extension
for the Matthews Meadows Phase 2
Subdivision.

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



STAFF REPORT

To: Grantsville City Planning Commission

From: Community Development Staff

Meeting Date: September 1, 2026

Public Hearing Date: September 1, 2026

Re: Consideration of a Request for a Third Six-Month Extension of the Matthews Meadows Phase 2 Final Plat Approval

Background

Matthews Meadows Phase 2 received Final Plat approval on July 9, 2024. The applicant is Grantsville New Team, LLC, represented by Shawn Holste. City records identify the subdivision as a 41-lot residential development located near Durfee Street and Willow Street.

The applicant has previously received extensions of the Final Plat approval. City records show that the most recent six-month extension was approved by the Planning Commission on May 5, 2026, requiring the Final Plat to be recorded by November 5, 2026.

On August 21, 2026, the applicant submitted another written request for a six-month extension. The applicant stated that ongoing economic conditions continue to affect its ability to proceed with Phase 2 and that it is still working through existing lot inventory in Phase 1.

This request represents the applicant's third request for an extension of the Matthews Meadows Phase 2 Final Plat approval.

Request Summary

The applicant is requesting an additional six months to maintain the validity of the Matthews Meadows Phase 2 Final Plat approval beyond the current November 5, 2026 expiration date.

The applicant has indicated that it remains committed to the development but is not currently in a position to proceed with Phase 2 due to economic conditions and existing lot inventory in Phase 1.

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

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

Applicable Code

Section 21.2.1 – Diligence requires each development to be actively pursued to completion. An application that exceeds the time limits established by Chapter 21 becomes null and void, and any extension must be requested prior to expiration of the approval. If an application becomes void, the applicant must reapply beginning at the first stage applicable to that level of development.

Section 21.4.7 – Final Plat Stage Application provides that an approved Final Plat must be recorded within 365 days or the approval becomes void. A Final Plat may not be recorded while a Development Agreement or amendment to a Development Agreement remains under consideration.

Extension Requirements: Based on these provisions, a request for an extension must be submitted prior to expiration of the applicable approval, and the development is required to be actively pursued toward completion.

Staff Analysis

Staff has reviewed the extension request in accordance with Section 21.2.1 – Diligence, which requires each development to be actively pursued to completion. In evaluating the current request, staff considered the applicant's progress toward recordation of Matthews Meadows Phase 2, the history of previous extensions, outstanding requirements associated with the development, and the applicant's overall progress toward completing development obligations.

The applicant has previously been granted additional time to complete and record Matthews Meadows Phase 2. The current request represents the applicant's third request for an extension. While the Land Use Ordinance does not establish a specific limit on the number of Final Plat extensions that may be granted, each extension provides additional time for the applicant to complete the requirements necessary to move the development toward recordation.

Despite the additional time previously granted, outstanding requirements remain associated with Matthews Meadows. These include the required chain-link fencing around the basin in Phase 1. Staff has also continued to work with the applicant regarding unresolved obligations associated with other active developments, including the Heritage Farms Phase 1 appraisal and fee-in-lieu, the Canyon View MDA and fee-in-lieu, and the recording of the plat amendment for Matthews Meadows phase 1.

Staff recognizes that the applicant has continued to communicate with the City and has expressed an intent to proceed with Matthews Meadows Phase 2. However, the purpose of an extension is to provide additional time for an approved development to continue progressing toward completion. In this case, multiple extensions have already provided additional time, while

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several development requirements remain outstanding.

Based on the history of the application, the outstanding requirements, and the requirement of Section 21.2.1 that developments be actively pursued to completion, staff has concerns about insufficient progress.

Outstanding Development Requirements

Matthews Meadows Phase 1: An outstanding requirement remains to install a chain-link fence around the detention/retention basin.

Matthews Meadows Phase 2: City records currently show an outstanding balance of \$24,700, consisting of the \$24,000 open-space fee-in-lieu and \$700 bond fee. The applicant has previously acknowledged the \$24,000 open-space obligation, but because the plat has not been recorded the open space obligation for the fees cannot be collected.

Heritage Farms Phase 1: An appraisal is still required to establish the applicable open-space fee-in-lieu, and the resulting fee-in-lieu remains to be unpaid. The applicant acknowledged in September 2025 that the appraisal was required and stated that one would be prepared.

Canyon View Phase 1: The development agreement/open-space provisions remain unresolved. City records document repeated communication regarding the MDA and fee-in-lieu, including follow-up as recently as April 29, 2026.

On **September 6, 2026**, Shelby Moore spoke with the applicant by telephone regarding the outstanding fee-in-lieu obligations for Canyon View, Heritage Farms and other construction obligations.

Development Compliance Timeline

Date	Development	Action / Outstanding Requirement
May 15, 2024	Matthews Meadows	Staff determined the open-space fee-in-lieu would be based on 10% of the appraised value and advised that an appraisal would be required.
June 27, 2024	Matthews Meadows	Staff requested a certified appraisal to determine the applicable fee-in-lieu.
June 27–28, 2024	Canyon View	Staff advised the applicant of the fee-in-lieu obligation and began discussions regarding amendment of the MDA.
August–October 2024	Canyon View / Matthews Meadows	Staff repeatedly followed up regarding appraisals necessary to determine open-space fee-in-lieu obligations.
December 24, 2024	Matthews Meadows	Appraisal received. Staff advised that a park concept/MDA would be needed if the applicant wished to use the basin for the

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Date	Development	Action / Outstanding Requirement
		open-space requirement.
February 11, 2025	Matthews Meadows	Staff documented that the bond, engineering fee, and open-space fee-in-lieu remained outstanding.
February 11, 2025	Canyon View / Heritage Farms	Staff followed up regarding the Canyon View MDA and requested the Heritage Farms appraisal.
September 17–18, 2025	Heritage Farms / Canyon View	Staff documented the need for Heritage Farms appraisals and the unresolved Canyon View MDA/open-space fee. The applicant acknowledged that the Heritage Farms appraisal was required and proposed a \$47,000 fee-in-lieu for Canyon View.
November 12–13, 2025	Canyon View / Other Developments	Staff followed up regarding outstanding fee-in-lieu payments. The applicant indicated payment of Canyon View's fee would occur after the amended MDA was approved.
December 16–29, 2025	Canyon View	Continued correspondence occurred regarding the MDA and payment of the open-space fee-in-lieu.
January–April 2026	Canyon View	Staff and the applicant continued working on the MDA, including drafts, amendments, and follow-up correspondence.
March 16, 2026	Matthews Meadows	Staff sent another reminder regarding fees owed and plats requiring recordation.
May 5, 2026	Matthews Meadows Phase 2	Planning Commission approved another six-month extension, establishing a November 5, 2026 recording deadline.
August 21, 2026	Matthews Meadows Phase 2	Applicant submitted the current request for another six-month extension.
September 6, 2026	Canyon View / Heritage Farms	Shelby spoke with the applicant by telephone regarding outstanding fee-in-lieu requirements for Canyon View and Heritage Farms.

Staff Findings

Staff finds that:

1. The applicant has submitted a written request for an additional six-month extension of the Matthews Meadows Phase 2 Final Plat approval.
2. The current Final Plat approval is scheduled to expire on November 5, 2026.
3. This request represents the third extension request for Matthews Meadows Phase 2.
4. The applicant has cited ongoing economic conditions and existing lot inventory within Phase 1 as the basis for the current request.

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5. Outstanding requirements remain associated with Matthews Meadows, including the open-space fee-in-lieu and bond obligations for Phase 2 and the basin fencing requirement associated with Phase 1.
6. Additional outstanding development obligations involving the applicant remain unresolved, including the Heritage Farms Phase 1 appraisal and fee-in-lieu, the Canyon View MDA and fee-in-lieu.
7. City staff has communicated with the applicant regarding several of these outstanding requirements over an extended period, and multiple items remain incomplete.

Staff Recommendation

Staff does not recommend approval of the requested six-month extension for Matthews Meadows Phase 2 at this time.

While the applicant has indicated a continued intent to develop Phase 2, this is the third request for additional time, and outstanding requirements remain associated with Matthews Meadows and other active developments involving the applicant.

Staff has communicated with the applicant regarding these obligations over an extended period of time, including outstanding fees, development agreements, appraisals, and required infrastructure improvements. Several of these items remain unresolved.

Based on the number and duration of the outstanding obligations and the repeated extensions previously provided for Matthews Meadows Phase 2, staff does not find that an additional six-month extension is warranted at this time.

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Grantsville New Team, LLC
1676 Progress Way • Tooele, UT 84074

To: Grantsville City Planning Commission

Attn: Shelby Moore

From: Shawn Holste

Date: August 21, 2026

Subject: Request for Six-Month Extension of Agreement – Matthews Meadows Subdivision, Phase 2

Dear Members of the Planning Commission,

We respectfully request a six-month extension of the agreement currently scheduled to expire on November 5, 2026.

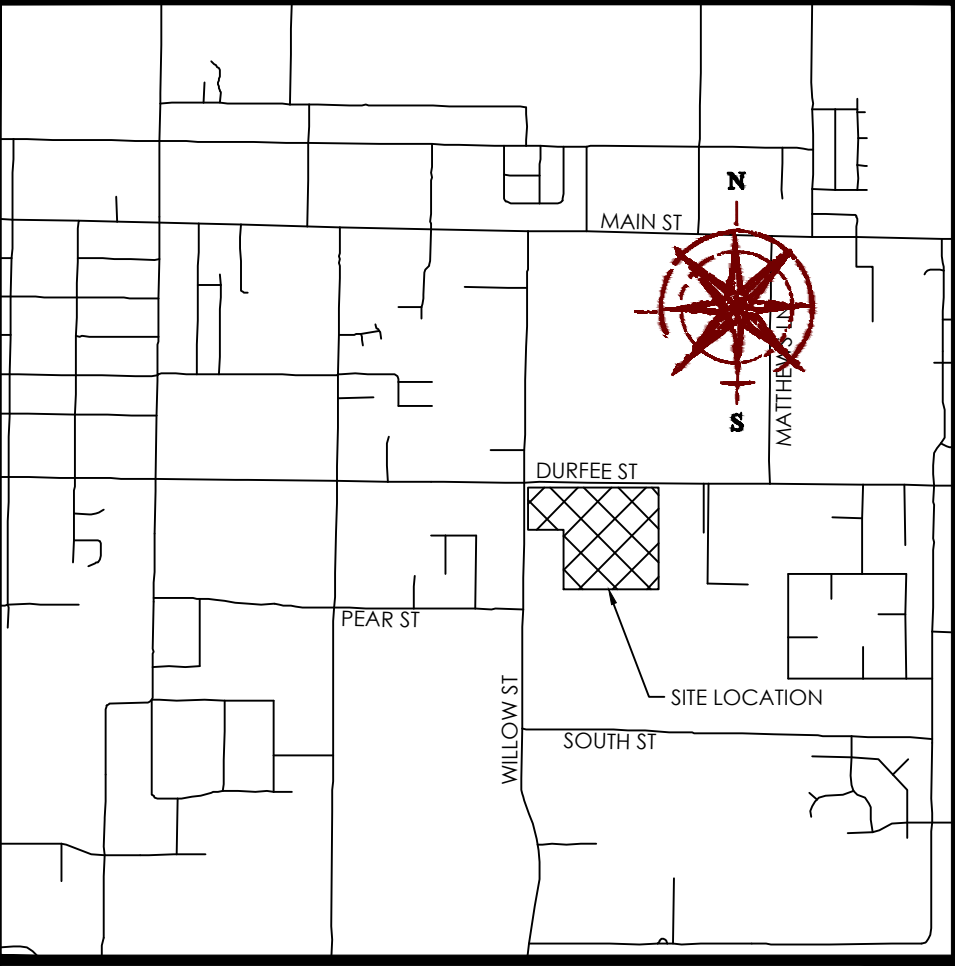
As noted in previous discussions with the Commission, ongoing economic conditions have continued to impact our ability to move forward with Phase 2 at this time. We remain committed to the development; however, we are still working through existing lot inventory in Phase 1, where a number of lots have yet to have homes built on them. Given these circumstances, we are not currently in a position to proceed with Phase 2 immediately.

We appreciate your consideration of this request and your continued support of our efforts. Please let us know if any further documentation or information is needed.

Sincerely,

A handwritten signature in black ink, appearing to be 'SH' followed by a stylized flourish.

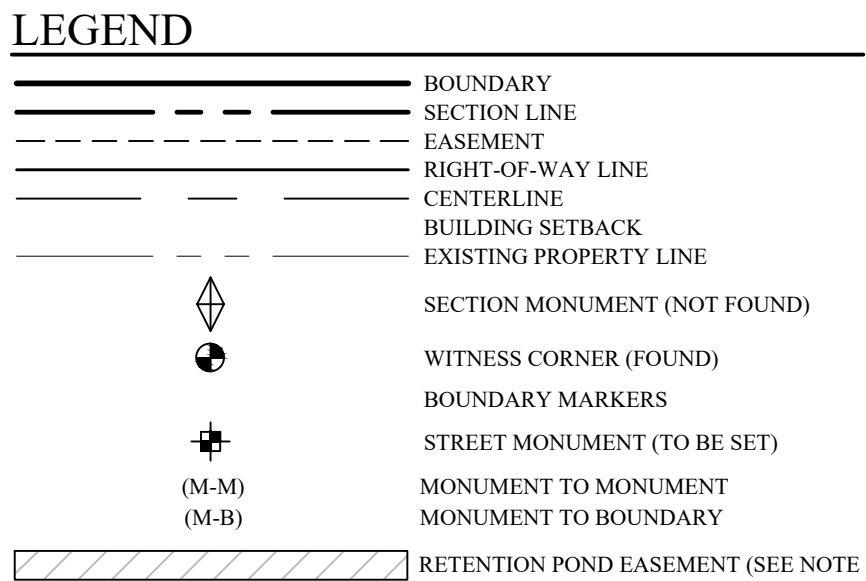
Shawn Holste
Managing Member
Grantsville New Team, LLC



VICINITY MAP
N.T.S.

NOTES

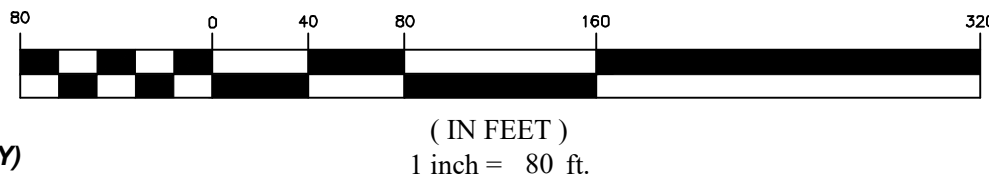
- 5/8" X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- LOTS 202-205, 214-217, 219-226, & 236-241 PROPERTY OWNERS AGREE TO MAINTAIN THE STORM DRAIN RETENTION AREA AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANYTIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, THE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEE, AND INTEREST.
- PROPERTY OWNERS AND ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS A PERPETUAL PRIVILEGE AND EASEMENT TO GRANTSVILLE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE OF MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW THE GROUND, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.
- PARCEL A IS HEREBY DEDICATED TO GRANTSVILLE CITY.
- PARCEL A WILL BE MAINTAINED BY GRANTSVILLE CITY.



