PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, October 20, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

AGENDA

1. Presentation, Public Hearing, Discussion and Consideration: Consideration of a proposed Commercial Conditional Use Permit for Little Otters Washers, a wash-and-fold laundry service located at 647 E Main Street, in the Commercial Development District (C-D).
2. Presentation, Public Hearing, Discussion and Recommendation: Recommendation of a proposed General Plan Amendment for Parcel 01-069-0-0122 to change the land use designation from Low Density Residential to Medium Density Residential for Anderson Ranch Subdivision Phase 4E, located at the east end of Silver Spur Road.
3. Presentation, Public Hearing, Discussion and Recommendation: Recommendation of the proposed rezone for Parcel 01-069-0-0122, located approximately at the east end of Silver Spur Road, from R-1-21 to R-1-12 for Anderson Ranch Subdivision Phase 4E, resulting in approximately 15.12 acres being zoned R-1-12.
4. Presentation, Public Hearing, Discussion and Recommendation: Recommendation of the 1st amendment to the Master Development Agreement (MDA) for Canyon View Subdivision.
5. Approval of the minutes from the October 6, 2026 Planning Commission Regular Meeting.
6. Report from City Staff.
7. Open Forum for Planning Commissioners.
8. Report from City Council.
9. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Scan QR code to join Zoom meeting.

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

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

AGENDA ITEM #1

Presentation, Public Hearing, Discussion and Consideration: Consideration of a proposed Commercial Conditional Use Permit for Little Otters Washers, a wash-and-fold laundry service located at 647 E Main Street, in the Commercial Development District (C-D).

Little Otters Washers Conditional Use Permit Staff Report

647 East Main Street | Planning Commission | October 20, 2026

Agenda item	Presentation, Public Hearing, Discussion and Consideration of a Commercial Conditional Use Permit for a wash and fold laundry service
Applicant and owner	Casadee Whitney; application also identifies Marcus Whitney as an owner
Property	647 East Main Street · parcel 01-054-0-0022 per submitted radius map
Zoning	C-D district; the codified Section 16.4 calls it the Central Development District
Requested action	Site-specific approval for laundry service within the existing residence

Staff Summary

Little Otters Washers proposes a wash and fold service in the laundry room of the existing home at 647 East Main Street. The applicants propose resident workers, pickup and delivery by van, daily hours of 7:00 a.m. to 9:00 p.m., and an estimated three customers per day. Commercial laundries are a conditional use in the C-D district. The described operation is small in scale and is expected to have limited customer traffic. The Planning Commission will evaluate the specific operation and site under the conditional use standards.

Application and Site

The August 26 application identifies the existing home laundry room as the business location. It lists seven Whitney family members under “Employees,” a Chevy Express 15-seat van for pickup and delivery, and ordinary laundry products. The August 31 business narrative names Casadee and Marcus Whitney as the individuals working in the business and says cleaning and laundry products will be stored indoors.

The submitted photographs identify the portion of the home proposed for the laundry service. An aerial image identifies existing buildings and illustrates possible vehicle movement;

Applicable Land Use Standards

Chapter 16, Table 16.1 lists “Commercial Laundries, Linen Service and Dry Cleaning” as conditional in C-D. Section 16.4 directs review of compatibility, land and building use, traffic safety, landscaping and drainage. Chapter 7 calls for site plan review, written findings and reasonable conditions to address anticipated impacts. Section 7.9 allows the Planning Commission to approve, approve with modifications, postpone for additional information, or deny the application.

Because this business would operate inside the occupied home, the City should also evaluate the home occupation standards in Section 8.1. They limit business space to 25 percent of dwelling floor area or 500 square feet, whichever is less; generally limit work to residents; protect residential character; and limit onsite customer visits to two per hour. The application estimates three customers per day.

Land Use Analysis

Scale and Neighborhood Compatibility

The applicant proposes to use an existing laundry room without a public laundromat, exterior production area or regular nonresident employees. Approximately three customers per day suggests limited activity.

Possible Conditions if the Commission Approves the Use

If the Commission determines that the use can be approved with conditions, the following are available for its consideration and should be tailored to the testimony and final site plan:

- The service is limited to washing, drying and folding customer laundry within the identified room of the existing residence. No customer self-service laundry or outdoor laundry storage is included.
- Only residents of the home may conduct the business. Onsite customer visits must remain within the applicable Section 8.1 limit.
- The delivery van and any visiting customers must park and load in locations approved on a site plan, leaving residential parking and safe access available.
- Any equipment, plumbing, electrical, ventilation, water or sewer improvements require applicable City review and permits before use. The operator must obtain the required business license.
- The approved hours, business area, equipment and pickup and delivery activity should be documented in the CUP. A material increase or change would be reviewed under Section 7.15.

Findings for Planning Commission Consideration

1. The submitted radius map identifies 647 East Main Street as parcel 01-054-0-0022 in the C-D district. Commercial laundries are conditional in that district under Table 16.1.
2. The proposed use would operate from the existing home laundry room with an estimated three customers per day and pickup and delivery service.

Business Details

Location of Business

Little Otters Washes is located at 647 E Main Street. The proposed use is for a Wash and Fold Laundry Services to be conducted by residents of the home, inside the laundry room of the home.

Individuals Who Will Be Working at the Business

- Casadee Whitney
- Marcus Whitney

Days and Hours of Operation

- Sunday – Saturday 7:00am- 9:00pm

Expected Number of Customers Per Day: 3

Equipment and Chemical

Laundry detergent, shout, scent beads, oxi clean and dryer sheets will be stored in the laundry room on the shelves.

Chemicals

All the chemicals/cleaning supplies I use are non toxic such as non toxic multi purpose cleaner, all purpose cleaning wipes, all purpose cleaning Vinegar, essential oils for smell, Castile soap. They will be stored up high in storage closet not accessible to children.

GRANTSVILLE
INCORPORATED 1867

Shelby Moore [redacted]

Commercial CUP - Little Otters Washers - 647 E Main Street

7 messages

Nicole Ackman [redacted] > Tue, Oct 6, 2026 at 3:57 PM
To: Shelby Moore [redacted], Andy Jensen [redacted], Gina Mecham [redacted], Grantsville Fire [redacted], Grantsville Fire Marshal [redacted], Grantsville Fire Chief [redacted], Robert Sager [redacted], Christy Montierth [redacted], Markus Seat [redacted]
Cc: Bill Cobabe [redacted]

Good afternoon everyone,

We have received an application for a Commercial Conditional Use Permit (CUP) for Little Otters Washers, located at 647 E Main Street within the C-D zone.

The proposed business involves wash-and-fold laundry services conducted by residents inside the home's laundry room. No customers will visit the property, orders will be picked up from and delivered back to the customer's location.

Attached are the application, site plan, and business details. Please review these documents and submit any questions, concerns, or feedback.

Thank you,

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
[redacted]
GRANTSVILLE
-INC. 1867-

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4 attachments



2026.08.26 - Image 1.jpg
395K



2026.08.26 - Image 2.jpg
1139K

2026.08.31 - Business Details.docx
15K

2026.08.26 - IWORQ Application.pdf
93K

Andy Jensen [redacted] Tue, Oct 6, 2026 at 5:32 PM
To: Nicole Ackman [redacted]
Cc: Shelby Moore [redacted] Gina Mecham [redacted] Grantsville Fire [redacted] Grantsville Fire Marshal [redacted], Grantsville Fire Chief [redacted], Robert Sager [redacted] Christy Montierth [redacted], Markus Seat [redacted], Bill Cobabe [redacted]

The building code doesn't regulate how someone uses their appliances unless they are cooking for non-family members.

Andy Jensen
Grantsville Building Official
[redacted]

[Quoted te t hidden]

Christy Montierth [redacted] Wed, Oct 7, 2026 at 10:14 AM
To: Andy Jensen [redacted]
Cc: Nicole Ackman [redacted]>, Shelby Moore [redacted], Gina Mecham [redacted] Fire [redacted], Grantsville Fire Marshal [redacted] Grantsville Fire Chief [redacted], Robert Sager [redacted]>, Markus Seat [redacted], Bill Cobabe [redacted]

As long as they are not adding many industrial washers, there are no issues.
[Quoted text hidden]

Grantsville Fire Marshal <[redacted] Wed, Oct 7, 2026 at 10:42 AM
To: Andy Jensen [redacted]
Cc: Nicole Ackman [redacted], Shelby Moore [redacted], Gina Mecham [redacted] Grantsville Fire [redacted], Grantsville Fire Chief [redacted] Robert Sager [redacted] Christy Montierth [redacted] Markus Seat [redacted], Bill Cobabe [redacted]

No concern from fire



On Tue, Oct 6, 2026 at 5:34 PM Andy Jensen <a[redacted]> wrote:
[Quoted text hidden]

Shelby Moore [redacted]

Nicole,

Can you findout if they are adding additional washers?

SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
[redacted]

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[Quoted text hidden]

Nicole Ackman [redacted]

Christy and Shelby,

The applicant has indicated that they will not be adding any industrial washers.

Best regards,

Nicole Ackman

Planning and Zoning Administrative Assistant

[redacted]

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[Quoted text hidden]

Shelby Moore [redacted] [redacted]

I have no concerns then.

SHELBY MOORE
Planning & Zoning Administrator
Department of Public Works
[redacted]

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

[Quoted te t hidden]


Wash and Fold Laundry Services
in exsisting home.

Existing Builings

- Wash and Fold Laundry Services

AGENDA ITEM #2

Presentation, Public Hearing, Discussion and Recommendation: Recommendation of a proposed General Plan Amendment for Parcel 01-069-0-0122 to change the land use designation from Low Density Residential to Medium Density Residential for Anderson Ranch Subdivision Phase 4E, located at the east end of Silver Spur Road.

Anderson Ranch Phase 4E General Plan Amendment Staff Report

Parcel 01-069-0-0122 | East end of Silver Spur Road | October 20, 2026

Agenda item	Presentation, Public Hearing, Discussion and Recommendation on a General Plan amendment
Requested change	Low Density Residential to Medium Density Residential on the Future Land Use Map
Subject area	Approximately 15.12 acres associated with Anderson Ranch Subdivision Phase 4E
Existing zoning	R-1-21; a separate R-1-21 to R-1-12 rezone is also noticed for this parcel
Decision	Planning Commission recommendation to the City Council; Council decides whether to amend the General Plan

Staff Summary

The request would change the Future Land Use Map designation for Anderson Ranch Phase 4E from Low Density Residential, a maximum of two dwelling units per acre, to Medium Density Residential, a maximum of four dwelling units per acre. The site is a long, narrow tract extending east from Silver Spur Road. The current R-1-21 zoning and the approved May 2024 construction plans contemplated 22 single-family lots of at least one-half acre on approximately 15.12 acres, or about 1.46 units per acre. That previously approved half-acre layout is an important baseline: the current Low Density designation already accommodates it.

Property and Approval History

1. In 2007, the City annexed approximately 14.948 acres for this area. The annexation certificate and the May 2024 planning memorandum identify R-1-21 zoning and a proposed lot layout in the annexation materials. [1–2]
2. The Phase 4E application began review in 2022. The May 20, 2024 planning memorandum describes a 22-lot plan on approximately 15.12 acres, with streets and lot layout influenced by the narrow tract and existing street connections. It documents review of water, sewer, and stormwater for that particular layout. [2]
3. The May 2024 construction plan set bears City approval stamps and depicts 22 approximately half-acre lots under R-1-21. The June 6, 2024 staff report describes the final plat request for 22 lots and a gross density of 1.46 units per acre.

General Plan and Zoning Context

Current map	Low Density Residential: up to 2 dwelling units per acre.
Proposed map	Medium Density Residential: up to 4 dwelling units per acre. This is a policy range, not an approved lot count.
Current zone	R-1-21: minimum lot size 21,780 square feet, or one-half acre.
Separate request	A concurrent public notice proposes R-1-12 zoning, which has a 12,000-square-foot minimum lot size. The rezone is a separate legislative decision. [5–6]

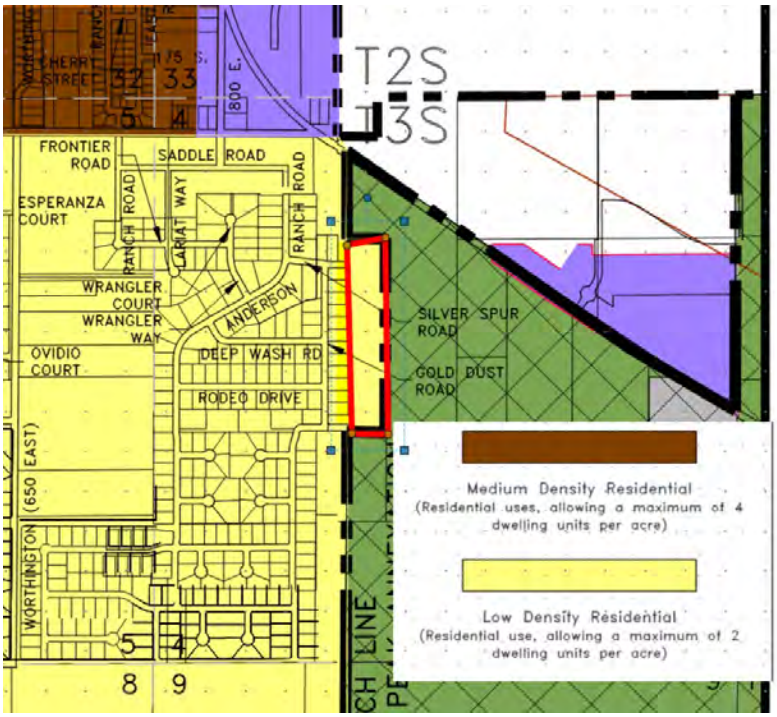
The General Plan states that the Future Land Use Map guides future zoning and density decisions; it is not itself the zoning map. The map's planning areas are generalized and do not necessarily follow precise parcel lines. Section 3.12 of the Land Use Ordinance also describes the General Plan as an advisory guide. The Planning Commission recommends action after a public hearing, and the City Council decides whether to adopt the amendment. [5–6]

Land Use Analysis

Planning Commission Action

Following the public hearing, the Planning Commission may recommend approval, recommend denial, or continue the item for additional information. In forming its recommendation, the Commission should identify how the proposed designation addresses neighborhood transition, infrastructure capacity and the General Plan's growth and community character policies. The City Council makes the final legislative decision. [5–6]

Map Exhibit



Future Land Use Map excerpt supplied with the application. The outlined tract is shown in yellow as Low Density Residential; brown in the legend denotes Medium Density Residential.

Adjacent Development: Anderson Ranch Phase 4E abuts the Twenty Wells PUD, where quarter-acre lots are located along the shared boundary. Those lots are part of the existing development pattern the Planning Commission should consider when evaluating whether a Medium Density Residential designation would be compatible with surrounding properties.

Source Notes

[1] Annexation certificate, 2007. [2] Phase 4E Planning Commission memorandum, May 20, 2024. [3] Approved construction plans, May 2024. [4] Phase 4E staff report, June 6, 2024. [5] Grantsville General Plan and supplied map excerpt. [6] Land Use Ordinance §§3.11, 3.12, 15.1, 15.2; October 20, 2026 General Plan and rezone notices.

Executive Summary

Land Use

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

Community Design

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

Economic Development

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

Transportation

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

Housing

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

Recreation & Open Space

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

Infrastructure

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

Introduction

State Law And Grantsville City's Plan
Purpose Of This Plan
Development Of This Plan
Amending The General Plan
Implementation
Next Steps For This Plan

State Law And Grantsville City's Plan

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

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

Purpose Of This Plan

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

Development Of This Plan

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

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

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

Amending The General Plan

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

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

Implementation

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

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

Next Steps For This Plan

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

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

Community Vision Statement + Core Values

Community Vision
Community Core Values
Community Characteristics
Regional Context + Anticipated Changes
Socioeconomic Indicators
Land Capacity Analysis