MATTHEWS MEADOWS SUBDIVISION

PHASE 2 FINAL PLAT
LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRAPHIC SCALE



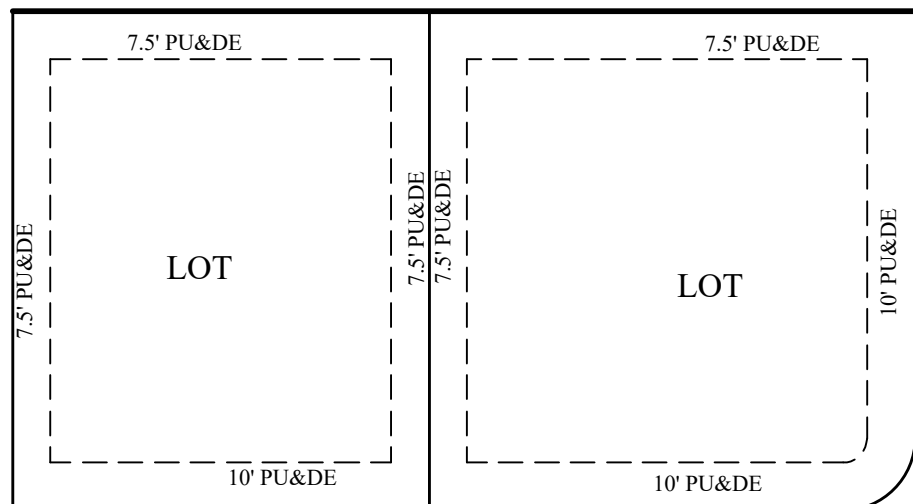
WITNESS CORNER TO THE
NORTHWEST CORNER OF
SECTION 5, T3S, R5W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT
(LOCATED N89°50'03"W 492.39' FROM
CALCULATED NORTHWEST CORNER)

N89°49'23"E
492.53'
(PER HATHCOCK SURVEY)

NORTHWEST CORNER OF
SECTION 5, T3S, R5W, SLB&M
CALCULATED POSITION)

N00°03'05"E
261.86'
(PER HATHCOCK SURVEY)

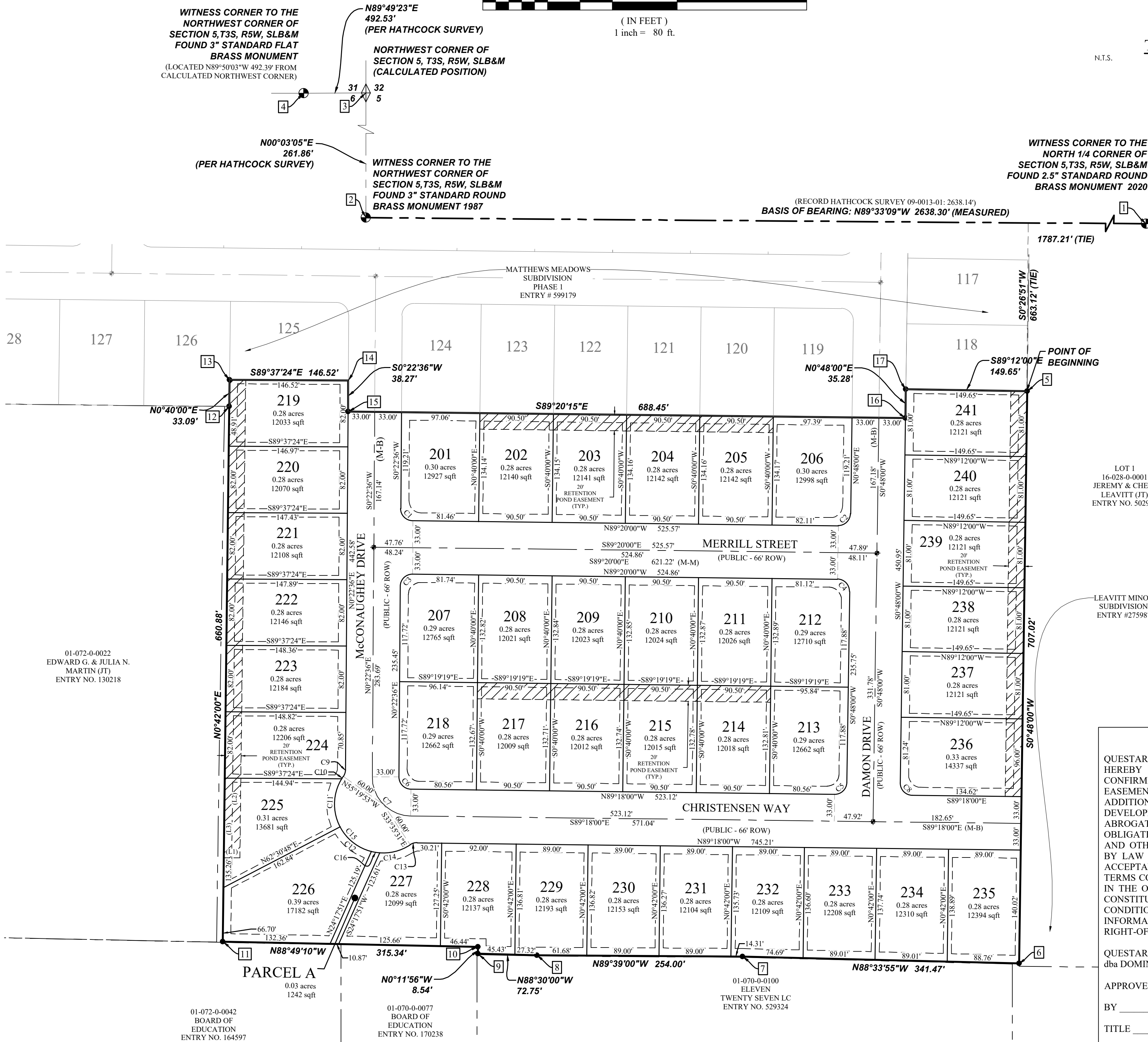
WITNESS CORNER TO THE
NORTHWEST CORNER OF
SECTION 5, T3S, R5W, SLB&M
FOUND 3" STANDARD ROUND
BRASS MONUMENT 1987



RIGHT OF WAY

TYPICAL PU & DE

N.T.S.



Tooele County Coordinate Table		
Point #	Northing	Easting
1	824340.3041	739891.1429
2	824360.9100	737252.9200
3	824622.7699	737253.1549
4	824621.2488	736760.6272
5	823691.0514	738098.8088
6	822984.0963	738088.9372
7	822992.6460	737747.5741
8	822994.2003	737493.5802
9	822996.1047	737420.8551
10	823004.6390	737420.8243
11	823011.1386	737105.5524
12	823671.9666	737113.6252
13	823705.0554	737114.0102
14	823704.0922	737260.5311
15	823665.8236	737260.2796
16	823657.8640	737948.6841
17	823693.1408	737949.1766

LOT 1
16-028-0-0001
JEREMY & CHERI
LEAVITT (JT)
ENTRY NO. 502906

LEAVITT MINOR
SUBDIVISION
ENTRY #275987

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____ A.D. 20__

BY _____

TITLE _____

Easement Line Table			
LINE	DIRECTION	LENGTH	
(L1)	N89°18'00"W	20.00	
(L2)	N00°41'54"E	98.39	
(L3)	N00°41'58"E	98.28	

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°42'36"	23.49	S44°28'42"E	21.16
C2	15.00	89°52'00"	23.53	N45°44'00"E	21.19
C3	15.00	90°17'24"	23.64	S45°31'18"W	21.27
C4	15.00	90°08'00"	23.60	N44°16'00"W	21.24
C5	15.00	89°54'00"	23.54	N45°45'00"E	21.19
C6	15.00	89°40'36"	23.48	S44°27'42"E	21.15
C7	48.00	89°40'36"	75.13	S44°27'42"E	67.69
C8	15.00	90°06'00"	23.59	S44°15'00"E	21.23
C9	15.00	34°17'31"	8.98	N17°31'22"E	8.84
C10	60.00	3°03'45"	3.21	N33°08'15"E	3.21
C11	60.00	59°05'34"	61.88	N02°03'35"E	59.18
C12	60.00	48°22'13"	50.65	N51°40'18"W	49.16
C13	15.00	34°17'31"	8.98	S73°33'14"W	8.84
C14	60.00	37°49'55"	39.62	S75°19'26"W	38.90
C15	60.00	158°15'39"	165.73	S44°27'42"E	117.85
C16	60.00	9°54'12"	10.37	S80°48'30"E	10.36

01-072-0-0022
EDWARD G. & JULIA N.
MARTIN (JT)
ENTRY NO. 130218

01-072-0-0042
BOARD OF
EDUCATION
ENTRY NO. 164597

01-070-0-0077
BOARD OF
EDUCATION
ENTRY NO. 170238

01-070-0-0100
ELEVEN
TWENTY SEVEN LC
ENTRY NO. 529324

SHEET 1 OF 1

DATE: 5/18/2023

PREPARED FOR

GRANTSVILLE NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

BENCHMARK

NORTHWEST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4399.08'
DATUM: NAVD83

CITY ATTORNEY

APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 20__

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20__

TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ____ DAY OF ____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

GRANTSVILLE CITY MAYOR

ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2023-0019

PREPARED BY



DRAWN BY: MPM
CHECKED BY: JPW
QA/QC BY: _____

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS ____ DAY OF ____ A.D. 20__

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

GRANTSVILLE CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, a parcel, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

For Review

04/03/2024 9:07:47 AM

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

DATE

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian (Basis of Bearing: N89°33'09"W between the Witness Corner to the Northwest Corner and the Witness Corner to the North Quarter Corner of Section 5, Said Northwest Corner is an unmarked point which lies N0°03'05"E 261.86 feet from said Witness Corner [note: Previous surveys and descriptions which have relied on Tooele County Dependent data show this distance to be 262.72 feet]), being located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the westerly boundary line LEAVITT MINOR SUBDIVISION, according to the official plat thereof recorded January 12, 2007 as Entry No. 275987 in the Tooele County Recorder's Office, said point being N89°33'09"W 1787.21 feet along the Section line and S0°26'51"W 663.12 feet from the Witness Corner to the North Quarter Corner of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along said plat S00°48'00"W 707.02 feet to that Boundary Line Agreement Recorded December 30, 2008 as Entry No. 318261 in the Tooele County Recorder's Office; thence along said Boundary Line Agreement the following six (6) courses: (1) N88°33'55"W 341.47 feet; thence (2) N88°39'00"W 254.00 feet; thence (3) N88°30'00"W 72.75 feet; thence (4) N00°11'56"W 8.54 feet; thence (5) N88°49'10"W 315.34 feet (record: N88°49'10"W 169.15 feet and N88°49'10"W 146.19); thence (7) N00°42'00"E 660.88 feet; thence N00°40'00"E 33.09 feet; thence S89°37'24"E 146.52 feet; thence S00°22'36"W 38.27 feet; thence S89°20'15"E 688.45 feet; thence N00°48'00"E 35.28 feet; thence S89°12'00"E 149.65 feet to the point of beginning.

Contains: 15.28 acres+/-
41 lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS

MATTHEWS MEADOWS SUBDIVISION, PHASE 2

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. FOREVER, THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET

HAND THIS ____ DAY OF ____ A.D. 20__

GRANTSVILLE NEW TEAM LLC

SHAWN HOLSTE, MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF _____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

MATTHEWS MEADOWS SUBDIVISION PHASE 2 FINAL PLAT

LOCATED IN THE NE1/4 OF SECTION 6 & NW1/4
OF SECTION 5, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$

TOOELE COUNTY RECORDER

21.2.1 Diligence

Each development shall be actively pursued to completion. Any application that exceeds the time limits stated in this chapter will be deemed null and void and all vested rights are waived by the subdivider for that development. An application shall be null and void and all vested rights waived by the subdivider for that development if they do not complete a stage or they fail to make a progress report to the planning commission within 365 days. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the first stage for that level of development.



Shelby Moore <smoore@grantsvilleut.gov>

Fw: 2023105 - Matthews Meadows Ph. 2 Final

Brian Barrow <brian@gtmbuilders.com>

Mon, Aug 17, 2026 at 5:51 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Shawn Holste <shawnholste@me.com>, Nicole Ackman <nackman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Hi Shelby,

Hope all is well. I wanted to get ahead of the upcoming deadline and follow up regarding the Matthews Meadows Subdivision, Phase 2 plat and our request to extend the current deadline before November 5th.

As noted previously, ongoing economic conditions have continued to impact our ability to move forward with Phase 2 at this time. We remain committed to the development, but we are still working through existing lot inventory in Phase 1, where a number of lots have yet to have homes built on them. Given those circumstances, we are not currently in a position to proceed with Phase 2 immediately.

That said, we also wanted to better understand the expectation that the Phase 2 plat must be recorded by the current deadline. Recording the plat at this stage would require us to incur additional and potentially unnecessary expenses, including bonding and related costs, before we are prepared to move forward with development. Additionally, if market conditions or project needs result in any changes after recording, we could be forced into an amendment process that may otherwise be avoidable.

With that in mind, we respectfully request your guidance on the process for extending the plat deadline and preserving the approvals while we continue working toward the appropriate timing for Phase 2. Would you like me to prepare a memo to the members of the Planning Commission, similar to what was submitted last time?

Please let us know if anything else is needed. Talk soon.

Thanks,

Brian



From: Shelby Moore <smoore@grantsvilleut.gov>

Sent: Wednesday, May 6, 2026 9:33 AM

To: Brian Barrow <brian@gtmbuilders.com>

[Quoted text hidden]

AGENDA ITEM #2

Presentation and Discussion: Discussion of a proposed new use for an Animal Encounters Facility within the Chapters 2, 8, and 15.



STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: September 1st, 2026
Public Hearing Date: September 1st, 2026

Re: Presentation and Discussion of the proposed land use ordinance amendments establishing Animal Encounter Facilities.

Executive Summary

Grantsville City is considering amendments to Chapters 2, 8, and 15 of the Grantsville Land Use Development and Management Code to establish and regulate Animal Encounter Facilities. The proposal would define the use, identify permitted and excluded activities, establish operational and site standards, and classify the use as conditional within the R-1-21 zoning district. This report summarizes the proposal and identifies matters for Planning Commission discussion. It does not include a staff recommendation.

Background and Purpose

The proposed amendments are intended to create a specific regulatory path for agricultural or rural properties that allow supervised public interaction with domesticated farm animals. The draft distinguishes this use from commercial kennels, veterinary facilities, breeding or boarding operations, slaughter facilities, exotic-animal uses, and commercial event venues. The standards are structured to maintain an agricultural character while addressing visitor activity, animal care, traffic, parking, sanitation, accessibility, and neighborhood compatibility.

Proposed Ordinance Amendments

Chapter 2 - Definition

The proposal adds the following defined use: Animal Encounters - a facility where members of the public may observe, handle, feed, or otherwise interact with domestic farm animals for educational or recreational purposes.

Chapter 8 - Section 8.10, Animal Encounters

The new section would establish the substantive standards governing an Animal Encounter Facility, including the following:

- The agricultural operation must remain the primary use of the property.
- Allowed activities may include supervised animal interaction, agricultural education, livestock demonstrations, guided farm tours, photography sessions, workshops, seasonal agricultural activities,

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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.

accessory sales, animal enclosures, visitor areas, sanitation stations, feed storage, and customary accessory agricultural structures.

- Excluded uses include commercial kennels, veterinary hospitals or clinics, primary breeding operations, boarding facilities, slaughter facilities, exotic or dangerous animals, and commercial event centers or amusement-type uses.
- Visitor groups would be limited to 1-10 visitors per 45-minute period, with operating hours from 9:00 a.m. to 8:00 p.m.
- A property of at least two acres could maintain up to 20 domesticated farm animals; a property of at least five acres could maintain up to 40. The total would be capped at 40, excluding offspring under six months housed with a parent animal.
- The minimum site area would be two acres, with at least 125 feet of frontage and direct legal access to a public street.
- The use must address noise, odor, lighting, traffic, parking, sanitation, pedestrian and livestock circulation, accessibility, and animal welfare.
- The Planning Commission could impose additional buffering, landscaping, screening, parking, circulation, or operational conditions based on site characteristics and intensity.
- Approval would require a Conditional Use Permit and specified application materials, including a Chapter 11 site plan, parking and circulation plan, activity description, animal management plan, and an emergency access plan when required.

Chapter 15 - Use Table

Table 15.1 would identify Animal Encounters as a conditional use in the R-1-21 zoning district. The draft does not identify the use as permitted or conditional in the other residential districts shown in the table.

Land Use and Compatibility Analysis

Relationship to the R-1-21 District

The proposal places Animal Encounter Facilities in the R-1-21 district through the conditional use process. The two-acre minimum site area and 125-foot frontage standard would limit eligible properties beyond the ordinary dimensional standards applicable to an individual R-1-21 lot. The requirement that agriculture remain the primary use is intended to prevent the public-facing component from becoming the dominant commercial use of the property.

Conditional Use Review

A Conditional Use Permit would allow the Planning Commission to evaluate site-specific impacts and impose reasonable conditions related to parking, access, buffering, lighting, hours, sanitation, circulation, group size, and animal numbers. The proposed required attachments are intended to provide the information needed for that review.

Traffic, Parking, and Emergency Access

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The draft requires direct legal access to a public street, off-street parking consistent with Chapter 6, safe circulation for passenger and emergency vehicles, and accessible parking. The Commission may wish to consider whether the proposed visitor schedule provides an adequate basis for calculating parking and trip generation and whether an emergency access plan should be required for every application rather than only when requested.

Animal Management, Health, and Sanitation

The proposal requires compliance with applicable animal welfare regulations and adequate food, water, shelter, sanitation, fencing, and veterinary care. It also requires accessible handwashing stations and compliance with applicable building, fire, health, and accessibility standards for areas open to the public. The required animal management plan provides a mechanism to document these practices during review.

Potential Policy and Drafting Considerations

Before forwarding an ordinance, the Planning Commission may wish to discuss whether the draft should be clarified in the following areas:

- Whether the use should be limited to the R-1-21 district or considered in another agricultural or rural zoning district.
- Whether two acres is sufficient for the proposed public use and animal intensity, and whether the animal limits should also be tied to animal type, open-area requirements, or existing animal-spacing standards.
- How the requirement that agriculture remain the primary use will be measured and documented.
- Whether the 1-10 visitors per 45-minute period applies to reservations, persons on-site at one time, or each arriving group, and how overlapping sessions would be handled.
- Whether seasonal activities and mass gatherings require clearer thresholds or separate approvals.
- Whether the standards should specify restroom triggers, waste and manure management, food service, liability or insurance documentation, and agency approvals from the fire and health authorities.
- Whether terms should be standardized throughout the ordinance as either “Animal Encounters” or “Animal Encounter Facility.”

General Plan and Public-Welfare Considerations

In reviewing a legislative land use amendment, the Planning Commission may consider whether the proposal supports the City's desired land use pattern and rural character; whether the standards adequately address public health, safety, and welfare; whether the amendment can be administered consistently; and whether potential impacts on neighboring properties can be reasonably mitigated through objective standards and conditional-use conditions.

Public Notice and Comment

Public notice and hearing information should be inserted into the final agenda packet based on the notice completed for the meeting. Any written comments received before the hearing should be included in the record, and oral comments should be summarized in the meeting minutes.

Planning Commission Action

Following the public hearing and deliberation, the Planning Commission may forward a recommendation

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to the City Council to approve the proposed amendments as drafted, approve them with specified revisions, or deny them. Any motion should identify the chapters and sections considered and clearly state any requested revisions.

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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.

Chapter 2 Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word building shall include the word “structure;” the words “used” or “occupied” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word “shall” is mandatory and not directory, and the word may is permissive; the word “person” includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word “lot” includes the words plot or parcel. Words used in this Code but not defined herein shall have the meaning as defined in any other ordinance adopted by Grantsville City.

(1)-ACCESSORY FARM EMPLOYEE HOUSING (Amendment 8/21/02, complete addition of definition). A single-family dwelling providing the principal residence for a Farm employee and the employees’ family.

(2) ACCESSORY USE OR BUILDING. A use or building including solar energy systems and renewable energy uses on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals.

(3) ACTIVE SOLAR SYSTEM. A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or systems necessary to balance or optimize active components.

(4) AGENT. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.

(5) AGRICULTURE. The production of food through the tilling of the soil, the raising of crops, breeding, and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.

(6) AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS). The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.

(7) ALLUVIAL SOILS. Areas subject to periodic flooding as defined in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

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

(9) AMUSEMENT PARK. Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.

(10) ANIMAL CLINIC. (ALSO, ANIMAL HOSPITAL). Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.

(11) ANIMAL ENCOUNTERS. A facility where members of the public are permitted to observe, handle, feed, or otherwise interact with domestic farm animals for educational, or recreational purposes.

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

8.2 Congregate Care Facilities

8.3 Nursing Care Facilities

8.4 Group Homes

8.5 Transitional Treatment Homes

8.6 Municipal Ordinances Governing Elderly Residential Facilities

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

8.8 Municipal Ordinances Governing Residential Facilities For Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes

8.9 Micro Entrepreneurship

8.10 Animal Encounters

8.11 City Council Review And Approval Of Certain Developments Required

8.12 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards: (a) The home occupation must remain subordinate to the primary residential use of the dwelling and shall not alter the residential character of the dwelling or neighborhood. (b) The occupation shall occupy no more than 25% of the gross floor area of the dwelling unit or 500 square feet, whichever is less. (c) Only residents of the dwelling may engage in the occupation, unless otherwise authorized by permit. (d) The residence must be the principal residence of the applicant; (e) The occupation shall not produce tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference noise traffic, or other impacts detectable beyond the property boundaries. (f) No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way. (g) . No more than two clients or customers per day may visit the premises. Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers). (h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence; (i) No on-site advertising or signage is permitted, except as specifically allowed by ordinance. (j) Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved. (2) The following activities shall be permitted as home occupations that only require the approval of the Community Development Director, Zoning Administrator, or their designee: (a) Artists, illustrators, writers, photographers, editors, drafters, publishers Consultants, private investigators, f record keeping, and Bookkeeping (b) Home occupations that require a client to come to the home for service may be permitted, provided no more than two clients or customers per day visit the premises. Physicians, therapists, or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (3) Applications for home occupation permits shall be filed with the Community Development Director, Zoning Administrator, or their designee. The applications shall include the following information: (a) Confirmation that client traffic will not exceed two clients or customers per day. (b) A description of the type of business proposed; (c) A listing of the individuals at the home who will be working on the business; (d) The expected hours of operation of the business; and (e) If the business is conducted in an apartment, the application must also be approved by the apartment

management. (4) Upon receipt of an application for a home occupation, the Community Development Director, Zoning Administrator, or their designee shall make a determination of the completeness. If the application is determined to be complete, the Community Development Director, Zoning Administrator, or their designee shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit. (5) The Community Development Director, Zoning Administrator, or their designee shall issue a permit for the home occupation if they find that the: (a) provisions of this Ordinance are satisfied; (b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood; (c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties; (d) proposed home occupation will not negatively impact the future use of the property as a residence; (e) proposed home occupation will not adversely affect the public health, safety, or welfare; and (f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes. (6) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits. (a) The Planning Commission, or the City Council, and Community Development Director, Zoning Administrator, or their designee, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions: (b) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended; (c) violation or disregard of any condition issued in approval of the permit; or (d) violation of any of the provisions of this Ordinance anywhere on the property. (7) Any termination of a home occupation conditional use permit may be appealed to the Planning Commission if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the Planning Commission pursuant to chapter 3.23. (8) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years. (9) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

Amended 05/02 by Ordinance 2002-06, 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

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

Amended by Ord. 2026-18 on 5/6/2026

8.2 Congregate Care Facilities

A congregate care facility shall be permitted as a conditional use in all residential zoning districts provided it complies with all of the requirements of the particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.3 Nursing Care Facilities

A nursing care facility shall be permitted as a conditional use in all residential zoning districts provided that it complies with all of the requirements of that particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

8.4 Group Homes

(1) The purpose of this chapter is to permit the establishment of group homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No group home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small group homes (four to six residents) shall be permitted by conditional use permit upon the issuance of a license in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit upon the issuance of a license in the RM-7 and RM-1 1 zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

(4) A residential facility for disabled persons shall be consistent with existing zoning of the desired location. A residential facility for disabled persons shall:

(a) be occupied on a 24-hour-per-day basis by eight or fewer disabled persons in a family-type arrangement under the supervision of a house family or manager;

(b) conform with applicable standards of the Department of Human Services;

(c) be operated by or operated under contract with that department;

(d) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

(e) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;

(f) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;

(g) the operator of the facility provides adequate off-street parking space;

(h) the facility be capable of use as a residential facility for disabled persons without structural or landscaping alterations that would change the structure's residential character;

(i) no residential facility for disabled persons be established within three-quarters mile of another residential facility for disabled persons;

(j) no person being treated for alcoholism or drug abuse be placed in a residential facility for disabled persons;

(k) no person who is violent be placed in a residential facility for disabled persons; and

(l) placement in a residential facility for disabled persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(2) Upon application for a permit to establish a residential facility for disabled persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for disabled persons conforms to ordinances adopted by Grantsville City under this part. If Grantsville City determines that the residential facility for disabled persons complies with those ordinances, it shall grant the requested permit to that facility.

(3) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for disabled persons or if the structure fails to comply with the ordinances adopted under this part.

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

8.5 Transitional Treatment Homes

(1) The purpose of this chapter is to permit the establishment of transitional treatment homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No transitional treatment home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.

(2) Small transitional treatment homes (four to six residents) may be allowed as a conditional use permit in all residential zoning districts, provided that no small group home shall be located within eight hundred feet of another transitional treatment home or a group home.

(3) Large group homes (seven or more residents) may be permitted by conditional use permit in all residential zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

8.6 Municipal Ordinances Governing Elderly Residential Facilities

(1) The purpose of this chapter is to establish that a residential facility for elderly persons shall:

(a) not be operated as a business;

(b) be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;

(c) be consistent with existing zoning of the desired location; and

(d) be occupied on a 24-hour-per-day basis by eight or fewer elderly persons in a family-type arrangement.

(2) A residential facility for elderly persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a permit to establish a residential facility for elderly persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The permit process requires that:

- (a) the facility meet all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;
 - (b) adequate off-street parking space be provided;
 - (c) the facility be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
 - (d) no residential facility for elderly persons be established within three-quarters mile of another residential facility for elderly persons or residential facility for handicapped persons.
 - (e) no person being treated for alcoholism or drug abuse be placed in a residential facility for elderly persons; and
 - (f) placement in a residential facility for elderly persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- (3) Subject to granting of a conditional use permit, a residential facility for elderly persons shall be allowed in any municipal zoning district that is zoned to permit exclusively single-family use, if that facility:
- (a) conforms to all applicable health, safety, zoning, and building codes;
 - (b) is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character; and
 - (c) no residential facility for elderly persons be established or permitted within three-quarters mile of another existing residential facility for elderly persons or residential facility for handicapped persons.
- (4) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for elderly persons or if the structure fails to comply with the ordinances adopted under this part.
- (5) The requirements of this section that requires a residential facility for elderly persons obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.
- (6) The decision of a municipality regarding the application for a permit by a residential facility for elderly persons must be based on legitimate land use criteria and may not be based on:
- (a) the age of the facility's residents; or
 - (b) discrimination against elderly persons and against residential facilities for elderly persons.

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

- (1) The purpose of this chapter is to establish that a residential facility for handicapped persons shall be:
- (a) consistent with existing zoning of the desired location;
 - (b) be occupied on a 24-hour-per-day basis by eight or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager; and
 - (c) conform with applicable standards of the Department of Human Services and be operated by or operated under contract with that department.

(2) A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned exclusively single-family dwellings. Upon application for a building permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for elderly persons conform to ordinances adopted by Grantsville City under this part. The building permit process shall require that:

- (a) the facility meet all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;
- (b) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;
- (c) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;
- (d) the operator of the facility provide adequate off-street parking space as is required in Chapter 6 of this code;
- (e) the facility be capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
- (f) no residential facility for handicapped persons be established within three-quarters mile of another residential facility for handicapped persons;
- (g) no person being treated for alcoholism or drug abuse be placed in a residential facility for handicapped persons;
- (h) no person who is violent be placed in a residential facility for handicapped persons; and
- (i) placement in a residential facility for handicapped persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(3) Subject to granting of a conditional use permit, a residential facility for handicapped persons shall be allowed in any municipal zoning district that is zoned to permit exclusively single-family use. Subject to granting of a conditional use permit the Planning Commission shall be assured that:

- (a) no person who is being treated for alcoholism or drug abuse may be placed in a residential facility for handicapped persons;
- (b) no person who is violent may be placed in a residential facility for handicapped persons; and
- (c) placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution.
- (d) conforms to all applicable health, safety, zoning, and building codes;
- (e) is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character; and
- (f) no residential facility for handicapped persons be established within three-quarters mile of another existing residential facility for handicapped persons.

(4) If Grantsville City determines that the residential facility for handicapped persons complies with those ordinances, it shall grant the requested permit to that facility.

(5) The decision of a municipality regarding the application for a permit by a residential facility for handicapped persons shall be based on legitimate land use criteria and may not be based on:

(a) handicapping condition of the facility's residents; and

(b) discrimination against handicapped persons and against residential facilities for handicapped persons.

(6) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for handicapped persons or if the structure fails to comply with the ordinances adopted under this part.

(7) All Handicap Facilities shall follow the permitting process and guide lines for group homes.

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

Amended by Ord. 2025-31 on 7/9/2025

8.8 Municipal Ordinances Governing Residential Facilities For Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes

(1) The purpose of this chapter is to establish governing ordinances for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes. a. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident; b. be consistent with existing zoning of the desired location; and c. be occupied on a 24-hour-per-day basis by one of the owners or by a facility manager.

(2) A residential facility for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes are a permitted use in any area where residential dwellings are allowed, except in areas developed under a PUD application or a Zoning Overlay District. Grantsville City may decide only whether or not the residential facility conform to ordinances adopted by Grantsville City under this part. The permit process requires that: a. the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;

b. adequate off-street parking space be provided; c. the facility be capable of use as a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes without structural or landscaping alterations that would change the structure's residential character; d. no Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes be established within three-quarters mile of another residential facility.

(3) The use granted and permitted by this section is non-transferable and terminates if the structure is devoted to a use other than a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes or if the structure fails to comply with the ordinances adopted under this part.

(4) The requirements of this section that requires a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

(5) The decision of a municipality regarding the application for a permit by a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes must be based on legitimate land use criteria and may not be based on: a. the age of the facility's residents; or b. discrimination against residential facilities and against residential facilities for Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes.

HISTORY

Adopted by Ord. 2025-05 on 1/30/2025

8.9 Micro Entrepreneurship

(1) Purpose & Intent; The purpose of the Micro Entrepreneurship use is to support small, locally owned businesses that operate at a low-intensity and neighborhood-compatible scale. This use is intended to encourage economic vitality, self-employment, and innovation while preserving Grantsville City's rural character and minimizing land-use impacts such as traffic, noise, and visual clutter. (2) Use Description (What It Is) Micro Entrepreneurship is a small-scale use consisting of one independent micro-business operating within a single building or site. Activities are primarily conducted indoors and are characterized by: (a) No more than two (2) employees, which means the owner of the property and 1 employee, and (b) Customer traffic limited to approximately two to four (2-4) customers per hour, except for holidays and City events, and (c) Low environmental impact. Indoor activities are defined as business operations conducted entirely within an enclosed structure, including production, preparation, assembly, storage, office work, instruction, and customer interactions, with some regular outdoor business activity. The use may include small scale, small services, or limited sales that are incidental and proportional to the small scale of the operation. This use is not intended for industrial operations, large-scale retail, or high-traffic commercial centers. (3) Permitted Components (What's Allowed) The following activities may be permitted individually or in combination, subject to the Planning Commission approval and conditions: (a) Artisan or craft production. (e.g., woodworking, art, textiles, small-batch goods) (b) Cottage-scale and Micro Enterprise Kitchen food production consistent with Utah State Law 4-5a, 26B-7-416, and Tooele County Health Department. (c) Professional or creative offices. (e.g., design, consulting, technology services) (d) Personal services by appointment. (e.g., tutoring, repair services) (e) On-site and online sales of goods and produce. (f) Accessory storage directly related to on-site activities. (i) Accessory Structure Standards; The permitted accessory structure shall be limited to one (1) freestanding, movable structure not exceeding ten feet by ten feet (10' x 10') in size. The structure may be used only for accessory storage and incidental on-site sales directly related to the approved Micro Entrepreneurship use. The structure shall not be permanently affixed to the ground, shall not contain plumbing or permanent utilities unless otherwise approved, and shall comply with applicable setback, visibility, and compatibility standards. (4) Operational Limitations (How It Operates) (a) Businesses shall be small-scale and non-industrial in nature. (b) The maximum number of tenants or operators shall be limited to one (1), unless otherwise approved. (c) Retail sales shall be secondary to on-site production or services. (d) Wholesale distribution is prohibited. (e) No outdoor production activities unless expressly approved by the Planning Commission, subject to compatibility standards. (f) Events, classes, or demonstrations shall be limited in size and frequency and may require additional approval. (5) Compatibility Standards (a) Noise, odor, vibration, and emissions shall not exceed levels typical of residential or low-intensity areas of no more than 85 decibels as measured 20 feet from the property line. (b) Outdoor storage is prohibited unless screened and approved by the Planning Commission. (c) Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. to ensure neighborhood compatibility. (d) Lighting shall be downward-directed. Minimized, and no light trespassing. (e) Signage shall comply with applicable sign regulations chapter 20. (f) Traffic

generation shall be comparable to a home occupation. (6) Site & Development Standards (a) Parking, setbacks, landscaping, and buffering shall comply with the requirements of the underlying zoning district. (b) Existing structures may be reused or adapted were compliant with applicable code requirements. (c) Lots used for Micro Entrepreneurship shall have a minimum of 150 feet of frontage. (7) Approval Type; Conditional Use, as determined by the Planning Commission. (8) Enforcement & Flexibility (a) Conditions of approval may be imposed to address site-specific impacts. (b) Expansion, additional tenants, or changes in activity type require review and new approval. (c) Activities not expressly approved are prohibited. (9) Required Attachments; Site plan meeting Chapter 11 Site Plan Review requirements

HISTORY

Adopted by Ord. 2026-07 on 2/4/2026

Amended by Ord. 2026-18 on 5/6/2026

8.10 Animal Encounters

- (1) Animal Encounter Facility is a use conducted on agricultural or rural property where domesticated farm animals are maintained for supervised public interaction, educational programs, demonstrations, guided tours, photography, and similar agricultural experiences. The use may include educational demonstrations, agricultural programs, family-oriented recreational activities, and the sale of agricultural products or merchandise accessory to the approved use.

This use shall not include:

- (a) Commercial kennels.
 - (b) Veterinary hospitals or veterinary clinics.
 - (c) Animal breeding operations as the primary use.
 - (d) Boarding facilities.
 - (e) Slaughter facilities.
 - (f) Exotic, wild, or dangerous animals.
 - (g) Commercial event centers, wedding venues, concerts, carnivals, or amusement parks.
- (2) The following activities may be permitted individually or in combination as part of an approved Animal Encounter Facility:
 - (a) Supervised interaction with domesticated farm animals.
 - (b) Agricultural education programs.
 - (c) Livestock demonstrations.
 - (d) Guided farm tours.
 - (e) Photography sessions.
 - (f) Educational workshops and classes.
 - (g) Seasonal agricultural activities.
 - (h) Sale of agricultural products produced on-site.
 - (i) Sales of educational materials, souvenirs, and merchandise directly related to the approved use.
 - (j) Animal pens, corrals, barns, shelters, fencing, and enclosures.
 - (k) Visitor gathering and educational areas.