Community Vision

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

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

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

Community Core Values

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

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

Community Characteristics

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

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

Regional Context + Anticipated Changes

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

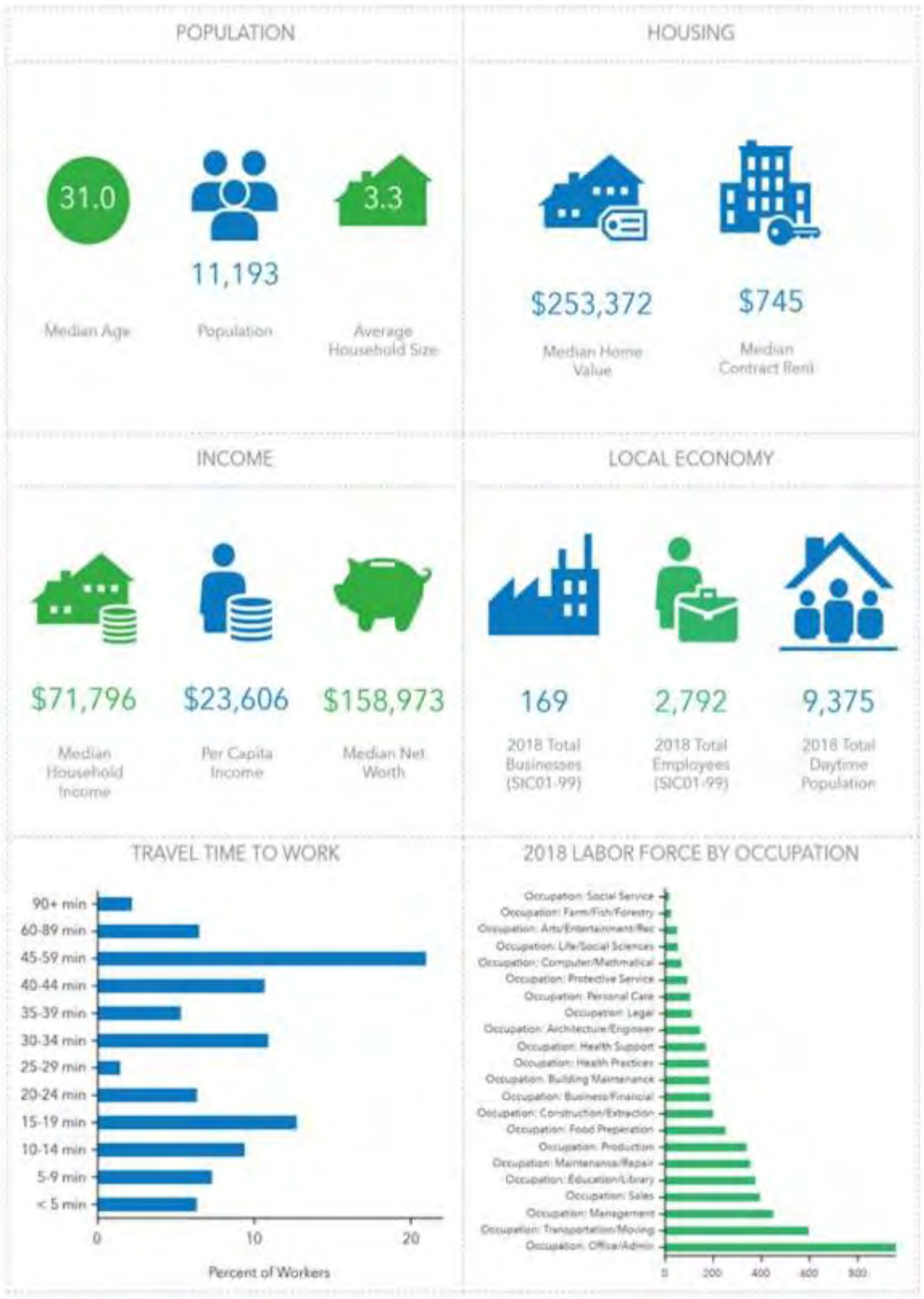
Grantsville is conveniently located within close proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality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

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

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

Socioeconomic Indicators

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

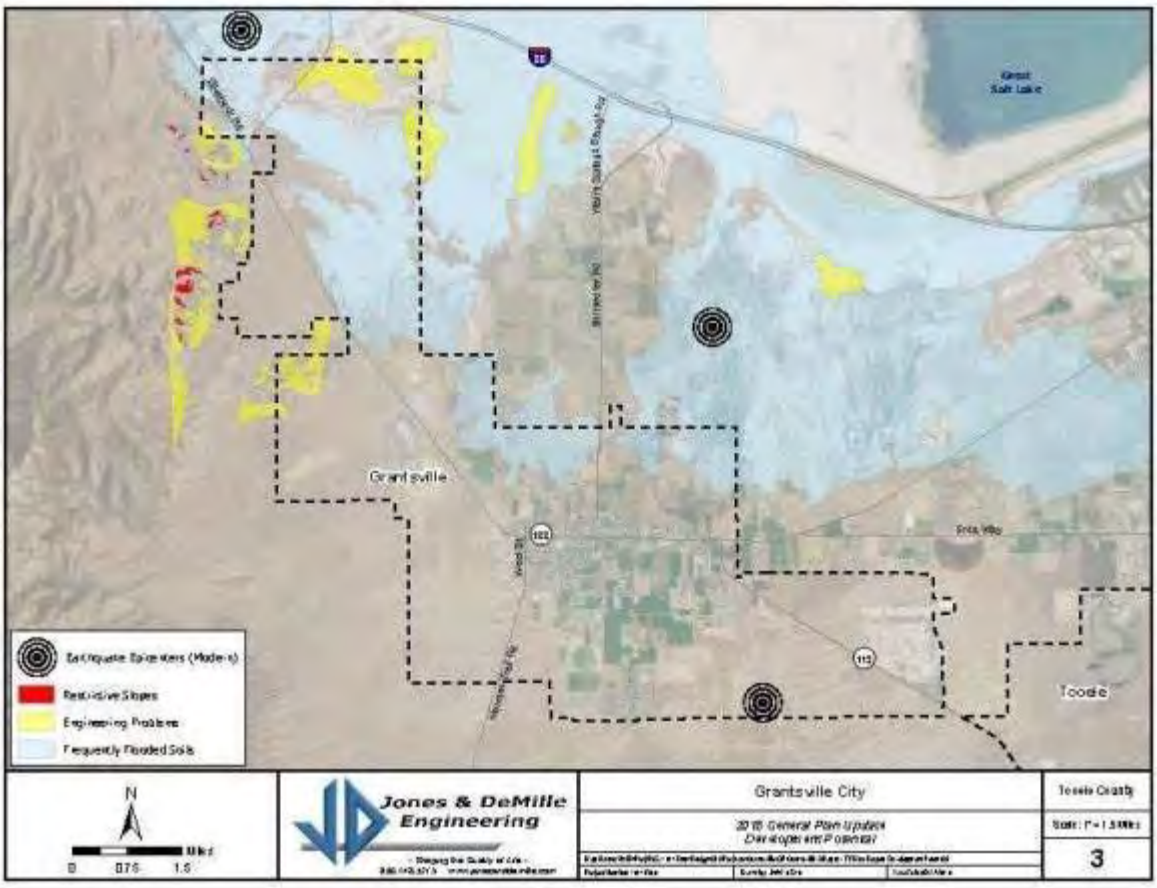


Land Capacity Analysis

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

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

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



Land Use
Conditions Prior To Implementation
Land Use Designations
Future Land Use Map
Annexation
Goals + Policies + Land Use
Strategies - Land Use