- (l) Handwashing and sanitation stations.
- (m) Feed storage facilities.
- (n) Accessory agricultural structures customarily associated with the use.
- (o) Mass gathering permits.

(3) Operational Limitations

- (a) The agricultural operation shall remain the primary use of the property.
- (b) Activities may occur by appointment, scheduled sessions, designated operating hours, or a combination thereof.
- (c) Visitor groups shall be managed in a manner that minimizes impacts on surrounding properties.
 - a. Group sizes shall be no larger than 1-10 visitors every 45 minutes.
- (d) Hours of operation shall be limited to 9:00 a.m. to 8:00 p.m.
- (e) Properties containing a minimum of two (2) acres may maintain up to twenty (20) domesticated farm animals.
- (f) Properties containing a minimum of five (5) acres may maintain up to forty (40) domesticated farm animals.
- (g) The total number of animals shall not exceed forty (40).
- (h) Offspring under six (6) months of age housed with their parent animal shall not be counted toward the maximum animal limit.
- (i) Merchandise sales shall be accessory to the approved use.
- (j) Amplified outdoor sound, public address systems, and amplified music shall be prohibited unless specifically approved by the Planning Commission.
- (k) Animals shall be maintained in accordance with all applicable federal, state, county, and local animal welfare regulations.
- (l) Adequate food, water, shelter, sanitation, fencing, and veterinary care shall be provided at all times.

(4) Compatibility Standards

- (a) The use shall be operated in a manner that minimizes impacts related to noise, odor, lighting, traffic, parking, and other potential nuisances.
- (b) Outdoor lighting shall be shielded and directed away from adjoining properties.
- (c) Animal interaction areas shall be maintained in a clean and sanitary condition.
- (d) Visitor circulation shall minimize conflicts between vehicles, pedestrians, and livestock.
- (e) Handwashing stations shall be provided in locations readily accessible to visitors.
- (f) Additional buffering, landscaping, screening, or operational limitations may be required by the Planning Commission to ensure compatibility with surrounding properties.

(5) Site & Development Standards

- (a) Animal Encounter Facility uses shall be located on properties containing a minimum of two (2) acres.
- (b) Properties containing five (5) acres or more may accommodate additional animals in accordance with this section.
- (c) The property shall have a minimum lot frontage of one hundred and twenty five (125) feet.

- (d) The property shall have direct legal access to a public street.
- (e) Parking, setbacks, landscaping, buffering, animal spacing regulations, and access shall comply with the requirements of GLUDMC.

(6) Parking Requirements

- (a) Off-street parking shall be provided in accordance with Chapter 6, Off-Street Parking and Loading.
- (b) Required parking calculations shall include visitor parking, employee parking, and accessible parking spaces in accordance with applicable federal and state accessibility requirements.
- (c) Parking areas shall be designed to safely accommodate anticipated visitor traffic and provide adequate circulation for passenger vehicles and emergency vehicles.
 - i. All facilities open to the public shall comply with applicable federal, state, and local accessibility requirements, including the Americans with Disabilities Act (ADA).
- (d) Restroom facilities, including ADA-accessible facilities when required, shall be provided in accordance with applicable building, fire, health, and accessibility regulations.

(7) Buildings; Existing agricultural buildings and accessory structures may be utilized provided they comply with all applicable building, fire, and health regulations.

(8) Special Events; Events, educational programs, tours, or gatherings exceeding the normal operational characteristics of the approved use may require additional permits, approvals, or inspections as required by the Grantsville City Code.

(9) Additional Conditions; The Planning Commission may require additional buffering, parking, circulation improvements, or operational limitations based upon the characteristics of the site and the intensity of the proposed use.

(1) Approval Type; Conditional Use Permit, as determined by the Planning Commission.

(2) Enforcement & Flexibility

- (a) Conditions of approval may be imposed to address site-specific impacts.
- (b) Expansion of activities, attendance levels, operating areas, or animal numbers beyond those approved may require additional review and approval.
- (c) Activities not expressly approved as part of the Conditional Use Permit shall be prohibited.
- (d) Failure to comply with approved conditions may result in enforcement action or revocation of the Conditional Use Permit in accordance with the Grantsville Land Use Ordinance.

(3) Required Attachments

- (a) Site Plan meeting Chapter 11 Site Plan Review requirements.
- (b) Parking and Circulation Plan.
- (c) Description of proposed activities.
- (d) Animal Management Plan.
- (e) Emergency Access Plan, if required.

- (f) Any additional information requested by the Community Development Director, Zoning Administrator, or Planning Commission necessary to evaluate the proposed use.

8.11 City Council Review And Approval Of Certain Developments Required

(1) Notwithstanding any other provision to the contrary in this Code or under any other Grantsville city Ordinance, all new developments or construction projects having multiple occupancy non-residential structures with over four separate occupants or uses and all apartment or condominium structures or developments having more than two residential units, shall be first reviewed, and approved by the City Council prior to the commencement or construction.

(2) The City Council review and approval required by this Section shall take place prior to the issuance of any building permits for the proposed project or development. This requirement does not otherwise modify any other review and approval requirements by the Community Development Director, Zoning Administrator, or their designee, or the Planning Commission. The standard review and procedures approval shall be completed prior to the review and approval by the City Council under this Section.

(3) The review and approval by the City Council under this Section shall be conducted in an effort to ensure that all departments of the City are notified of the proposed project prior to construction, that all applicable building and zoning regulations have been complied with, that utilities are efficiently provided to the property and that any negative impacts to the neighborhood or community are mitigated. The City Council may impose such reasonable conditions and requirements as it deems necessary in order to achieve the foregoing objectives and to ensure that City planning issues are raised and resolved prior to construction.

Amended 05/05 by Ordinance 2005-09

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

Amended by Ord. 2025-31 on 7/9/2025

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

Amended by Ord. 2026-07 on 2/4/2026

8.12 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

All essential utilities and infrastructure as identified herein, shall be installed and completed in each phase of a subdivision, planned unit development that includes more than one lot, or multifamily dwelling development, prior to the issuance of any building permit in that development. Essential utilities shall include culinary water, sewer lines, paved streets, curb, gutter and drainage improvements (when required by the final design), permanent street signs and electricity service. Notwithstanding anything to the contrary herein, the City Public Works Director shall have authority to authorize the issuance of building permits in these developments, when the street and other required improvements have been completed, with the exception of the street surface course, when taking into account weather and temperature conditions and the feasibility of completing the surface course. If the Public Works Director authorizes building to be issued under these circumstances, no occupancy permits shall approved prior to the final completion of the street surface course.

Section added 03/09 with the adoption of Ordinance 2009-06

HISTORY

Amended by Ord. 2025-05 on 1/30/2025

Amended by Ord. 2026-07 on 2/4/2026

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations

C

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture, and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Animal Encounters			C		
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least	-	C	C	C	-

10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.					
Family Food Production and the Keeping of Large, Medium and Small Animals The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area. Each medium sized animal (fully grown) shall have 1,000 sq ft of open area not to exceed more than 6 medium animals per half acre. Each small sized animal (fully grown) shall have 100 sq ft of open area not to exceed more than 6 medium animals per half acre. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. measured at the nearest corner There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	-	-
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an lot measured at residence the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft. and must have 4,000 sq ft for each additional animal over 5.	-	C	C	-	-
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot measured at the nearest corner. Each animal shall have a minimum area of 1,000 sq. ft..	-	C	C	-	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P

<u>RESIDENTIAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C	C	C
Group Home, Large	C	C	C	C C	
Transitional Treatment Home, Small	C	C	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	P	P	P	P	P
Micro Entrepreneurship				C	
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C

Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C

Amended 08/02 by Ord. 2002-15, 10/02 by Ord. 2002-20, 02/09 by Ord. 2008-43, 02/11 by Ord. 2010-27, 04/11 by Ord. 2011-14, 08/11 by Ord. 2011-26, 09/11 by Ord. 2011-30, 09/11 by Ord. 2011-31, 09/12 by Ord. 2012-16, 03/15 by Ord. 2015-05

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

Amended by Ord. 2025-05 on 1/30/2025

Amended by Ord. 2025-31 on 7/9/2025

Amended by Ord. 2026-18 on 5/6/2026

AGENDA ITEM #3

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

STAFF REPORT**Comprehensive Rewrite of Chapter 9 - Landscaping and Buffers**

Meeting Body	Grantsville City Planning Commission
Agenda Item	Presentation, Public Hearing, Discussion, and Recommendation
Date	September 1 st , 2026
Request	Recommendation regarding a complete replacement of Chapter 9
Prepared By	Planning and Zoning Staff

Executive Summary

Staff entirely removed the existing Chapter 9 text and rebuilt the chapter from the ground up. That approach was intentional. The existing chapter needed more than another set of isolated edits; it needed a coherent structure, current definitions, objective review standards, practical administration, and a clear water-conservation purpose. Continuing to patch outdated language would have preserved internal conflicts and made the ordinance harder for applicants, residents, staff, and decision-makers to use.

The proposed chapter is a measured water-wise ordinance for new development. It does not require existing yards to be converted. It does not regulate residential backyards. It does not prohibit conventional planted landscaping. It does not impose stricter vegetation, turf, or decorative-rock limits. Instead, it adopts Utah's minimum qualifying water-efficient landscape standards, targets places where irrigation is commonly inefficient, requires developers to install the landscaping promised with new construction, and preserves meaningful design choice.

The policy question is not whether Grantsville can continue landscaping exactly as it has in the past. The question is whether the City will use today's development decisions to reduce avoidable water demand before that demand becomes permanent.

Why a Complete Rewrite Was Necessary?

Chapter 9 governs several issues that must work together: landscape design, buffers, turf, irrigation, park strips, street trees, utilities, visibility, drainage, maintenance, plan review, and enforcement. Piecemeal amendments were no longer the responsible drafting method. Each additional patch risked duplicated standards, conflicting terminology, unclear authority, and requirements that were difficult to administer consistently.

The replacement chapter organizes these subjects into a single regulatory framework. It defines key terms, identifies when a landscape plan is required, distinguishes existing landscapes from new development, provides objective turf and irrigation standards, assigns installation and maintenance responsibility, allows administrative substitutions, and creates an alternative-compliance process. The rewrite is intended to be understandable, enforceable, and adaptable, not merely aspirational.

State Alignment and Deliberate Restraint

Utah law prohibits municipalities from effectively preventing property owners from using water-wise landscaping. The Utah Division of Water Resources also identifies four minimum ordinance standards for communities seeking to qualify for the State Landscape Incentive Program. The draft incorporates those four standards for new construction:

State qualifying standard	Treatment in proposed Chapter 9
No lawn in park strips	Turf is prohibited in park strips, parkways, and medians.
No lawn in areas under 8 feet wide	Turf is prohibited in new landscaped areas narrower than eight feet.
Residential front/side yards: 50% maximum	New single-family and two-family development is limited to 50% turf in the combined front- and side-yard landscaped area, with the State's under-250-square-foot exception.
Commercial and similar common areas: 20% maximum	New commercial, industrial, institutional, multifamily, and mixed-use common-area turf is limited to 20% outside active recreation areas.

The draft stops at this practical conservation floor. Existing lawful landscaping is protected, ordinary maintenance does not trigger full compliance, agricultural uses are exempt, and residential rear yards have no turf percentage limit.

What the Rewrite Accomplishes

- Reduces avoidable irrigation demand in narrow strips, medians, park strips, and oversized decorative lawn areas where water is often least functional.
- Allows water-wise landscaping in every zoning district and prevents an application from being denied merely because turf is reduced or eliminated.
- Preserves owner choice through adapted plants, conventional planted landscapes, edible landscaping, mulch, aggregate, permeable paving, and other compliant treatments.
- Requires turf and non-turf beds to be separated into hydrozones and requires irrigation to avoid recurring runoff, ponding, and overspray.
- Requires developers, not future homeowners to install required landscaping, irrigation, street trees, and approved improvements in park strips, parkways, and medians before final occupancy.
- Supports a healthy street-tree canopy while allowing trees to be relocated behind the sidewalk where utilities, visibility, drainage, or inadequate planting width make a park-strip tree impracticable.
- Uses an advisory administrative plant guide rather than freezing a rigid plant list into ordinance, allowing horticultural updates without repeated code amendments.
- Creates objective alternative-compliance findings so better designs can be approved without weakening water efficiency, safety, access, drainage, utilities, or required screening.

Why Action Is Necessary Now

Every subdivision plat, site plan, and building permit approved under current standards influences outdoor water demand for decades. Once turf, irrigation systems, medians, and park strips are installed, the City has far less leverage to correct inefficient design. Waiting does not preserve neutrality; it authorizes another round of development under standards the City already knows need improvement.

Water conservation is not a partisan landscape preference. It is a land-use, infrastructure, fiscal, and public-welfare responsibility. The Planning Commission is asked to evaluate what future growth requires, not whether every individual commissioner personally prefers turf, rock, native plants, or a particular yard style. This draft allows those choices within reasonable limits. What it does not allow is the City to ignore predictable, avoidable water demand in new construction.

The Commission's recommendation will carry consequences. If the City adopts reasonable standards now, future development will be designed around efficient water use from the beginning. If the Commission declines to encourage reduction, it should do so with a clear understanding that the resulting avoidable demand will not be theoretical; it will be built into each new project approved under the old rules. Deferring the decision merely shifts the cost and difficulty to future residents, ratepayers, staff, and elected officials.

Planning Commission Responsibility

The Planning Commission's role is to make a forward-looking land-use recommendation based on the public interest. That requires setting aside political reactions to the phrase "water-wise" and examining the actual ordinance. The actual ordinance is flexible, protects existing property owners, regulates primarily new construction, preserves rear-yard choice, and adopts standards already identified by the State as the minimum needed for a qualifying water-efficient landscape ordinance.

The most important question is simple: if Grantsville will not begin reducing avoidable outdoor water use through reasonable standards for new development now, at what point will it begin? Growth will continue. The opportunity to shape that growth exists before landscaping is installed—not after.

Staff Recommendation

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for adoption of the comprehensive Chapter 9 rewrite, subject to any targeted technical corrections identified during the public hearing. The proposal is necessary, restrained, aligned with current State policy, and structured to reduce future water demand without dictating a single landscape style or requiring existing residents to reconstruct their yards.

Chapter 9 Landscaping and Buffers

DRAFTING APPROACH. This draft replaces the existing Chapter 9 text rather than layering additional amendments onto it. It uses Utah’s qualifying water-efficient ordinance benchmarks as the minimum conservation floor, but avoids Salt Lake City’s additional 33% living-coverage and 20% rock/paving caps. It does not regulate rear-yard design.

Policy	Draft treatment
Focused regulation	Water-wise design standards are concentrated in front yards, park strips, parkways, and medians.
State-program floor	The 50% residential front-and-side-yard turf calculation and 20% nonresidential/multifamily turf cap are retained only because they are part of Utah’s qualifying ordinance criteria.
Two right-of-way options	Owners may use either a planted water-wise design or a conventional planted design. Turf remains prohibited, but plants are not restricted to a short drought-tolerant list.
Administrative plant guide	Species lists may be maintained and updated administratively instead of freezing plant names in the ordinance.
Objective flexibility	Alternative compliance is allowed through written findings of equal or better performance.

State-program alignment

This draft incorporates all four minimum ordinance standards identified by the Utah Division of Water Resources for new construction: no lawn in park strips; no lawn in areas narrower than eight feet; no more than 50% lawn in the combined front- and side-yard landscaped area of new residential development, with the under-250-square-foot exception; and no more than 20% lawn in new commercial, industrial, institutional, multifamily, and mixed-use common-area landscapes outside active recreation areas. It expressly places no residential lawn limitation on backyards and does not require existing landscapes to be retrofitted.

Benchmark choices

Salt Lake City was used as an organizational and implementation benchmark, especially for objective plan triggers, minor species substitutions, mature-canopy concepts, seasonal installation, and differentiating park strips from private landscape yards. Its stricter 33% vegetation coverage, 33% residential turf maximum, and 20% impervious/rock limits were intentionally not carried into this draft.

Tooele City was used as a regional simplicity benchmark for no-lawn park strips, street-tree responsibility, flexible non-turf materials, and relocation of trees behind the sidewalk when a park strip is too narrow.

The detailed species list in the prior draft was converted to a nonexclusive administrative guide. This avoids internal conflicts between mature plant height and sight-distance rules and allows horticultural updates without amending the ordinance.

CHAPTER 9 — LANDSCAPING AND BUFFERS

9.1 Purpose and Intent

- (1) The purpose of this Chapter is to promote attractive, safe, functional, and water-efficient landscapes while preserving reasonable design choice for property owners and applicants.
- (2) This Chapter is intended to:
 - (a) conserve outdoor water in locations where irrigation is commonly inefficient;
 - (b) preserve and expand a healthy community tree canopy;
 - (c) protect sight distance, pedestrian access, utilities, drainage, and public infrastructure;
 - (d) encourage climate-appropriate plants, efficient irrigation, and adaptable landscape design;
 - (e) provide practical choices rather than require a single landscape style; and
 - (f) implement applicable State water-conservation requirements and support eligibility for State landscape incentive programs.
- (3) Water-wise landscaping is permitted in every zoning district. An application shall not be denied solely because turf is reduced or eliminated, provided the design complies with applicable safety, drainage, access, maintenance, and landscaping standards.

9.2 Definitions

ACTIVE RECREATION AREA. A dedicated area requiring turf for organized or programmed recreation, including a sports field, school playfield, golf course playing surface, or similar facility. Decorative, perimeter, frontage, and residual lawn areas are not active recreation areas.

ADAPTED PLANT. A noninvasive plant that is suited to local soil, climate, exposure, and expected irrigation conditions and is reasonably capable of surviving in Grantsville.

CONVENTIONAL PLANTED LANDSCAPE. A landscape using adapted living plants that may have moderate or regular irrigation needs but complies with the turf, irrigation, safety, and maintenance standards of this Chapter.

FRONT YARD. The required or actual yard located between the front lot line and the nearest wall of the principal building, extended to the side lot lines. For a corner lot, a street-facing side yard is treated as a front yard only where expressly stated.

FUNCTIONAL TURF. Turf located and sized for active recreation, community gathering, or another demonstrated use that cannot reasonably be served by a non-turf surface.

HYDROZONE. An irrigation zone containing plants with similar water needs and similar sun, soil, and slope conditions.

LANDSCAPED AREA. An area improved with living plant material, mulch, decorative aggregate, or other permitted landscape treatment. Buildings, vehicular paving, sidewalks, and approved access paths are excluded.

MEDIAN. A raised or flush area separating opposing travel lanes within a public or private street, excluding a painted median.

PARK STRIP. The area of public right-of-way between the back of curb or edge of pavement and the sidewalk that is adjacent to a lot. Where no sidewalk exists, the term includes the right-of-way area customarily serving the same landscape and utility function.

PARKWAY. A landscaped area within a public or private roadway corridor that is not a park strip or median and is installed or maintained as a coordinated streetscape by a developer, association, district, or public entity.

TURF. Living grass maintained as a continuous, regularly irrigated, and mowed groundcover. Turf does not include ornamental grasses, native or adapted grass seed mixes maintained as a meadow, pasture used for an agricultural purpose, or artificial turf.

WATER-WISE LANDSCAPE. A landscape designed to reduce supplemental irrigation through appropriate plants, hydrozoning, efficient irrigation, soil improvement, mulch, and limited turf.

9.3 Applicability and Existing Landscapes

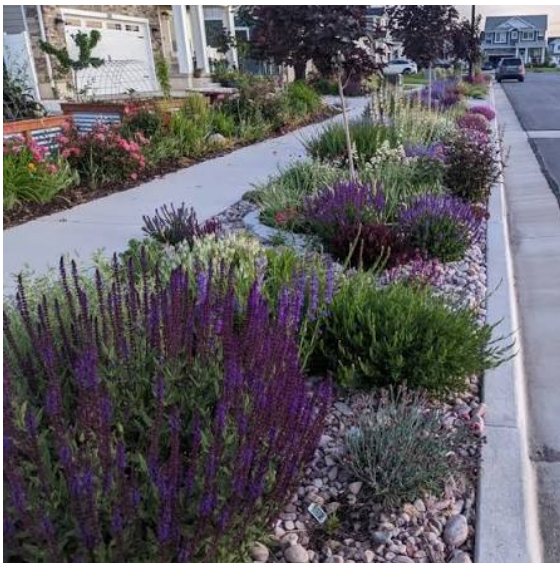
- (1) **General applicability.** This Chapter applies when landscaping is required by this Title and to regulated landscape areas identified in this Chapter.
- (2) **New development.** Sections 9.6 through 9.8 apply to new development requiring subdivision, site-plan, or building-permit approval.
- (3) **Existing landscapes.** A lawfully established landscape is not required to be modified solely to comply with this Chapter. Ordinary maintenance, repair, replanting with a species having similar mature size and water demand, and replacement of a failed irrigation component do not trigger full compliance.
- (4) **Excluded areas.** Except for the limited turf calculation required by Subsection 9.6(1), this Chapter does not regulate landscape design in rear yards or interior side yards of single-family or two-family lots. Agricultural crops, working pasture, and bona fide agricultural irrigation are exempt.
- (5) **No curb or gutter.** A property abutting a street without curb and gutter is not required to install landscaping in the right-of-way unless required by an approved development plan. The area shall nevertheless be kept free of unlawful obstructions, refuse, and noxious weeds.

9.4 Landscape Plans and Administrative Review

- (1) A landscape plan is required for:
 - (a) new construction of a principal nonresidential, multifamily, mixed-use, or institutional structure;
 - (b) a new subdivision or planned development where common-area, parkway, or median landscaping will be installed;
 - (c) an expansion that increases building floor area, required parking, or a regulated landscape area by fifty percent (50%) or more;
 - (d) another application for which a landscape plan is expressly required by this Title.
- (2) A single-family or two-family building permit may demonstrate compliance on the site plan and is not required to submit a separate professionally prepared landscape plan unless part of a common development plan.
- (3) A required landscape plan shall show, to the extent applicable:



A parkway is a landscaped thoroughfare.[1] The term is particularly used for a roadway



- (a) property lines, buildings, streets, sidewalks, driveways, easements, utilities, visibility areas, and regulated landscape areas;
 - (b) existing and proposed trees and plant beds, identified by common or botanical name;
 - (c) turf area and the calculations required by Section 9.6;
 - (d) mulch, aggregate, paving, access strips, and other surface materials;
 - (e) irrigation hydrozones and the general irrigation method; and
 - (f) other information reasonably necessary to determine compliance with objective requirements of this Chapter.
- (4) **Review authority.** The Community Development Director, Zoning Administrator, or designee may approve a landscape plan administratively unless another provision requires approval by the Planning Commission.
- (5) **Minor modifications.** Substitution of an adapted species having similar mature size, form, and water demand does not require an amended landscape plan. Other minor changes may be approved administratively when they maintain compliance and do not materially affect required screening, trees, drainage, access, or safety.

9.5 General Landscape and Irrigation Standards

- (1) All required landscaping shall be installed using accepted nursery and landscape-industry practices and shall be appropriate to the site's soil, exposure, available planting space, and infrastructure constraints.
- (2) **Plant selection.** Water-wise and climate-appropriate plants are encouraged throughout the City. Except where this Chapter expressly prohibits a material or species, an applicant may use any adapted, noninvasive plant suited to its proposed location.
- (3) Living plants are not required to be drought-tolerant merely because they are located in a regulated landscape area, provided that turf limitations and the irrigation, safety, and maintenance standards of this Chapter are satisfied.
- (4) Irrigation shall be designed and maintained to apply water without material runoff, ponding, or overspray onto streets and sidewalks. Turf and non-turf planting beds shall be irrigated on separate hydrozones. Low-volume or subsurface irrigation is encouraged for plant beds and shall be used where spray irrigation cannot operate without recurring waste.
- (5) A permanent irrigation system is not required for an established nonirrigated landscape, except as necessary for required street trees. Temporary irrigation may be used for plant establishment.
- (6) Landscape materials shall be contained so they do not migrate into sidewalks, streets, gutters, drains, or neighboring property. Materials shall not obstruct drainage or required public access.
- (7) Artificial turf is not turf for purposes of the percentage limits in this Chapter. Artificial turf may be installed on private property where otherwise permitted by this Title, but is prohibited in park strips, parkways, and medians unless approved for a specifically designed active-recreation facility.

9.6 Turf Standards

- (1) **Residential front yards.** In new single-family and two-family development, turf within the combined landscaped area of front yards and side yards shall not exceed fifty percent (50%). For

purposes of administering all other design standards in this Chapter, only the front yard and street-facing side yard of a corner lot are regulated.

- (2) **Small residential landscapes.** The limitation in Subsection (1) does not apply to a residential lot containing less than two hundred fifty (250) square feet of total landscaped area.
- (3) **Nonresidential, multifamily, and mixed-use development.** In new commercial, industrial, institutional, multifamily, and mixed-use development common-area landscapes, turf shall not exceed twenty percent (20%) of the total landscaped area outside active recreation areas.
- (4) **Narrow areas.** Turf is prohibited in new landscaped areas less than eight (8) feet in width, measured at the narrowest dimension.
- (5) **Right-of-way areas.** Turf is prohibited in park strips, parkways, and medians.
- (6) **Slopes.** Spray-irrigated turf is prohibited on slopes exceeding twenty-five percent (25%) where runoff is reasonably likely.
- (7) **Rear yards.** No turf percentage limit applies to an individual residential rear yard.

9.7 Front-Yard Landscape Standards

- (1) A front yard may be designed as a water-wise landscape, conventional planted landscape, turf area within the limits of Section 9.6, or any combination of those treatments.
- (2) Permitted front-yard treatments include adapted trees, shrubs, ornamental grasses, perennials, groundcovers, flowers, native or adapted seed mixes, edible landscaping, mulch, bark, decorative aggregate, permeable paving, access paths, and other materials allowed by this Title.
- (3) This Section does not establish a minimum percentage of living plant coverage, a maximum percentage of mulch or decorative aggregate, or a mandatory plant palette for an individual residential front yard.
- (4) Continuous paving or surfacing installed primarily to expand vehicle parking remains subject to applicable parking, driveway, lot-coverage, and right-of-way standards.

9.8 Park Strips, Parkway, and Medians

- (1) **Installation and Maintenance Responsibility.** For all new construction and developments, the developer shall install all required landscaping, irrigation systems, street trees, and other approved improvements within park strips, parkways, and medians before final C of O. Following installation, the owner of property abutting a park strip shall be responsible for its ongoing maintenance unless the City or another entity has accepted that responsibility. Parkway and medians shall be maintained by the association, district, developer, or other entity identified in the approved landscape plan or development agreement.
- (2) **Design options.** A park strip, parkway, or median may use either or both of the following approaches:
 - (a) **Water-wise option.** Drought-tolerant or low-water-use trees, shrubs, perennials, groundcovers, ornamental grasses, native or adapted seed mixes, mulch, and decorative aggregate, irrigated efficiently as needed.
 - (b) **Conventional planted option.** Adapted trees, shrubs, perennials, flowers, ornamental grasses, and groundcovers having moderate or regular water needs, provided turf is not used, plants are hydrozoned, and irrigation complies with Section 9.5.

- (3) **Permitted non-plant materials.** Mulch, bark, decorative rock, gravel, cobble, permeable pavers, flagstone, stepping stones, and similar materials are permitted when contained, stable, and compatible with drainage and public access. A concrete carriage or access strip may be installed between curb and sidewalk to the minimum width reasonably necessary for pedestrian access.
- (4) **Plant suitability.** Plant material in a park strip, parkway, or median shall:
 - (a) be adapted to the proposed soil, exposure, irrigation, and planting-space conditions;
 - (b) at maturity, maintain required visibility and not unreasonably obstruct sidewalks, streets, hydrants, meters, utility equipment, or drainage;
 - (c) not be listed as a State noxious weed or otherwise prohibited invasive species; and
 - (d) not create a foreseeable pedestrian hazard because of thorns, rigid branches, fruit, or similar characteristics within two (2) feet of a sidewalk, curb-access point, or required walkway.
- (5) **Height.** Except for approved trees and ornamental grasses with a narrow growth habit, plants within a required sight-distance area shall not exceed eighteen (18) inches in height at maturity. Outside a sight-distance area, plant height is governed by actual pedestrian, vehicle, utility, and maintenance clearance rather than a blanket height limit.
- (6) **Prohibited materials.** Turf, asphalt, artificial turf, uncontained loose material likely to migrate, and continuous impervious surfacing that obstructs drainage or eliminates required access are prohibited in park strips, parkways, and medians.
- (7) **Utilities.** Landscaping shall preserve access to meters, hydrants, valves, boxes, and other utility facilities. Permanent hardscape shall maintain the clearance required by the applicable utility provider. Removable mulch or aggregate may be used within a utility-clearance area.
- (8) **Medians.** Because medians are not pedestrian park strips, the approving authority may permit a greater proportion of durable hardscape or a nonirrigated treatment when necessary for safety, maintenance access, limited soil volume, or irrigation feasibility.

9.9 Street Trees

- (1) Street trees are required with new subdivision and site-plan development where the approved street cross-section provides adequate planting space. Trees are not required in a park strip thirty-six (36) inches wide or less or where the City determines that utilities, visibility, drainage, or inadequate soil volume make a tree impracticable.
- (2) Required street trees shall be provided at an average rate of one tree per forty (40) linear feet of street frontage. Spacing may vary based on mature canopy, driveways, utilities, intersections, and other site conditions. When a park strip is unsuitable, a required tree may be planted on the adjoining lot near the right-of-way.
- (3) A deciduous street tree shall be at least one and one-half (1.5) inches in caliper at installation. An evergreen street tree shall be at least five (5) feet in height. The Director may approve smaller stock when it is more appropriate for the species or site and is reasonably expected to establish successfully.
- (4) Species shall be selected from the City's administrative plant guide or approved under Section 9.10 and 9.12. Species selection shall account for mature size, canopy, water demand, rooting characteristics, soil volume, utilities, and pest or disease vulnerability.

- (5) The responsible owner or entity shall provide establishment irrigation and long-term irrigation reasonably necessary to maintain required street trees.

9.10 Administrative Plant Guide and Alternative Compliance

- (1) **Administrative plant guide.** The Community Development Director may maintain a nonexclusive guide identifying plants generally suitable for front yards, park strips, parkways, medians, and street-tree locations. The guide may identify water-use category, mature height and spread, utility conflicts, and recommended planting conditions. The guide is advisory unless a provision of this Chapter expressly requires selection from it.
- (2) **Unlisted plants.** A plant is not prohibited merely because it is absent from the administrative plant guide. An applicant may use an unlisted plant that satisfies the objective standards of this Chapter.
- (3) **Alternative compliance.** The Director may approve an alternative material, layout, irrigation method, or planting arrangement upon written findings that the alternative:
 - (a) provides equal or greater water efficiency for the regulated landscape area;
 - (b) does not increase a turf allowance established by Section 9.6;
 - (c) does not materially impair safety, accessibility, drainage, utilities, required screening, or public infrastructure; and
 - (d) substantially advances the purpose of this Chapter.
- (4) **Conditions.** An approval may include reasonable, proportionate conditions necessary to satisfy the findings in Subsection (3).
- (5) **Appeal.** A final administrative decision under this Chapter may be appealed as provided by the generally applicable appeal procedures of this GLUDMC.

9.11 Installation, Maintenance, and Enforcement

- (1) Required landscaping shall be installed before final occupancy or guaranteed by a financial assurance or temporary certificate process authorized by the City. Installation may be deferred to the next appropriate planting season.
- (2) Required plant material shall be maintained in a reasonably healthy condition, allowing for normal seasonal dormancy and reasonable establishment losses. Dead required trees and plants used to satisfy a specific approval shall be replaced within the next appropriate planting season.
- (3) Landscaped areas shall be kept free of refuse, unlawful obstructions, and noxious weeds. Irrigation shall be maintained to prevent recurring leaks, runoff, and overspray.
- (4) Damage caused by construction, vehicle parking, or utility work shall be restored by the responsible party within the reasonable period specified by the City. Utility restoration may use an equivalent compliant treatment rather than replicate a material that is no longer available.
- (5) Before imposing a civil penalty for a maintenance violation, the City shall provide notice describing the violation and a reasonable opportunity to correct it, except where immediate action is authorized to address an imminent hazard.
- (6) Withholding final occupancy may be used to secure initial installation or an approved guarantee. Revocation of an occupancy permit shall not be used solely for a later landscape-maintenance violation unless independently authorized by law for a condition materially affecting health or safety.

9.12 Approved Street-Tree's

The following consolidated list is drawn from Salt Lake City Urban Forestry's published medium- and large-tree lists and Tooele City's November 20, 2024 Park Strip Tree Selection Guide. It is a candidate source list for Grantsville's future administrative plant guide; inclusion below does not make a tree appropriate for every site. Salt Lake City requires Urban Forestry approval and allows other species with approval. Tooele's guide is expressly nonexclusive.