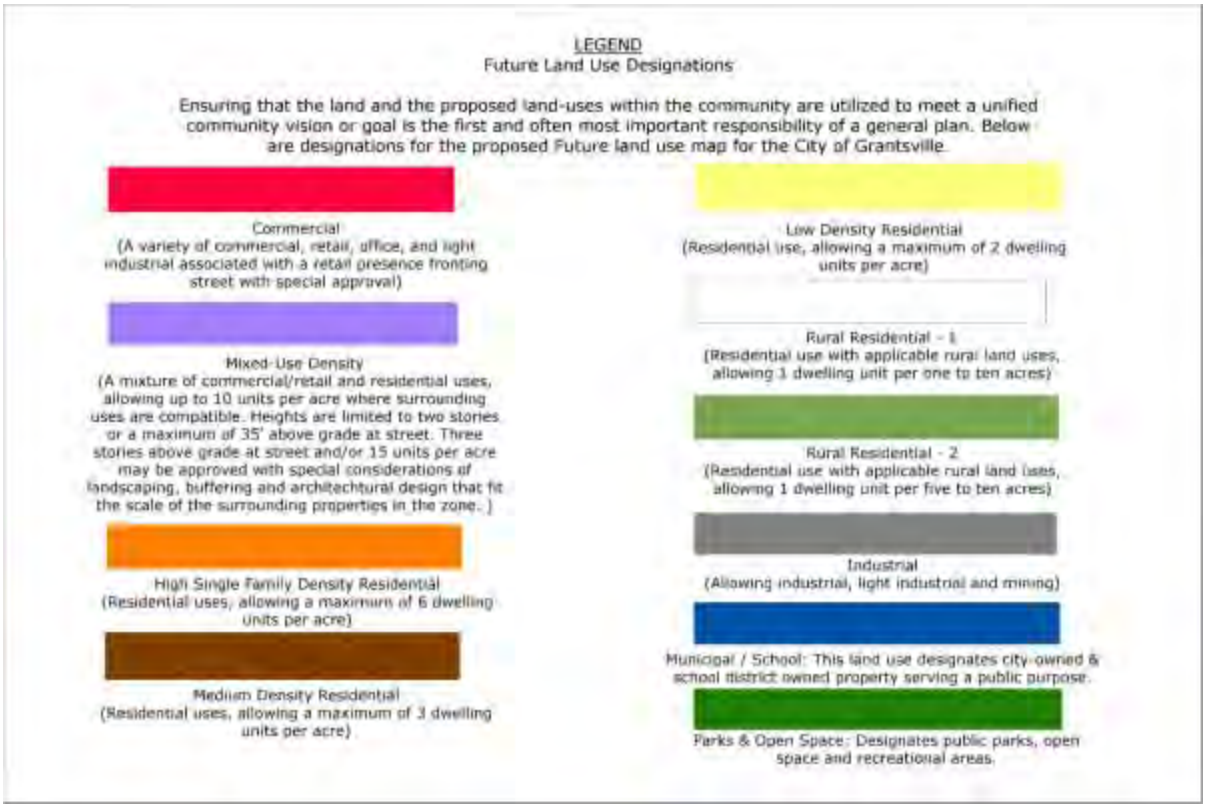
Conditions Prior To Implementation

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

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

Land Use Designations

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

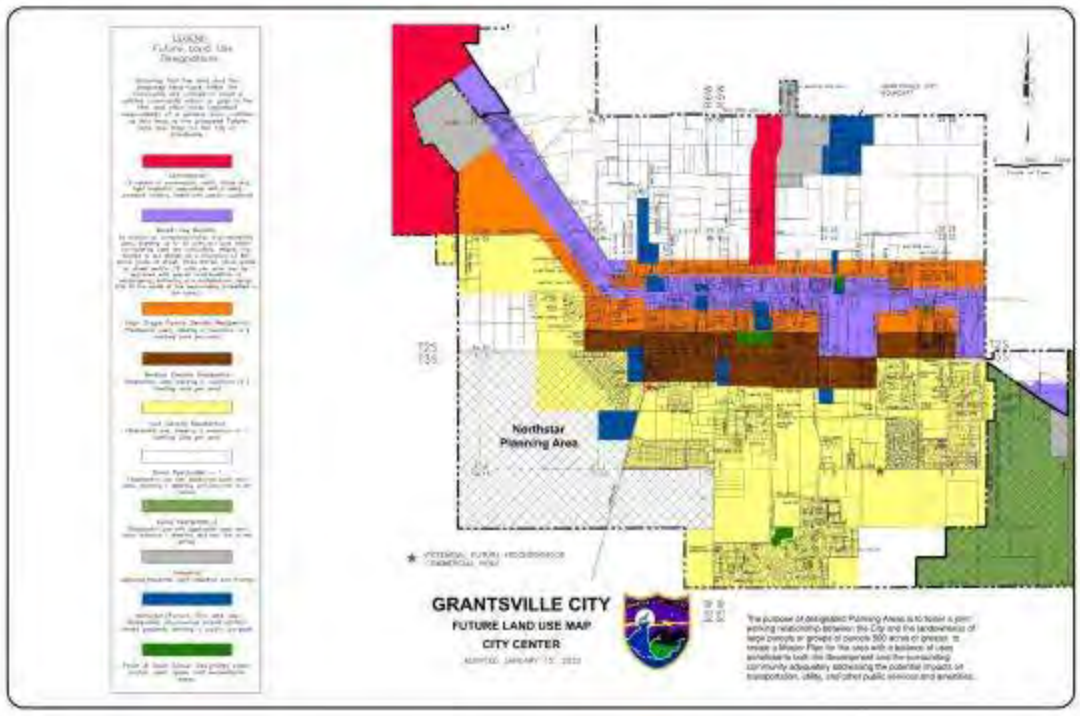


Future Land Use Map

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

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

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

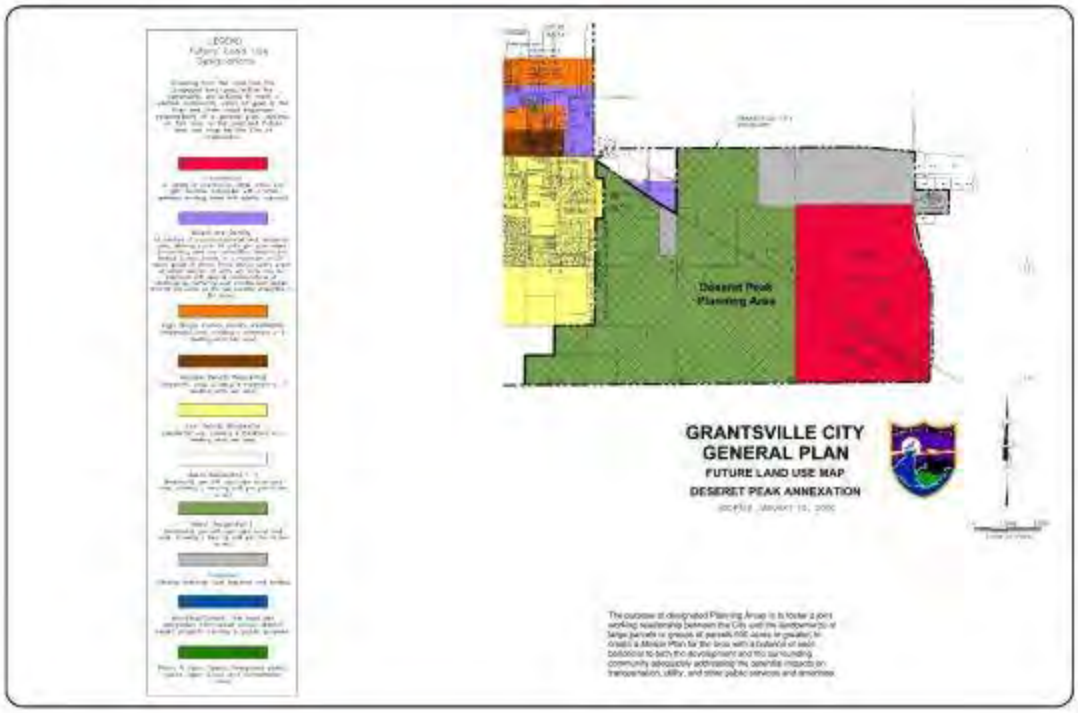


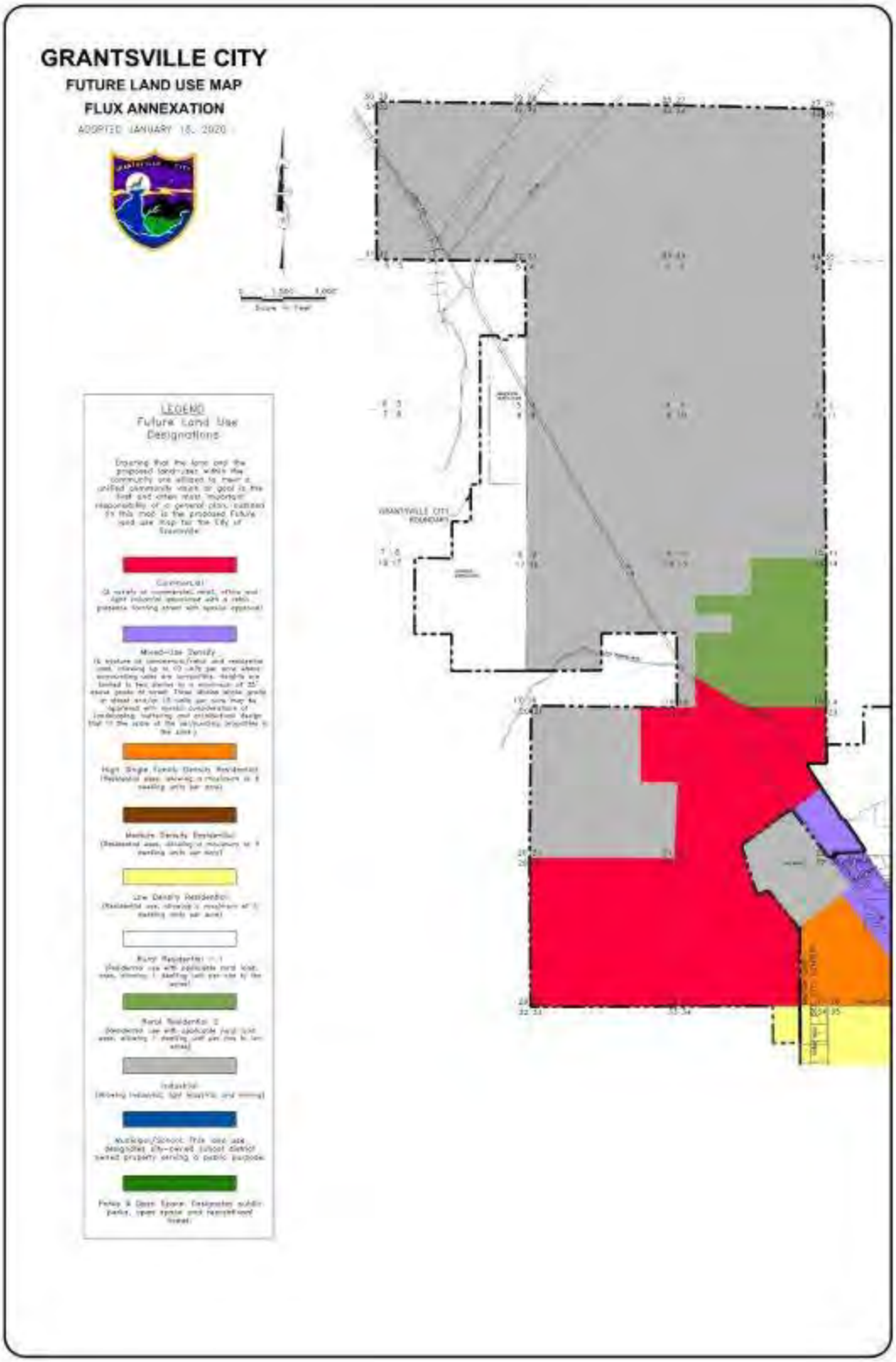
Annexation

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

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

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


Deseret Peak
Planning Area
GRANTSVILLE CITY
GENERAL PLAN
FUTURE LAND USE MAP
DESERET PEAK ANNEXATION



Goals + Policies + Land Use

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

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

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

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

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

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

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

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

HISTORY
Amended by Ord. 2020-26 on 9/2/2020

Strategies - Land Use

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

Community Design
Design
Community Character
Street Design + Edges
Historic Preservation
Nonconforming Uses
Goals + Policies + Community Design
Strategies - Community Design

Design

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

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

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

Community Character

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

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

Street Design + Edges

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

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

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

Historic Preservation

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

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



Donner Reed Museum, Photo credit: Jewel Allen

Nonconforming Uses

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

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

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

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

Goals + Policies + Community Design

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Strategies - Community Design

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

ancillary spaces.
3. City Council could identify historic areas / buildings and create walking tours between assets.
4. Promote historical assets and create an interactive guide on the city website.
5. Strengthen “sense of place” through public art, gateway development, wayfinding, and streetscape investments.
6. Grantsville could reinforce their definition of the downtown and cultural core areas with simple signage and by focusing investments in things like holiday decorations on those areas only.
7. Continue to maintain a historic preservation commission that recommends policy or actions to preserve locally significant buildings and areas.

Economic Development
Conditions Prior To Implementation (Economic Development)
Areas Of Potential
Goals + Policies + Economic Development
Strategies - Economic Development

Conditions Prior To Implementation (Economic Development)

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

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

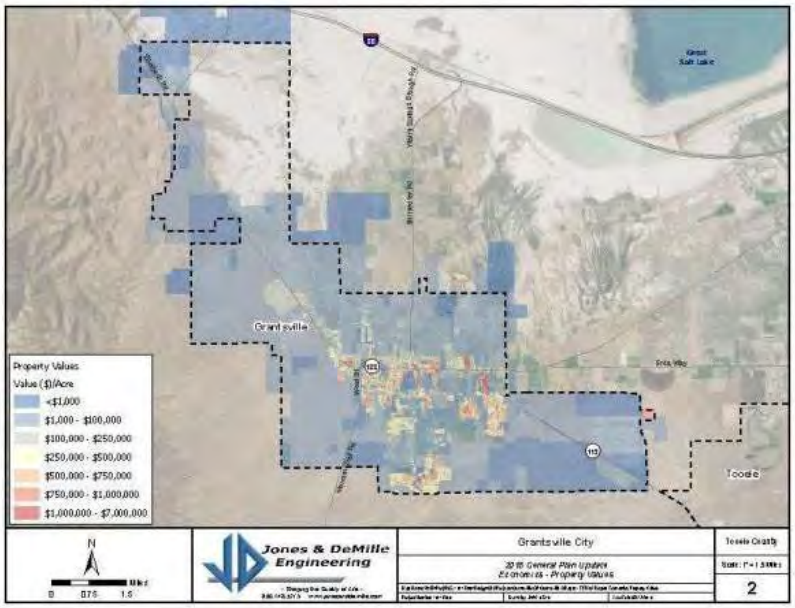
Areas Of Potential

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

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

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

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



Goals + Policies + Economic Development

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

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

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

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

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

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

Strategies - Economic Development

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

Transportation
Conditions Prior To Implementation (Transportation)
Future Transportation Map
Impact Fees + Traffic Impact Studies
Roadway Design
Access Management
Active Transportation + Public Transportation
Roadway Placement
Goals + Policies + Transportation
Strategies - Transportation

Conditions Prior To Implementation (Transportation)

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

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

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

Future Transportation Map

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



Impact Fees + Traffic Impact Studies