- Amur corktree.** *Phellodendron amurense* — Salt Lake—medium.
- Black tupelo.** *Nyssa sylvatica* — Salt Lake—medium.
- Bur oak.** *Quercus macrocarpa* — Salt Lake—large; Tooele—large.
- Catalpa.** *Catalpa speciosa* — Salt Lake—medium/large; Tooele—medium.
- Chinkapin oak.** *Quercus muehlenbergii* — Salt Lake—large.
- Chokecherry.** *Prunus virginiana* — Tooele—medium.
- Columnar English oak.** *Quercus robur* 'Fastigiata' — Tooele—medium.
- Crimean linden.** *Tilia* × *euchlora* — Salt Lake—medium; Tooele—medium.
- Elm—Accolade.** *Ulmus japonica* × *wilsoniana* 'Morton' — Salt Lake—large.
- Elm—Commendation.** *Ulmus hybrid* 'Commendation' — Salt Lake—large.
- Elm—Emerald Flair.** *Ulmus parvifolia* 'Emerald Flair' — Salt Lake—medium.
- Elm—Emerald Sunshine.** *Ulmus propinqua* 'Emerald Sunshine' — Salt Lake—medium.
- Elm—Frontier.** *Ulmus hybrid* 'Frontier' — Salt Lake—medium; Tooele—medium.
- Elm—Greenstone.** *Ulmus davidiana* 'JFS-KW2UD' — Salt Lake—large.
- Elm—New Horizon.** *Ulmus japonica* × *pumila* 'New Horizon' — Salt Lake—large.
- Elm—Triumph.** *Ulmus hybrid* 'Triumph' — Salt Lake—large.
- Elm—Valley Forge.** *Ulmus americana* 'Valley Forge' — Salt Lake—large; Tooele—large.
- English oak.** *Quercus robur* — Salt Lake—large; Tooele—large.
- European alder.** *Alnus glutinosa* — Salt Lake—medium.
- European beech.** *Fagus sylvatica* — Salt Lake—large; Tooele—large.
- Fruitless mulberry.** *Morus alba* (fruitless cultivar) — Salt Lake—medium/large; Tooele—medium.
- Ginkgo—male/fruitless cultivar.** *Ginkgo biloba* — Salt Lake—medium/large; Tooele—medium.
- Goldenrain tree.** *Koelreuteria paniculata* — Salt Lake—medium; Tooele—medium.
- Hackberry.** *Celtis occidentalis* — Salt Lake—medium/large; Tooele—medium.
- Hardy rubber tree.** *Eucommia ulmoides* — Salt Lake—medium/large.
- Hedge maple.** *Acer campestre* — Salt Lake—medium; Tooele—medium.
- Honeylocust—thornless.** *Gleditsia triacanthos* var. *inermis* — Salt Lake—medium/large; Tooele—medium.
- Hophornbeam.** *Ostrya virginiana* — Salt Lake—medium.
- Hornbeam—American.** *Carpinus caroliniana* — Salt Lake—medium.
- Hornbeam—European.** *Carpinus betulus* — Salt Lake—medium/large.
- Horsechestnut.** *Aesculus hippocastanum* — Salt Lake—large; Tooele—large.
- Horsechestnut—red.** *Aesculus* × *carnea* — Salt Lake—medium.
- Katsura.** *Cercidiphyllum japonicum* — Salt Lake—medium.
- Kentucky coffeetree.** *Gymnocladus dioica* — Salt Lake—large; Tooele—large.

London planetree. *Platanus × acerifolia* — Salt Lake—large; Tooele—large.

Maple—black. *Acer nigrum* — Salt Lake—large.

Maple—Norway. *Acer platanoides* — Tooele—large.

Maple—purpleblow. *Acer truncatum* — Tooele—medium.

Maple—State Street. *Acer miyabei* — Salt Lake—medium/large.

Maple—sugar (Caddo types). *Acer saccharum* — Salt Lake—medium.

Maple—sycamore. *Acer pseudoplatanus* — Salt Lake—medium/large.

Mayday tree. *Prunus padus* — Salt Lake—medium.

Northern pin oak. *Quercus ellipsoidalis* — Salt Lake—large.

Osage orange—thornless/fruitless. *Maclura pomifera* — Salt Lake—medium.

River birch. *Betula nigra* — Salt Lake—medium.

Sawtooth oak. *Quercus acutissima* — Salt Lake—large.

Shingle oak. *Quercus imbricaria* — Salt Lake—large.

Shumard oak. *Quercus shumardii* — Salt Lake—large.

Silver linden. *Tilia tomentosa* — Salt Lake—large; Tooele—large.

Sweetgum. *Liquidambar styraciflua* — Salt Lake—large.

Swamp white oak. *Quercus bicolor* — Salt Lake—large.

Tuliptree. *Liriodendron tulipifera* — Salt Lake—large.

Turkish filbert. *Corylus colurna* — Salt Lake—medium.

Yellowwood. *Cladrastis kentukea* — Salt Lake—medium.

Zelkova. *Zelkova serrata* — Salt Lake—medium/large; Tooele—medium.

Trees discourages in park strips

Tooele City’s guide discourages all evergreen conifers; Siberian elm; Russian olive; silver maple; boxelder; cottonwoods; poplars; aspens; willows; ash; purpleleaf plum and other low-growing *Prunus* types; Callery pear; and crabapples. Its stated concerns include visibility and clearance, pests, suckering, weak wood, disease, fruit litter, fire blight, and alkaline-soil performance. Small ornamental trees are generally not recommended in park strips and may be considered only in park strips wider than eight feet where clearance is not a concern.

Primary sources consulted

Utah Division of Water Resources, Landscape Incentive Program and qualifying landscape ordinance criteria: <https://conservewater.utah.gov/landscape-rebates/>

Utah Code § 10-9a-536, Water-wise landscaping — Municipal landscaping regulations: <https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S536.html>

Salt Lake City Code, Chapter 21A.48, Landscaping and Buffers: https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70213

Salt Lake City Planning Division, Landscaping and Buffers Code overview: <https://www.slc.gov/planning/2024/04/12/slclandscaping/>

Tooele City Code, Chapter 11a, Residential Park Strip Landscaping Requirements: <https://www.tooelecitey.gov/Document%20Center/Government/City%20code/Title4Chapter11a%28Jun2023%29.pdf>

Tooele City, Park Strip Tree Selection Guide (November 20, 2024):

<https://www.tooelecity.gov/Documents/CommunityDevelopment/Tooele%20City%20Tree%20Selection%20Guide%20%2811-20-2024%29.pdf>

Salt Lake City Urban Forestry, Medium Trees at Maturity:

<https://slcdocs.com/parks/Forestry/Medium%20Salt%20Lake%20City%20Tree%20Species1.pdf>

Salt Lake City Urban Forestry, Large Trees at Maturity:

<https://www.slcdocs.com/parks/Forestry/Large%20Salt%20Lake%20City%20Tree%20Species1.pdf>

AGENDA ITEM #5

Approval of minutes from the
August 18, 2026 Planning
Commission Regular Meetings.

Action Summary:

Agenda Item	Item Description	Action
#1	Recommendation of the proposed amendments to Chapters 9 the Grantsville Land Use Ordinance.	Tabled
#3	Consideration of an Order to Show Cause regarding the Conditional Use Permit for Green Wheel Tire Recycling, located at 167 Old Lincoln Highway.	Corrective Compliance period Approved
#5	Approval of the minutes from the August 4, 2026 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 18, 2026 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

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

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Community and Development Director Bill Cobabe, City Planner/GIS Analyst Tae-Eun Ko, Planning and Zoning Administrator Shelby Moore, City Recorder Alicia Fairbourne, Fire Marshal Nicholas Critchlow, City Manager Michael Resare, Finance Director Aspen Clegg, City Attorney Tysen Barker, City Code Enforcement Officer David Cluff, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom:

Citizens and Guests Present: Fred Swedin, Rosario Swedin, Jim Swedin, Unknown, Susan Constreras, John Constreras, Rose Moore, Amy Lawson, Kaitlyn Peterson, rebecca Deutsch, Jessica Perschon, Scotty Perschon, Tynley Bean, Camille Burt, Sherie Stauffer, Unknown, Blue Herbet, Humberto Miranda, Eduardo Miranda Durante, Nicole Cloward, Shane Ault, Shere North, Camille Miller, Unknown, Clyde Charsteden, Cameron Ordalrowski, Matthew Ordakowski, Jenna Jacobs, Bernie Jacobs, Ann Herpich.

Citizens and Guests Present on Zoom: Chance Peterson, Necole Anderson, Scott Perchon II, Rachelle Custer, Unknowns

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 Thursday, August 4, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

Chair Sarah Moore explained that the Planning Commission had been using a new meeting format for the past couple of months. She stated that each agenda item begins with a staff presentation, followed by a public hearing when applicable, and then Commission discussion and consideration or recommendation.

Chair Sarah Moore clarified that Agenda Item #4, regarding the proposed Advanced Technology and Data Infrastructure Center use, was for discussion only and that no decision or public comment would be taken on that item.

Chair Sarah Moore stated that public comments for applicable agenda items would be limited to three minutes per person. She asked speakers to state their name and address for the record and explained that the Commission would not answer questions or engage in discussion during the public comment period.

1. Recommendation of the proposed amendments to Chapters 9 the Grantsville Land Use Ordinance.

Presentation by Grantsville City Financial Director Aspen Clegg

Aspen Clegg, Grantsville City Finance Director, presented the proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance related to water-wise landscaping. She explained that the amendments would allow Grantsville City residents to participate in the State of Utah's Landscape Incentive Program and stated that the proposed ordinance was not more restrictive than the minimum requirements necessary for participation in the program. Aspen introduced Blue Herbst with the Utah Division of Water Resources to provide additional information regarding the program.

Blue Herbst stated that he worked in the conservation section of the Utah Division of Water Resources and assisted with administering the Landscape Incentive Program. He explained that the State administers the program directly and that the City would not be responsible for processing or administering resident rebates. He reviewed the minimum ordinance requirements,

including no lawn in park strips, no lawn in areas less than eight feet wide, a maximum of 50 percent lawn in residential front and side yards, and a 20 percent lawn limitation for landscaped areas associated with industrial, commercial, institutional, and multifamily developments.

Blue reviewed examples of completed landscape conversion projects and explained that eligible projects may include water-wise plants, mulch, pavers, gathering areas, and other qualifying landscaping. He stated that projects must include plant material and that the program does not rebate projects consisting solely of rock. He also discussed the State's rebate amount, available educational resources, plant lists, landscape design assistance, and irrigation audits. Blue explained that reducing outdoor irrigation is a primary focus because outdoor water use has a significantly higher depletion rate than indoor water use.

Commissioner Moulton asked whether Grantsville was part of a conservancy district that could provide an additional rebate. Blue stated that Grantsville was not within a participating conservancy district and therefore residents would receive the State-funded rebate but not an additional district-funded match.

Public Hearing

Email Received 08/17/2026:

I believe that city codes regarding landscaping need to address safety and visibility. They need to address maintenance standards so that out of control weeds or front yards being used as parking lots can be addressed. I do not believe that they should control the type of vegetation, or the amount. If the city is concerned about what is planted in the park strips, then that strip needs to become city property and city maintained. If the city tears up the landscaping in an established park strip - it needs to be responsible to replace it. Offering incentives to install water-wise landscaping, or competitions could possibly get people excited about landscaping.

Jewels Mack

Camille Burt: Camille Burt was present to comment on this item. She stated that she was unsure whether the proposed amendment was simply to allow participation in the water-wise program or whether it would require xeriscaping in new communities. She stated that she supported water conservation and felt the City should do everything possible to conserve water, especially considering current drought conditions and the lack of rainfall. She stated that any way the community could conserve water, she supported it.

Cameron Ordakowski: Cameron Ordakowski was present to comment on this item. He stated that he was against mandating water-wise landscaping for residential properties. He explained that he has eight children and preferred grass areas where his children could play, rather than rocks or other hard landscaping materials. He stated that he supported water conservation but did

not support requiring homeowners to landscape their yards a certain way. He also expressed concern that artificial turf, rocks, and similar materials retain heat and could increase temperatures within the community. He stated that he supported water-wise landscaping in areas such as medians, park strips, and other areas that are not typically used for recreation, but did not support mandating it for residential yards.

Rose Moore: Rose Moore was present to comment on this item, she stated that she supported conserving water and appreciated the City considering the proposal. She discussed current drought conditions, fires, and concerns regarding available water resources. She stated that communities should consider how water is being used and managed and utilize practices that help conserve water. She asked whether the State's program was intended to help address current water concerns and assist communities with managing water resources responsibly.

Joanne Jacobs: Joanne Jacobs was present to comment on this item, she stated that there may be other alternatives for conserving water, such as requiring or encouraging new homes to have systems that reclaim gray water for landscape irrigation. She stated that this could provide another way to conserve water without requiring homeowners to use a particular type of landscaping.

Discussion and Consideration

Vice Chair Hill asked how the requirements would apply to existing homes and expressed concern that removing turf could result in dirt or weeds rather than improved landscaping. Aspen explained that participation by existing homeowners would occur through the voluntary State rebate program. She provided an example of replacing a five-foot-by-35-foot park strip and stated that the State rebate could cover the cost of qualifying replacement materials for a do-it-yourself project. She clarified that new development would be required to comply with the ordinance as part of the development and landscape review process.

Planning and Zoning Administrator Shelby Moore stated that the City already provides a reduction in outdoor water dedication requirements for qualifying water-wise landscaping. She explained that new subdivisions submit landscape plans identifying plant materials and landscaped square footage for review.

Chair Sarah Moore discussed the requirements for existing homeowners participating in the rebate program, including the inspection of existing turf before removal and inspection of the completed project before payment of the rebate. Blue clarified that existing homeowners could participate in qualifying areas in both front and rear yards and could choose how much eligible turf to convert. He stated that the State verifies that existing turf is living or dormant rather than dead or weed-covered before approving the conversion. Vice Chair Hill stated that the program

provided an opportunity for residents who were already using water for landscaping to voluntarily conserve water and stated that he had no additional concerns.

Commissioner Merrill asked whether secondary water users were eligible. Blue confirmed that they were and stated that the State could provide guidance regarding irrigation systems and considerations associated with secondary water.

Commissioner Merrill expressed concern regarding the heat generated by rock landscaping and questioned why rock would be encouraged instead of materials such as mulch. Blue explained that the State educates applicants regarding appropriate landscaping materials and recommends avoiding darker rock or materials more likely to retain heat. Commissioner Merrill also asked what the City planned to do to lead by example. Aspen stated that the City had considered converting the park strip in front of City Hall and had confirmed that the City itself could participate in the program.

Commissioner Merrill discussed a recently landscaped retention basin in Northstar Ranch that contained a substantial amount of sod and questioned the consistency of encouraging residents to conserve water while large grass areas continued to be installed in new developments. Shelby clarified that Northstar Ranch, rather than the City, maintained the basin and that the proposed requirements were not in place when the development was approved. Community Development Director Bill Cobabe acknowledged the concern and stated that establishing standards would allow the City to address these issues prospectively. Aspen similarly stated that without an ordinance in place, the City had limited ability to require developers to use different landscaping. Shelby explained that retention basins would be included as part of subdivision landscape plans and that water dedication requirements are based upon the amount and type of landscaping proposed.

Commissioner Moulton stated that he supported having standards for developers but was concerned about restrictions continuing to affect individual property owners after purchasing a home. He characterized the proposal as additional government regulation and questioned why the State required cities to adopt an ordinance before existing residents could participate in the rebate program. Blue explained that the State's approach was intended to reduce future water demand while allowing individual municipalities to determine whether to adopt qualifying standards. Commissioner Moulton stated that he believed the State should either make the rebate available to residents regardless of local ordinance adoption or establish the requirement statewide.

Commissioner Merrill similarly questioned whether the State was leading by example and referenced turf at State facilities. Blue stated that legislation passed in 2025 required reductions in turf on State properties and noted that the Department of Natural Resources facility had water-wise landscaping. Bill clarified that Blue administered the program but was not

responsible for establishing State policy and suggested that concerns regarding the underlying policy would be more appropriately directed to State legislators.

Chair Sarah Moore stated that the Planning Commission takes seriously its role in allowing residents to use their property as they choose within applicable standards. She expressed concern that the proposal could restrict landscaping choices for future homeowners and stated that she viewed portions of the requirement as government overreach, while acknowledging the water-conservation goals of the program.

Vice Chair Hill asked whether the City could impose water-wise requirements on developers and common areas without restricting individual homeowners while still qualifying residents for the State rebate. Blue stated that such an ordinance likely would not satisfy the statutory requirements necessary to make the rebate program available but encouraged the City to continue developing standards appropriate for Grantsville.

Attorney Tysen Barker directed the Commission to the applicability provisions of the proposed ordinance and explained that the requirements applied to new development requiring site plan approval, subdivision approval, building permit approval, or landscape plan approval. The Commission discussed how the requirements would apply after a home was constructed and sold. Shelby explained that developers would submit landscape plans for review and that applicable landscaping requirements could also be incorporated into subdivision CC&Rs. She noted that a similar process was already being used in Worthington Ranch.

Cameron Moulton made a motion to table the proposed amendments to Chapters 9 the Grantsville Land Use Ordinance to allow additional time to review and consider the proposal. Jason Hill seconded the motion. The vote was as follows: Jason Hill “Aye,” Gary Merrill “Aye,” Cameron Moulton “Aye,” and Sarah Moore “Aye.” The motion passed unanimously.

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

Presentation and Discussion

Planning and Zoning Administrator Shelby Moore presented the proposed new use for an Animal Encounters Facility within the R-1-21 zoning designation. She clarified that the item was for discussion only and was intended to receive direction from the Planning Commission regarding whether an Animal Encounters Facility should be considered as a use within the R-1-21 zoning designation, RR-1, or another zoning designation within the City.

Nicole Cloward, applicant, stated that she was requesting an ordinance amendment that would allow an agricultural animal encounter experience where members of the public could visit her

property and interact with miniature cattle by brushing, petting, cuddling, and taking photographs with them. She stated that similar businesses were becoming popular and that there was currently one operating in Spanish Fork.

Nicole explained that her property was approximately 4.57 acres and was currently within the R-1-21 zoning designation. She requested that the proposed use be allowed through a Conditional Use Permit rather than requiring her property to be rezoned. She stated that the property was already agricultural in nature and contained a barn, parking, maintained areas, and restroom facilities that could support the proposed use.

Commissioner Moulton asked what type of cattle would be used. Nicole stated that she had Highland and Dexter cattle and explained that Dexters were a smaller breed of cattle. Nicole stated that people already regularly asked to visit and take pictures with the animals and that the proposed business would help offset the expense associated with keeping them.

Vice Chair Hill asked whether Nicole was requesting that the use be allowed within R-1-21 or whether she was seeking a rezone. Nicole clarified that she wanted the use to be allowed within R-1-21 and that the operation would fall under an agritourism concept. She stated that the operation would be year-round but controlled by appointment only, with approximately one to ten visitors every 30 minutes to one hour.

Shelby clarified that staff was proposing the term Animal Encounters Facility rather than agritourism because agritourism would encompass a much broader category of uses. Vice Chair Hill confirmed that the proposed amendment would be limited specifically to an Animal Encounters Facility and would not include other commercial activities such as social gatherings or wedding venues. Nicole confirmed that she was not requesting those additional uses. Shelby stated that if added to R-1-21, the Animal Encounters Facility would be established as a conditional use available to qualifying properties within that zoning designation.

Vice Chair Hill stated that he had visited Nicole's property and could see how the proposed use could work at that location. However, he expressed concern about broadly allowing the use within R-1-21 because properties within that zoning designation could be as small as one-half acre. Nicole suggested establishing a minimum acreage requirement, such as four acres, for an Animal Encounters Facility within R-1-21. She explained that although her property could potentially be further subdivided, access limitations restricted additional development and she preferred to retain the existing property and zoning.

Chair Sarah Moore and Shelby discussed the existing requirements for keeping animals on residential properties. Shelby clarified that the miniature cattle would still be classified as large animals under the Land Use Ordinance. Chair Sarah Moore noted that properties would still be required to comply with applicable animal-area and setback requirements, which would limit the ability of smaller R-1-21 properties to accommodate the proposed use.

Commissioner Moulton asked why the proposed use was being discussed before an application was submitted. Shelby explained that the use did not currently exist in the Land Use Ordinance and would first need to be added to the code before Nicole could apply for a Conditional Use Permit. Shelby stated that staff had concerns about allowing the use throughout R-1-21 because a significant number of properties within the City carried that zoning designation and many were located adjacent to homes and established subdivisions. Staff had therefore suggested that rezoning the property may be preferable to broadly allowing the use within R-1-21.

Vice Chair Hill asked how rezoning would affect the applicant. Nicole stated that her previous rezone had taken approximately one year and nine months and required a significant financial investment. She stated that another rezone would substantially delay the proposed business and create additional expenses. She explained that the previous rezone was completed to allow subdivision of the property and construction of another home, but further residential development was ultimately limited by secondary access requirements.

Vice Chair Hill stated that he supported the concept but wanted the ordinance written carefully so that allowing the use would not create issues on smaller R-1-21 properties. Nicole again suggested establishing a minimum acreage requirement. Attorney Tysen Barker confirmed that the ordinance could establish a minimum lot size, such as two, three, four, or another number of acres, and could identify the use as conditional within R-1-21 and any other zoning designations the City determined appropriate.

Vice Chair Hill stated that a minimum acreage requirement addressed his concern because an Animal Encounters Facility would also need sufficient space for public access, parking, animals, and other operational needs. The Commission expressed general support for continuing to explore the proposed use with appropriate limitations.

No formal action taken, discussion item only.

3. Consideration of an Order to Show Cause regarding the Conditional Use Permit for Green Wheel Tire Recycling, located at 167 Old Lincoln Highway.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore explained that the Planning Commission would review evidence from City staff and Green Wheel regarding compliance with the Conditional Use Permit and determine whether the permit should continue under its existing conditions, be modified with additional conditions, or be revoked.

Shelby asked City Attorney Tysen Barker whether the Commission should conduct the public hearing before proceeding with the formal Order to Show Cause hearing and sworn testimony. Attorney Barker confirmed that the public hearing should be conducted first.

Public Hearing

Email Received 08/17/2026:

The Green Wheel Tire Recycling facility is a huge problem waiting to happen. If that monster pile of tires starts on fire, it will be catastrophic for the community. I agree that they should have time to remedy it, but I think they should not be allowed to accept any more tires until they get the number of tires down to or below the 1,000 tires on the ground, and the allowed tires in the trailer. It is unacceptable that they were able to accumulate that many tires in the first place! The name has recycling in it, however the owner stated he will shred the tires and haul them to the dump. That is not recycling!

Jewel Mack

Camille Miller: Camille Miller was present to comment on this item. She stated that she lived near the Green Wheel facility and regularly drove past the property. She expressed concern regarding the large number of trailers on the site and the significant accumulation of tires on the ground. Camille stated that residents had previously raised concerns regarding the growing tire pile and questioned why Green Wheel continued accepting additional tires when the business was experiencing equipment issues and was unable to process the tires already on the property. She questioned why incoming tire deliveries had not been stopped or reduced once it became apparent that the existing stockpile was continuing to increase. Camille stated that she felt Green Wheel should not be allowed to continue accepting additional tires until the existing tire pile had been substantially reduced and the business demonstrated that it could process the tires being received.

Sherry North: Sherry North was present to comment on this item. She stated that she had concerns regarding the continued accumulation of tires at the Green Wheel property and questioned how the situation had been allowed to reach its current size. She expressed concern that the business continued accepting tires even though the existing tires were not being processed quickly enough to prevent the pile from growing. She questioned the City's oversight and enforcement of the conditions originally placed on the Conditional Use Permit and expressed frustration that the violations had continued for an extended period of time. Sherry also raised concerns regarding the safety of nearby residents and businesses due to the potential for a tire fire, referencing a previous tire fire in Grantsville and the difficulty associated with extinguishing tire fires. She stated that the existing tire pile presented a significant fire and safety concern and felt stronger action should be taken to ensure the property was brought back into compliance.

Order to Show Cause Hearing, Discussion, and Consideration

Chair Sarah Moore reviewed the procedures applicable to the Order to Show Cause hearing under Section 7.16 of the Grantsville Land Use Ordinance. She explained that following the

hearing, the Planning Commission could revoke the Conditional Use Permit, allow the use to continue under its existing conditions, or impose additional terms and conditions. She further explained that the Commission's decision was required to include findings of fact and a ruling based upon the evidence presented during the hearing.

Chair Sarah Moore identified the parties and witnesses intending to provide evidence. Jim Swedin was identified as the property owner. Humberto Miranda and Eduardo Miranda were identified as the owners/operators of Green Wheel Tire Recycling. Shane Ault was identified as a witness for Green Wheel regarding the electrical system. City representatives intending to testify included Planning and Zoning Administrator Shelby Moore, Code Enforcement Officer David Cluff, Community Development Director Bill Cobabe, and Fire Marshal Nicholas Critchlow. No representative from the State was present to testify.

Chair Sarah Moore confirmed whether Green Wheel's representatives required an interpreter. Humberto Miranda and Eduardo Miranda each stated that they did not require an interpreter. Attorney Tysen Barker advised that their statements constituted a waiver of interpreter services on the record. Chair Sarah Moore confirmed their decision and released the interpreter from further participation in the hearing.

Chair Sarah Moore explained that the property owner and responsible parties would be provided an opportunity to present relevant evidence, that all individuals presenting evidence were required to first take an oath or affirmation to tell the truth, and that the Commission could question witnesses. Each party would also have a reasonable opportunity to present evidence and respond to evidence presented by another party.

Chair Sarah Moore then administered the oath. Jim Swedin, Humberto Miranda, Eduardo Miranda, Shane Ault, Shelby Moore, David Cluff, Bill Cobabe, and Nicholas Critchlow each affirmed that the testimony and evidence they provided to the Planning Commission would be the truth, the whole truth, and nothing but the truth. Chair Sarah Moore stated for the record that the individuals intending to testify had taken the required oath or affirmation and that anyone who later chose to testify would also be required to take the oath before providing evidence.

Planning and Zoning Administrator Shelby Moore then provided the City's evidence and detailed history of the Conditional Use Permit. Shelby stated that the Planning Commission approved Green Wheel Tire Recycling on June 19, 2025, to operate a tire recycling collection station at 167 Old Lincoln Highway. The approved operation allowed temporary storage of tires within trailers for resale, recycling, or reuse and prohibited tires from accumulating on the ground or expansion of the use without City approval.

Shelby stated that beginning in December 2025, City inspections documented a substantial accumulation of tires on the ground. During a January 12, 2026 inspection conducted with the Utah Division of Waste Management and Radiation Control, the State estimated that

approximately 60,000 waste tires were present at the facility and documented more than 1,000 tires stored on the ground. The State advised that storage of more than 1,000 waste tires on the ground for more than five days required a waste tire storage facility permit unless an applicable exception or waiver applied. Green Wheel later obtained State waste tire recycler and transportation registrations; however, those registrations did not modify or supersede the conditions of the City's Conditional Use Permit.

Shelby acknowledged that Green Wheel experienced electrical and equipment issues during the period between approval of the Conditional Use Permit and the City's first violation notice. She stated that a building permit had been issued and City staff had been communicating with Green Wheel regarding electrical improvements and installation of the shredding equipment. Shelby stated that the Commission should consider the most current evidence in determining whether the stockpile had been reduced and whether Green Wheel was now capable of maintaining compliance.

Shelby reviewed the conditions alleged to have been violated. Condition 4 required compliance with applicable local, State, and federal tire disposal and recycling regulations. Condition 6 required tires to be stored within trailers and prohibited tires from accumulating on the ground. Condition 7 required trailers to be parked on designated surfaces without obstructing driveways or fire lanes.

Shelby reviewed the City's enforcement history. She stated that on December 1, 2025, Code Enforcement documented a large accumulation of tires on the ground. On December 16, 2025, the City issued a Notice of Violation citing Conditions 4, 6, and 7 and provided 30 days for correction. On January 12, 2026, City and State representatives inspected the property. In March, Green Wheel reported that the shredder was not operating and was scheduled for repair. Subsequent inspections showed some reduction of the pile, however, additional tires continued to be delivered and tires remained accumulated on the ground. On April 6, 2026, staff instructed Green Wheel to discontinue accepting additional tires until the existing pile was substantially reduced.

Shelby stated that Green Wheel submitted a corrective action plan on May 29, 2026, estimating an inventory of approximately 20,000 to 24,000 tires and proposing to process approximately 310 to 370 tires per working day. The plan included weekly inventory monitoring, photographs and progress information, notification of equipment failures, and an anticipated completion date of approximately August 21, 2026. Shelby clarified that submission of the corrective action plan did not amend the Conditional Use Permit or authorize continued storage of tires on the ground.

Shelby reviewed additional documentation, including inspection records, correspondence with the State, Green Wheel's estimated incoming and outgoing vehicle trips, corrective action plans, photographs, and periodic drone footage documenting the tire pile.

Shelby also reviewed fire safety concerns identified by the Fire Marshal, including the size and height of the tire pile, tires being stored against or immediately adjacent to a building, tires remaining on rims, tires being stored inside a building without an approved sprinkler system, and concerns regarding required emergency access and separation distances.

Shelby reviewed staff's recommended findings and recommended that the Planning Commission find Green Wheel in violation of Conditions 4, 6, and 7. Staff further recommended finding that the violations continued after Green Wheel had been provided notice and an opportunity to correct them. Rather than immediately revoking the Conditional Use Permit, staff recommended allowing an additional compliance period subject to measurable reduction of the tire stockpile, reporting requirements, inspections, and continued compliance with applicable City, State, and fire code requirements.

Humberto Miranda testified regarding Green Wheel's operations and the circumstances that resulted in the tire accumulation. He acknowledged that Green Wheel had not remained in compliance with the Conditional Use Permit. He explained that after the shredding equipment arrived, the business discovered that the existing electrical service was inadequate to operate the equipment. A new transformer and additional electrical improvements were required, which delayed operation of the shredder while tires continued to be received. Humberto stated that Green Wheel had been working from behind since that time.

Humberto stated that Green Wheel had since become fully operational and had purchased a larger 48-foot open-top dump trailer. He explained that the smaller dump truck previously used could haul approximately six to eight tons per load, while the larger trailer could transport approximately 25 to 30 tons. He stated that the increased hauling capacity had resulted in a noticeable reduction of the stockpile.

Vice Chair Hill asked Humberto what prevented Green Wheel from completing its original corrective action plan and what had changed to give the Commission confidence that the updated plan would be successful. Humberto stated that transportation capacity had been a significant limitation. He explained that processed material was being transported to the Intermountain Regional Landfill because Tooele County was not accepting the material and that each trip required approximately three hours. He stated that the larger trailer could haul substantially more material and would significantly improve Green Wheel's ability to remove processed material from the property.

Chair Sarah Moore asked how approximately 20,000 tires had accumulated on the ground when the original Conditional Use Permit required tires to be stored within trailers. Humberto explained that the shredding equipment could not initially operate because the existing electrical service was inadequate. He stated that breakers continued to trip, Rocky Mountain Power determined that a new transformer was required, and additional electrical work was necessary. He acknowledged that Green Wheel continued receiving tires during that period. Eduardo

Miranda added that Green Wheel planned to operate double shifts to increase processing capacity.

Vice Chair Hill then directed questions to Shane Ault, the electrician who worked on the facility. He asked Shane to explain the electrical issues and confirm whether the electrical system was now capable of supporting the load required by the shredding equipment.

Shane testified that his company was initially contracted in early November to connect the shredding equipment. Upon inspection, they determined that the equipment required more power than the existing electrical service could support and that the existing system did not have an adequate main distribution panel. His company worked with Rocky Mountain Power to complete the necessary service improvements, and the process experienced several delays.

Shane further testified that after adequate power was provided, the shredding equipment still would not operate properly. He explained that the older equipment had been transported from out of state, disassembled, shipped, and reassembled, and his company spent approximately three weeks troubleshooting it.

Vice Chair Hill specifically asked whether the electrical system was currently adequate and capable of maintaining operations under the required load. Shane confirmed that the system was operational. Shane also stated that he had recently visited the property and observed that the tire pile remained substantial and had been located against the building. He later received a photograph showing that Green Wheel had created separation between the tires and the building and stated that the business appeared to be making progress. Vice Chair Hill again clarified that his primary question was whether the electrical system itself was operational, and Shane confirmed that it was.

Commissioner Moulton questioned whether obtaining a State waste tire storage facility permit would allow Green Wheel to store tires on the ground despite the conditions of its City Conditional Use Permit. Humberto discussed the State permitting process and associated surety bond.

Commissioner Moulton stated that regardless of the electrical and equipment problems, Green Wheel had control over whether additional tires were accepted. He expressed concern that the business continued accepting tires while it was unable to process the existing inventory and after the City had directed the business to reduce the pile. He stated that Green Wheel should have stopped accepting additional tires when it became clear that the business could not keep up and favored stopping incoming tire deliveries until the existing stockpile was brought under control.

Humberto requested consideration because accepting tires represented a significant portion of Green Wheel's revenue. He stated that the business had invested substantial funds in the

shredding equipment, electrical improvements, and hauling equipment and that the owners were not currently paying themselves.

Commissioner Merrill asked how Green Wheel's proposed 100-day corrective action plan accounted for additional tires that would continue to be received. Humberto stated that Green Wheel anticipated processing substantially more tires than it received and that the reduction could be verified through reports, receipts, inspections, and visual documentation. Green Wheel also presented disposal receipts documenting processed material removed from the property.

Vice Chair Hill questioned how the revenue generated from accepting tires had been used during the period when tires were accumulating rather than being processed. Humberto stated that substantial funds had been reinvested into the business, including approximately \$250,000 for the shredding equipment and additional funds for hauling equipment.

Vice Chair Hill again questioned what assurance the Commission had that Green Wheel would complete the updated corrective action plan when the previous plan had not been completed. Eduardo stated that the larger trailer and double shifts would allow the business to shred and transport substantially more material.

Commissioner Merrill asked how shredding would continue while the larger trailer was transporting material to the landfill. Humberto and Eduardo explained that Green Wheel would use its dump truck while the larger trailer was away so processing could continue.

Commissioner Merrill questioned the length of the proposed 100-day corrective action plan. Vice Chair Hill clarified that the plan referred to 100 operating days, rather than 100 calendar days, meaning the plan could extend approximately 20 weeks if Green Wheel operated five days per week. Humberto confirmed that the timeframe was intended to provide flexibility for maintenance and other contingencies.