Grantsville does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Grantsville City will require an impact fee for any new development and a Traffic Impact Study (TIS) for larger developments. A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Roadway map, TIS reports allow the City flexibility when deciding these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Grantsville. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should incorporate traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

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



Access Management

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

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

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

Active Transportation + Public Transportation

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

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

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

Roadway Placement

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

Goals + Policies + Transportation

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

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

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

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

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

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

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

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

existing and future right-of-way uses and should employ native species where possible.
4. Property owners that have lots fronting on rights-of-way should be responsible for landscaping maintenance (e.g., along sidewalk planting strips).

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

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

Strategies - Transportation

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

Housing
Conditions Prior To Implementation (Housing)
Moderate Income Housing
Future Demand
Goals + Policies - Housing
Strategies - Housing

Conditions Prior To Implementation (Housing)

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

Moderate Income Housing

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

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

Future Demand

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

Goals + Policies - Housing

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

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

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

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

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

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

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

Strategies - Housing

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

Recreation + Open Space
Conditions Prior To Implementation (Recreation + Open Space)
Recreation Plan
Special Protection Areas
Recreation Spaces
Potential Improvement Opportunities
Goals + Policies - Recreation And Open Space
Strategies - Recreation And Open Space

Conditions Prior To Implementation (Recreation + Open Space)

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

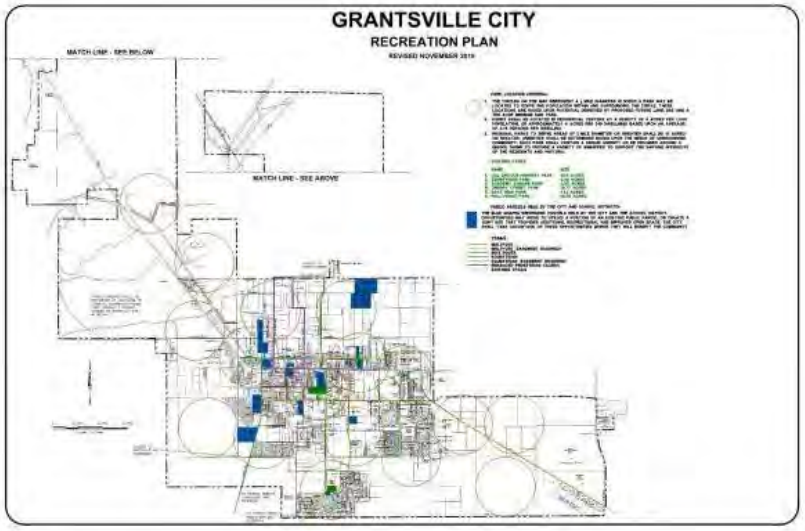
- Convenient Access - Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.
- Ample land (privately held) is available around the perimeter of Grantsville, allowing for expansion of recreational opportunities into regional amenities (i.e.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

2019 Park Facilities

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



Recreation Plan



Special Protection Areas

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

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

Recreation Spaces

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

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

Potential Improvement Opportunities

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

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

Goals + Policies - Recreation And Open Space

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

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

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

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

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

1. Encourage residential and commercial developers to improve and/or construct recreational facilities in lieu of paying fees for developments that will generate need beyond current recreation infrastructure capacity.
2. Support the arts, emphasizing the potential of the arts to add to the quality of life of City residents.
3. Support and promote the growth and enhancement of the facilities and programs of local museums.
4. Consider granting a density bonus which will encourage developers to provide fully built out parks and recreational facilities. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.
5. If developed parks are within ¾ of a mile from a proposed park, require developers to provide funds to maintain and improve the existing park.