Commissioner Moulton reiterated that he favored stopping incoming tires until the existing pile was brought under control. Commissioner Merrill stated that he understood Commissioner Moulton's concern but did not want the corrective action to force the business into bankruptcy and potentially leave the tire pile for the property owner to address. He supported allowing incoming material provided Green Wheel demonstrated that the amount of material leaving the property consistently exceeded the amount being received.

Vice Chair Hill stated that the existing accumulation could not be undone and that his primary concern was establishing measurable progress going forward. He stated that he was not comfortable waiting until the end of the corrective action period to determine whether Green Wheel had been successful and supported regular inspections and verification of the information provided by Green Wheel.

Code Enforcement Officer David Cluff discussed the need for documentation comparing the number of tires being received with the amount being processed and removed. Commissioner Merrill recommended weekly reporting rather than daily reporting and discussed using the City's drone documentation to assist staff in verifying whether the pile was consistently decreasing.

Vice Chair Hill recommended that Green Wheel and City staff establish a reporting format that allowed staff to compare incoming material with outgoing processed material. Humberto stated that Green Wheel had hired an administrator to assist with reporting and communication. Vice Chair Hill stated that the reporting format should be reviewed by City staff so the information could be consistently evaluated.

Chair Sarah Moore expressed concern that Green Wheel had allowed the situation to reach its current scale without adequately communicating with the City. She stated that earlier communication with City staff could have prevented the issue from becoming as severe and emphasized the amount of staff time required to address the violations. Chair Sarah Moore stated that Green Wheel needed to maintain regular communication with the City and document its corrective efforts. She also emphasized that the original requirement prohibiting tires from being stored on the ground would remain in effect after the corrective period. Humberto acknowledged the communication issues and apologized.

Fire Marshal Nicholas Critchlow testified regarding the fire and life-safety concerns associated with the tire stockpile. He stated that tire storage piles were required to maintain at least a 50-foot separation from lot lines and buildings. He expressed concern regarding surrounding industrial businesses containing flammable or hazardous materials and the limited number of hydrants within the immediate area. He stated that a significant tire fire could rapidly deplete available water resources and that the Fire Department remained very concerned about the existing conditions.

Vice Chair Hill asked how the 50-foot separation should be measured. Fire Marshal Critchlow reviewed the applicable code language, and Vice Chair Hill clarified the measurement for purposes of inspection. Shelby recommended that the final conditions reference applicable NFPA and International Fire Code requirements. Vice Chair Hill asked who would verify compliance, and Fire Marshal Critchlow stated that he would conduct the inspection.

Chair Sarah Moore and Vice Chair Hill asked Green Wheel how quickly the required separation could be established. Humberto estimated that approximately 15 to 20 feet of separation had already been created.

Commissioner Merrill asked whether Green Wheel could simply relocate tires to immediately create the required buffer. Fire Marshal Critchlow cautioned that moving the tires into a larger pile could create additional violations because the fire code also regulated maximum pile dimensions and required emergency access around the pile. He explained that tire fires burn at

extremely high temperatures and that the required separation was intended to address radiant heat and other fire hazards.

Vice Chair Hill again asked how quickly Green Wheel could establish the full 50-foot separation. Humberto stated that processing enough tires could take approximately three to four weeks, while physically establishing the required buffer could potentially be accomplished sooner. Vice Chair Hill recommended requiring verification within approximately one month. Fire Marshal Critchlow agreed to conduct an in-person inspection and stated that he would also verify that tires were not being stored inside the building.

Chair Sarah Moore asked whether staff could provide monthly updates regarding Green Wheel's progress. Shelby confirmed that staff would provide updates to the Planning Commission.

Chair Sarah Moore also confirmed that obtaining a State waste tire storage facility permit would not supersede the City's Conditional Use Permit. Humberto stated that once the existing stockpile was corrected, Green Wheel's intended operation was to process tires as they were received and avoid storing tires on the ground.

Jim Swedin, the property owner, testified that he had been out of the country during the winter and was surprised by the size of the tire pile when he returned in April. He stated that the pile had approximately doubled and that he told Green Wheel not to bring additional tires onto the property. He also stated that the Order to Show Cause hearing was the first notice he personally received regarding the enforcement matter.

Commissioner Moulton stated that the Commission would also rely on the property owner to assist in ensuring that the property was brought back into compliance. Jim stated that he had been pushing Green Wheel to address the pile and acknowledged that the situation had gotten out of hand.

Hearing no additional relevant evidence, Chair Sarah Moore closed the evidentiary portion of the Order to Show Cause hearing and stated that the Planning Commission would deliberate based upon the evidence entered into the record.

Chair Sarah Moore asked the Commission to consider each alleged violation separately. The Commission found that Condition 4, requiring compliance with applicable local, State, and federal tire disposal and recycling regulations, had been violated based upon the evidence contained in the staff report and presented during the hearing.

The Commission found that Condition 6, requiring tires to be stored within trailers and prohibiting tires from accumulating on the ground, had been violated based upon the staff report, photographs, inspections, and testimony presented during the hearing.

The Commission found that Condition 7, requiring trailers to be parked on designated surfaces without obstructing driveways or fire lanes, had been violated based upon the evidence contained in the staff report and presented during the hearing.

The Planning Commission discussed allowing Green Wheel to continue operating during a corrective compliance period rather than immediately revoking the Conditional Use Permit. The following additional conditions were established:

- Green Wheel could continue receiving and processing tires only if documented outgoing material exceeded incoming material and the existing stockpile demonstrated a consistent and measurable net reduction.
- The stockpile could not increase in height, area, volume, or estimated tire count.
- Green Wheel would provide weekly reports and supporting documentation to City staff showing incoming versus outgoing material.
- Green Wheel would provide City staff with a draft reporting format by August 21, 2026, showing the amount of material received compared with the amount processed and removed. City staff would review the reporting format and advise Green Wheel of any necessary revisions.
- Material equipment failures affecting operations were required to be immediately reported to City staff. If processing or outbound transportation was interrupted, incoming deliveries were to be correspondingly reduced.
- Fire lanes and emergency access were required to remain unobstructed.
- Green Wheel was required to comply with applicable NFPA and International Fire Code requirements.
- Green Wheel was required to establish a 50-foot buffer between the tire pile and any building by September 17, 2026, with compliance to be verified by the Fire Marshal.
- Green Wheel was required to obtain and maintain all required State approvals.
- Staff would provide monthly progress updates to the Planning Commission, conduct an interim review at approximately three months, and conduct a final review at six months.
- Failure to demonstrate substantial progress could result in suspension of incoming material, additional conditions, compelled removal, or revocation proceedings.
- Green Wheel could operate additional days as necessary to meet its corrective action schedule.

Commissioner Moulton reiterated that he did not support allowing additional incoming tires during the corrective period and preferred that Green Wheel stop accepting additional material until the existing stockpile was corrected.

Attorney Tysen Barker advised the Planning Commission that because the Commission had found Green Wheel out of compliance with the Conditional Use Permit, the Commission could stay a decision regarding revocation during the corrective period. He explained that this would

allow the tire pile to be reduced in the interest of the health, safety, and welfare of the community while preserving the Commission's ability to determine at the end of the corrective period whether the Conditional Use Permit should be revoked or whether Green Wheel had achieved and could maintain compliance.

Vice Chair Hill made a motion to allow Green Wheel Tire Recycling to continue with its proposed corrective action plan, stay a decision regarding revocation of the Conditional Use Permit during the corrective period, and review the Conditional Use Permit at the conclusion of the corrective period to determine whether Green Wheel had achieved and could maintain compliance, subject to the additional conditions established by the Planning Commission.

Jason Hill made a motion to stay the decision regarding revocation of the Conditional Use Permit for Green Wheel Recycling, located at 167 Old Lincoln Highway, and allow the business to continue operating during the corrective compliance period, subject to the following conditions:

- 1. Green Wheel may continue receiving and processing tires provided that documented outgoing material exceeds incoming material and the existing tire stockpile demonstrates a consistent and measurable net reduction.**
- 2. The existing tire stockpile shall be substantially reduced and shall not increase in height, area, volume, or estimated tire count.**
- 3. Green Wheel shall make consistent progress toward compliance with Condition 6 of the Conditional Use Permit and shall provide weekly reports and supporting documentation to City staff showing incoming versus outgoing material.**
- 4. By August 21, 2026, Green Wheel shall provide City staff with a draft reporting format showing the number of tires received versus the amount processed and removed. City staff shall review the reporting format and advise Green Wheel of any necessary revisions.**
- 5. Green Wheel shall demonstrate that incoming tire volume can be managed within the facility's actual processing and removal capacity. Any equipment failure affecting processing or removal of tires shall be immediately reported to City staff. If processing or outbound transportation is interrupted, incoming deliveries shall be correspondingly reduced.**
- 6. Green Wheel shall resolve the deficiencies identified by the Fire Marshal, keep all fire lanes and emergency access unobstructed, and comply with all applicable NFPA and International Fire Code requirements.**
- 7. Green Wheel shall establish a 50-foot buffer between the tire pile and any building by September 17, 2026, with compliance to be verified by the Fire Marshal through an on-site inspection.**
- 8. Green Wheel shall obtain and maintain all required State approvals.**

- 9. City staff shall provide monthly progress updates to the Planning Commission, with an interim review at approximately three months and a final review at six months.**
- 10. Failure to demonstrate substantial progress may result in suspension of incoming tire deliveries, additional conditions, compelled removal, or revocation proceedings.**
- 11. Green Wheel may operate additional days as necessary to meet the corrective action schedule.**

Sarah Moore seconded the motion. The vote was as follows: Jason Hill “Aye,” Gary Merrill “Aye,” Cameron Moulton “Nay,” and Sarah Moore “Aye.” The motion passed by majority vote, 3–1.

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

Presentation and Discussion

Community Development Director Bill Cobabe presented the proposed use for an Advanced Technology and Data Infrastructure Center. He clarified that the City had no current or anticipated applications for a data center and that data centers were not currently allowed within any zoning designation. He stated that the purpose of the discussion was to proactively establish standards before an application was received.

Bill reviewed the proposed definitions for Tier 1 and Tier 2 facilities. Tier 1 facilities were proposed as smaller facilities of less than 25,000 square feet, while larger facilities would be classified as Tier 2. He explained that certain circumstances could also cause a smaller facility to be classified as Tier 2. The proposed standards included definitions for closed-loop cooling systems and low-frequency noise, with closed-loop cooling proposed as a requirement for data centers regardless of size. Bill asked the Commission to review the proposed standards over the next several weeks before the item proceeded to a public hearing.

Bill asked for direction regarding the zoning designations in which the use should be considered. He explained that staff had discussed allowing Tier 1 facilities within the MD zoning designation while limiting larger facilities to MG. Shelby referenced the zoning map to show the Commission the areas currently designated MD and MG. Bill stated that the Commission should consider the potential impacts if the use were ultimately developed throughout all eligible properties within a zoning designation.

Commissioner Merrill stated that he preferred limiting data centers to the MG zoning designation rather than allowing Tier 1 facilities in MD. He stated that MG areas were generally located farther from developed portions of the City and would provide greater separation for potential noise, lighting, and buffering impacts.

Commissioner Moulton asked about the City's ability to impose conditions when a use was designated as conditional. Bill explained that while the City had discretion to establish conditions, a conditional use was considered a permitted use when the applicant could meet the standards established in the code. He stated that if the City imposed restrictions that effectively eliminated all practical ability to establish the use, it would be more appropriate to prohibit the use rather than allow it subject to unattainable conditions.

Chair Sarah Moore stated that she supported establishing parameters before an application was received and was not opposed to data centers as a use if their impacts could be appropriately mitigated. Bill discussed potential impacts including water and power use, emergency generators, noise, and building appearance and stated that the proposed standards were intended to address those impacts.

Commissioner Merrill recommended removing the provision allowing non-potable, secondary, or reclaimed water systems and requiring closed-loop cooling systems. He stated that he preferred a closed-loop system because of its significantly lower ongoing water demand.

Vice Chair Hill stated that all data centers should require a Conditional Use Permit regardless of size so that each proposal would receive review and provide an opportunity for public involvement. Bill explained that Tier 2 facilities would also require a development agreement, including provisions addressing matters such as decommissioning and financial assurance if a facility ceased operating. Vice Chair Hill stated that he supported the proposed financial assurance requirements.

Vice Chair Hill expressed concern with the proposed 300-megawatt maximum power limitation. He stated that Grantsville City did not operate the electrical utility and that grid capacity was regulated by the utility and applicable State agencies. Bill explained that the power limitation was also intended as a method of controlling the overall scale of a facility and asked whether the Commission preferred another method, such as establishing a maximum building size. Shelby clarified that the proposed megawatt limitation was intended to regulate facility size regardless of whether the facility generated its own power.

Vice Chair Hill questioned whether a maximum facility size was necessary if a proposal was located within an appropriate zoning designation and met all applicable standards. He stated that larger facilities could potentially operate more efficiently than several smaller facilities. Commissioner Merrill agreed that the language regarding electrical grid capacity should be reconsidered because the City did not control the electrical grid. Bill stated that he would research the issue further and bring additional information back to the Commission.

Vice Chair Hill also discussed the proposed noise, lighting, and air-quality provisions. He suggested that noise and lighting standards may be better addressed through City-wide ordinances rather than standards applicable only to data centers. Shelby noted that City-wide

noise and lighting ordinances had previously been considered but were not supported by the Planning Commission at that time. Vice Chair Hill stated that he supported limiting generator testing to specified times and supported the financial assurance requirements. Regarding air quality, he questioned whether the City needed to duplicate State requirements. Bill explained that requiring compliance with State DEQ emission standards through the City's development agreement would provide the City with an additional enforcement mechanism if a facility failed to remain compliant.

Commissioner Moulton discussed the significant public interest surrounding data centers and stated that when the item proceeded to public hearing, the Commission could receive substantial opposition to allowing the use at all. He asked whether the City could prohibit data centers now and reconsider the issue in the future if circumstances changed. Bill confirmed that the ordinance could be revisited and stated that the purpose of the current process was not necessarily to adopt regulations immediately, but to have the discussion proactively and ensure that any decision was made carefully and with appropriate consideration.

Vice Chair Hill stated that he had reviewed information submitted through public comments and emphasized the importance of relying on verifiable information when evaluating the potential impacts and benefits of data centers. He stated that he had not reached a final position on whether data centers should be allowed but believed there could be potential economic benefits if impacts could be effectively addressed.

Bill discussed potential economic benefits associated with larger data centers, including taxable personal property and additional revenue that could support City services. The Commission discussed balancing those potential benefits against community concerns regarding water, power, and other impacts and emphasized the importance of evaluating factual information rather than making a decision before the issue had been fully studied.

Bill encouraged residents with questions or concerns to contact him directly and stated that staff welcomed public input as the proposed standards continued to be developed. He stated that staff had also reviewed proposed regulations being developed by Tooele County and incorporated relevant concepts into the City's draft.

Chair Sarah Moore discussed the proposed noise standards and noted that the decibel limits in the draft appeared more restrictive than the standards she had reviewed. Bill confirmed that the proposed standards were intended to be more restrictive.

The Commission discussed when the proposal should return for a public hearing. Commissioner Moulton stated that sufficient agenda time should be reserved because of the anticipated level of public interest. The Commission agreed that the item should not be rushed and supported bringing it back at a later meeting after additional review and refinement of the proposed standards.

No formal action was taken.

5. Approval of the August 4, 2026 Planning Commission Regular Meeting Minutes.

Cameron Moulton made a motion to recommend approval of the minutes from the August 4, 2026 Planning Commission Regular Meeting. Jason Hill seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” “Gary Merrill “Aye” and Cameron Moulton “Aye.” The motion was passed unanimously.

6. Report from City Staff.

Community Development Director Bill Cobabe reminded the Commission of the upcoming APA Fall Conference scheduled for September 9–10, 2026.

7. Open Forum for Planning Commissioners.

Commissioner Merrill asked about a situation raised by a friend who serves on another city committee. He asked whether, on a five-member board with two members absent, a 2–1 vote would fail because it did not constitute a majority of the full Commission.

City Attorney Tysen Barker stated that the outcome would depend on the applicable rules, but explained that for the Planning Commission, the vote is based on the Commissioners present once a quorum has been established. Therefore, if three Commissioners were present and constituted a quorum, a 2–1 vote would represent a majority of those present.

8. Report from City Council.

City Council Member Rhett Butler advised the Commission that the City was in the process of filling the vacant Planning Commission seat.

9. Adjourn.

Gary Merrill made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Jason Hill “Aye,” “Gary Merrill “Aye” and Cameron Moulton “Aye.” The meeting adjourned at 10:50 p.m.

AGENDA ITEM #5

Report from City staff.

AGENDA ITEM #6

Open Forum for Planning Commissioners

AGENDA ITEM #7

Report from City Council.

AGENDA ITEM #8

Adjourn.