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

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

Strategies - Recreation And Open Space

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

Infrastructure + Public Facilities
Introduction (Infrastructure And Public Facilities)
Culinary Water
Secondary Water
Water Sources
Natural Gas
Wastewater System
Power
Sanitation
Schools
Emergency Preparedness + Resilience
Anticipated Changes
Goals + Policies - Infrastructure And Public Facilities
Strategies - Infrastructure And Public Facilities

Introduction (Infrastructure And Public Facilities)

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

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

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

Culinary Water

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

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

Secondary Water

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

Water Sources

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

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

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

Natural Gas

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

Wastewater System

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

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

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

Power
Rocky Mountain Power supplies Grantsville with electricity.

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

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

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



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

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

Goals + Policies - Infrastructure And Public Facilities

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

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

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

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

Strategies - Infrastructure And Public Facilities

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

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

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

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

APPENDIX

Implementation Recommendation - Zoning Code Update
Implementation Recommendation - Roles + Responsibilities
Implementation Recommendation - Best Practice Ideas

Implementation Recommendation - Zoning Code Update

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

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

The recommendation report is available at these links:

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

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

Implementation Recommendation - Roles + Responsibilities

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

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

Implementation Recommendation - Best Practice Ideas

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

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

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

IDEA 1 - Improve Plan And Budget Integration

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

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

IDEA 2 - Community Clean-Up Initiative Enforcement

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

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

IDEA 3 - Agenda Alignment

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

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

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

IDEA 4 - Adequate Public Facilities (Concurrence)

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

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

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

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

IDEA 5 - Development Process Flowchart

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

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

APPENDIX PART 2

Community Surveys
Regional Context + Anticipated Changes (Appendix 2)
Community Characteristics (Appendix 2)
Socioeconomic Indicators (Appendix 2)
Opportunities + Constraints (Appendix 2)

Community Surveys

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

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

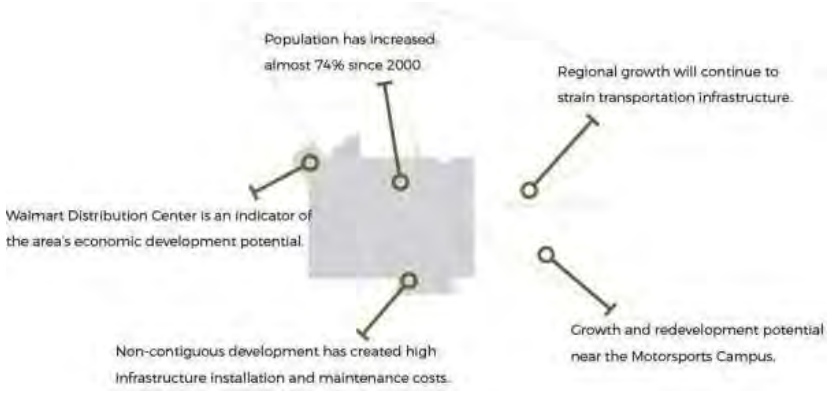
Regional Context + Anticipated Changes (Appendix 2)

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

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

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

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



Community Characteristics (Appendix 2)

COMMUNITY DRAW
GROWTH PRESSURE
RURAL CHARACTER
CONVENIENT ACCESS
SMALL BUT GROWING LOCAL ECONOMY

COMMUNITY DRAW

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

character and family-friendly way of life.

GROWTH PRESSURE

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

RURAL CHARACTER

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

CONVENIENT ACCESS

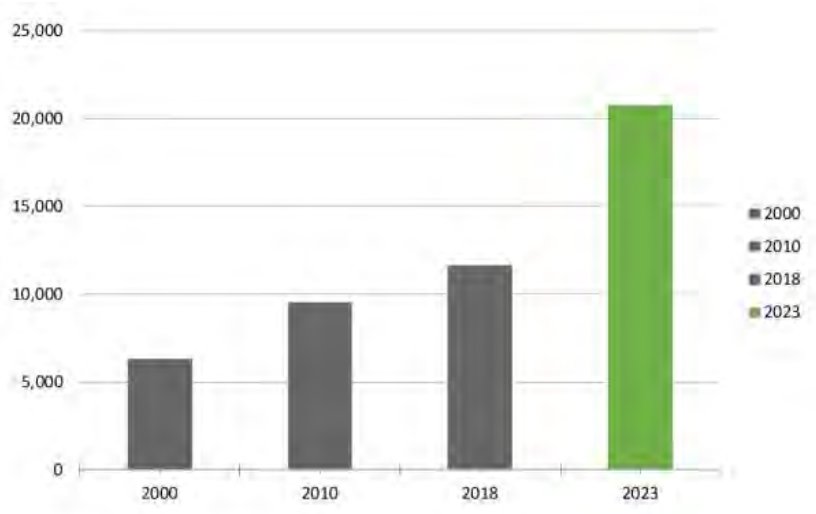
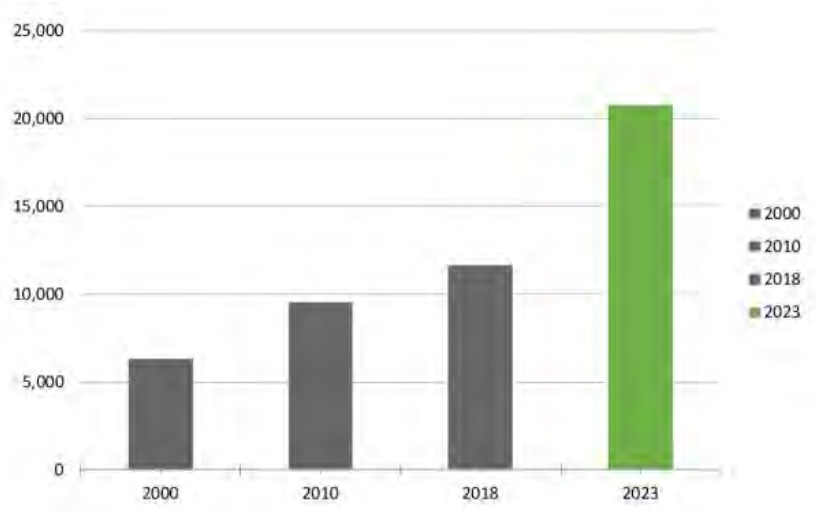
Grantsville is conveniently located within proximity to the regional hub of Tooele, as well as the greater Salt Lake Valley area. This convenient access has allowed Grantsville to witness an increase in residential growth. While this access allows for individuals to live within the municipality and work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

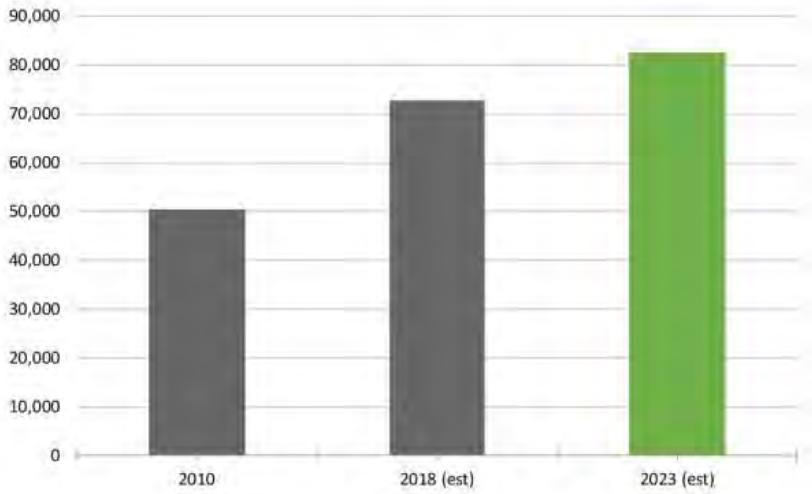
SMALL BUT GROWING LOCAL ECONOMY

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

Socioeconomic Indicators (Appendix 2)

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

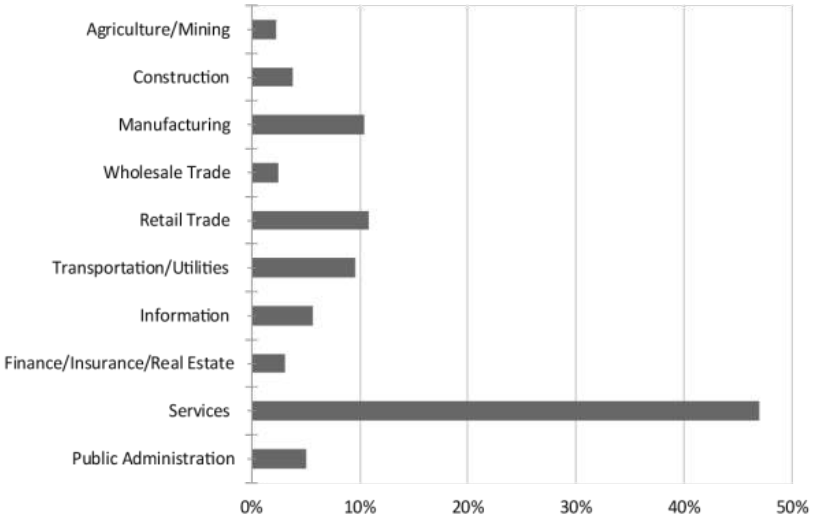
POPULATION	**HOUSEHOLDS**
The 2018 population was 11,193. The rate of change since 2010 was 2.4% annually. The five-year projection for the population in the area is 20,741 representing a change of 12.3% annually from 2018 to 2023. Currently, the median age is 30.7 (the statewide is also currently 30.7).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





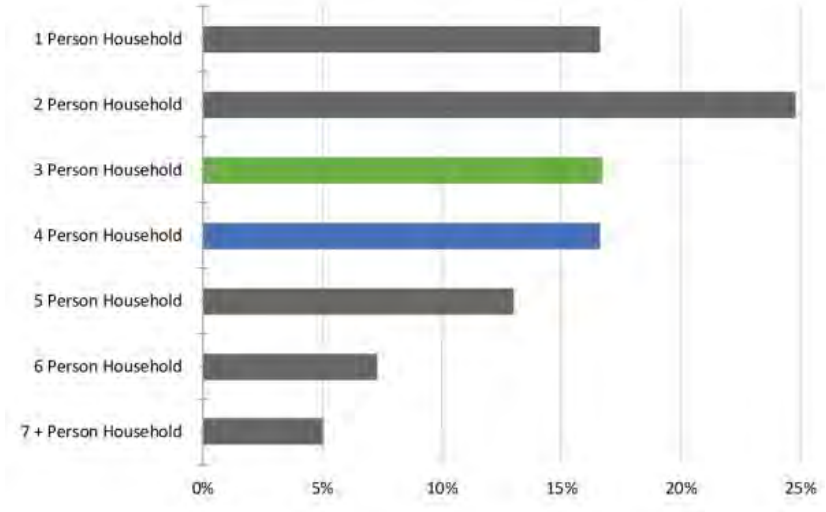
EMPLOYMENT

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



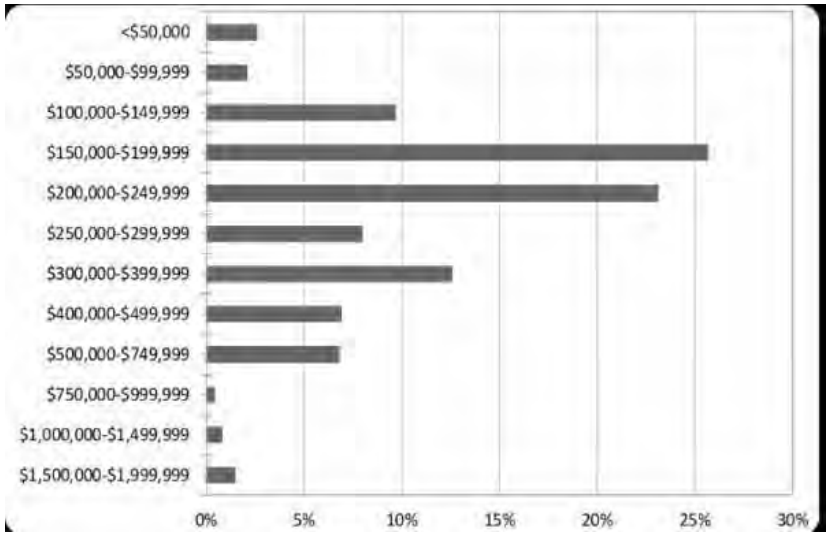
HOUSEHOLD SIZE

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

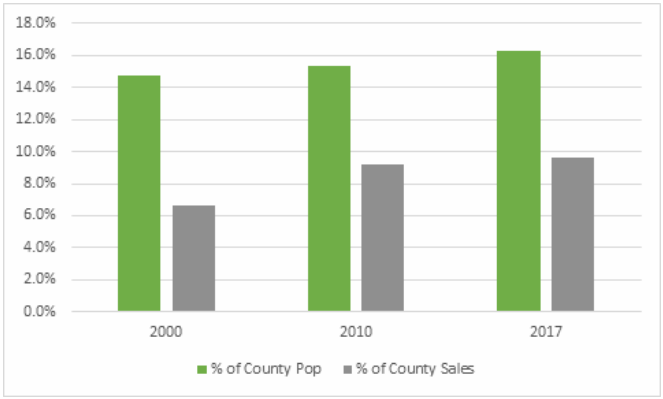


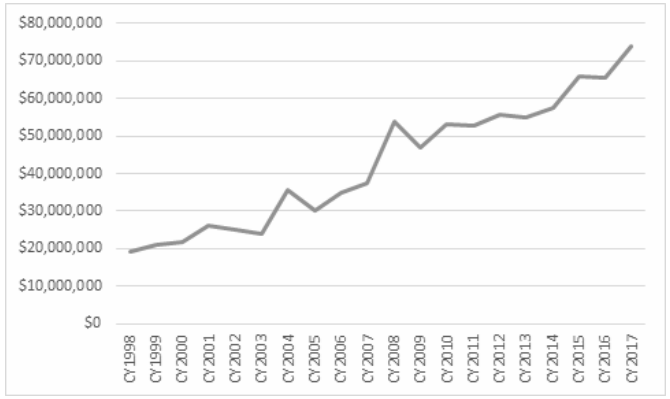
HOUSING VALUES

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



TAXABLE SALES AS A PERCENT OF TOTAL COUNTY SALES	TAXABLE SALES INCREASE
The City has increased its share of total County taxable sales at a steady pace since 1998 compared to population growth which means more dollars are staying in the City.	Taxable sales in the City have grown 7.39% annual average growth since 1998. Population growth (3.61%) and consumer price index growth (1.95%) make up approximately half of that increase. The balance represents more money being spent in the local economy.





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

Opportunities + Constraints (Appendix 2)

Recreation And Housing
Infrastructure And Transportation
Community Character And Economy

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

Recreation And Housing

Opportunities	Constraints
● Convenient Access. Recreational assets surround the community and are quickly accessed through pedestrian, vehicular, and bicycle access.	● Recreational amenities are clustered around one geographic region of town. Residents outlined the fact that the most notable, accessible, and improved recreational facilities are located toward the center of town and not easily accessed by new developments.
● Ample land is available around the perimeter of Grantsville, allowing for expansion of recreational	● Recreational opportunities are often bound by roadways. While the roadways provide convenient access to

opportunities into regional amenities (i.e. trails along foothills).	recreational facilities, there are many areas that are wholly defined by roadways or artificial barriers. This is causing “islands” of recreation that are hard to access for pedestrians and bicycles.
● Strong sense of pride and community ownership. Almost two-thirds of Grantsville residents that responded to the public survey have lived there for 10+ years. For the most part, people that moved to Grantsville want to remain there.	● Lack of adequate parking at privately held access points for recreational amenities. Residents noted that parking was not immediately available at trailheads where private landowners controlled access to unimproved trails.
● The family-friendly atmosphere and relationships between community members in Grantsville is an asset.	● Many residents voiced concerns that there are not a lot of after school options for youth and consider a “Rec Center” as a solution.
● Increased Density. Ample areas for increased housing density in the downtown core and immediately adjacent areas	● Lack of Options. Residents are vocal about not having adequate and affordable housing for first-time home buyers or lower-income families.
● Define areas of growth. Define areas of higher density or non-single family housing through codes and restrictions	
● Retain “large” residential lots. While most residents and respondents found it acceptable for increased land-use density within the community core, they desired to retain 1⁄4 or 1⁄2 acre lots for residential uses.	

Infrastructure And Transportation

Opportunities	**Constraints**
● Recent upgrades - The City of Grantsville has recently completed numerous upgrades to the infrastructure systems throughout town, specifically the water and sewer lines under Main Street, as well as its natural gas system soon.	● Hwy 138 experiences waves of demand because of the heavy truck traffic, proximity of the high school, and the Wal-Mart employment center. This road is also the primary commuting route.
● Infrastructure system longevity - Currently the City of Grantsville is designing and installing infrastructure and rightsizing projects that will allow for adequate growth and development throughout the community.	● Lack of sidewalks. Some areas along main streets and near schools don’t have sidewalks.
● Most of Grantsville’s roadways within the core have wide Right of Way that would facilitate new bike lanes.	● Sporadic Development. In recent years, development within the community has been approved according to regulations, yet the regulations were not properly altered to correct a “scattered” development pattern.
	● Inadequate stormwater systems. The community currently has inadequate stormwater systems to properly convey water away from paved surfaces, creating pooling or ponding issues at curbs and on the roadway.
	● Despite regular maintenance, roadways are often in poor condition. Included in this constraint is roadway pavement, curbing, sidewalks, and crosswalks. This is noticeable at most side streets, and especially along the Main Street corridor at all crossing locations within the UDOT Right of Way.
	● Residents are concerned with water resource availability and pricing.

Community Character And Economy

Opportunities	**Constraints**
● Retain small town charm. There is a strong desire among residents to retain the small town charm that makes up their community, including: architecture, lot sizes, preservation of agricultural activity, access to shopping/retail and a Main Street corridor.	● Finite amounts of land. While there is currently ample amounts of land available for development, the community will quickly see a diminishing amount of land available for development if the larger lot theory plays-out.
● Increase unification among town. Residents showed a desire to increase the opportunities where unifying characteristics can be utilized within the community, specifically to create an overall unified community theme or appearance. This includes, creation of unified signature styles, utilization of the new logo on multiple items (benches, banners, bike racks, etc.), and increased ordinances for building appearance or maintenance.	● Increased infrastructure costs. Larger lots and less dense land-use increase the costs for construction and maintenance on infrastructure systems due to the distances necessary.
● Lack of diversity in retail/commercial. The community has a strong desire to increase the variety of restaurants, retail and commercial amenities along the Main Street corridor.	● Lack of adequate water for increased development. It is the perception of many residents that there are not enough water resources (well or culinary system) to allow for development to continue within the municipality.
● Support infill of “GAP” services. There is a desire for necessary services to be fulfilled within the community. The community was noted as stating there were basic services missing such as: dry cleaners, outdoor and recreation outfitters, clothing stores, etc.	● Proximity to regional retail/commercial hubs. Grantsville is within proximity of the Salt Lake metro area and the county seat (Tooele) where a myriad of other services or retail goods can be attained. This proximity will require local businesses and individuals to be in competition with the nearby regional attractors.
● Available properties for development. There are ample properties along the Main Street corridor that are available for preservation and development opportunities.	

Public Input Summary

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

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

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

Anderson Ranch Phase 4E Rezone Staff Report

Parcel 01-069-0-0122 | East end of Silver Spur Road | October 20, 2026

Agenda item	Presentation, Public Hearing, Discussion and Recommendation on a proposed rezone
Request	Change approximately 15.12 acres from R-1-21 to R-1-12 for Anderson Ranch Subdivision Phase 4E
Existing zone	R-1-21, minimum lot size 21,780 square feet (one-half acre)
Proposed zone	R-1-12, minimum lot size 12,000 square feet
Decision	Planning Commission recommendation to the City Council; Council decides whether to amend the zoning map

Staff Summary

The applicant requests R-1-12 zoning for the approximately 15.12-acre Phase 4E tract, which is now zoned R-1-21. The smaller minimum lot size could accommodate a different subdivision layout than the 22 approximately half-acre lots shown on City-stamped May 2024 construction plans. The City has already reviewed and approved those plans under the existing zoning. The Commission is being asked to evaluate a prospective zoning change.

Property and Approval History

1. The property was annexed in 2007 with R-1-21 zoning and a proposed lot arrangement. The annexation certificate describes 14.948 acres; the current request and 2024 phase review use approximately 15.12 acres. [1–2]
2. The Phase 4E review culminated in City-stamped construction plans dated May 2024 for 22 single-family lots, approximately one-half acre each.

Land Use and Zoning Context

Current General Plan	Low Density Residential, up to two dwelling units per acre, as depicted on the supplied Future Land Use Map excerpt. The prior 22-lot layout is approximately 1.46 units per gross acre. [3, 5]
Concurrent request	A separate General Plan amendment would change the designation to Medium Density Residential, up to four dwelling units per acre. The Commission should make a separate recommendation on that item. [5]
Zoning change	R-1-21 requires at least 21,780 square feet per lot; R-1-12 requires at least 12,000 square feet per lot. Actual lot yield depends on street layout, dimensional requirements, infrastructure and later approvals. [6]

The requested R-1-12 district allows single-family residential lots at a smaller minimum area than R-1-21. A zoning map amendment is a legislative decision. Following the noticed public hearing, the Planning Commission forwards its recommendation and the City Council determines whether to adopt the rezone. The zoning decision should be considered in light of the General Plan designation in effect when the Council acts. [5–6]

Analysis for Commission Consideration

Surrounding Development and Compatibility

The tract extends from Silver Spur Road along the eastern edge of earlier Anderson Ranch phases. The Estates at Twenty Wells PUD abuts the Anderson Ranch area. Staff has identified quarter-acre lots in the PUD along the Anderson Ranch boundary; the supplied conceptual layout shows a range of lot types, including 10,000 to 12,000-square-foot and half-acre lots. The Commission should consider the actual shared frontage, transition between lot sizes and the effect of a possible new street and lot arrangement on existing homes. The conceptual exhibit does not establish the present construction status or exact lot sizes along every part of the Phase 4E boundary. [5, 7]

General Plan and Infrastructure

The supplied Future Land Use Map shows the subject tract as Low Density Residential. The pending amendment to Medium Density Residential addresses whether the City wishes to change that policy direction. The Commission can consider the two items together while recording separate recommendations.

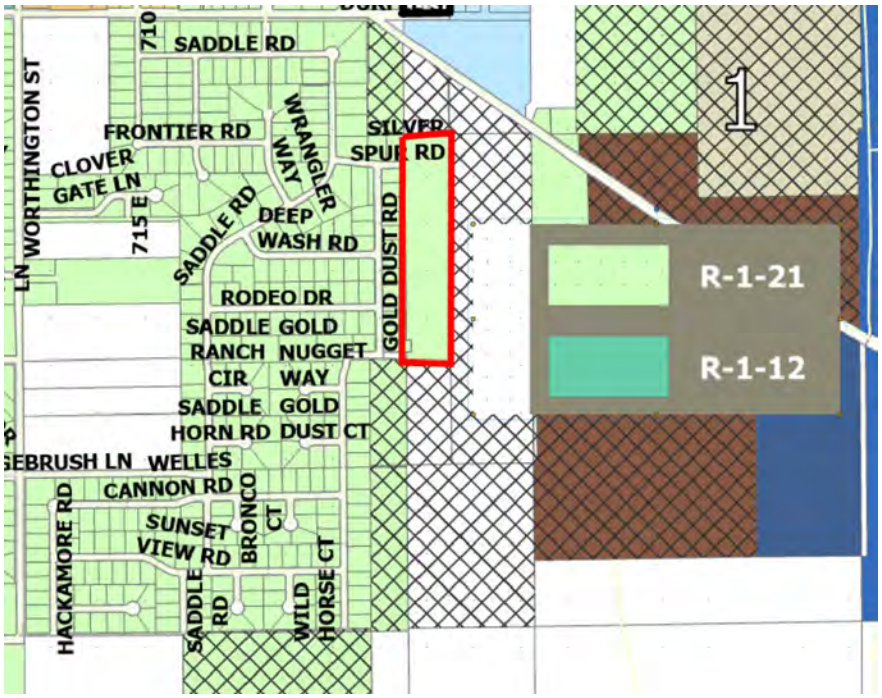
Findings for Commission Consideration

1. The noticed rezone concerns approximately 15.12 acres identified as parcel 01-069-0-0122, from R-1-21 to R-1-12. The map exhibit outlines the tract at the east end of Silver Spur Road. [5]
2. The current Future Land Use Map designation is Low Density Residential, and a separate amendment to Medium Density Residential is pending. The Commission should address consistency with the General Plan in its recommendation. [5]
3. Adjacent development includes earlier Anderson Ranch phases and the Twenty Wells PUD. A revised subdivision design and infrastructure capacity have not been established in the materials supplied for this rezone. [2, 5, 7]

Planning Commission Action

After the public hearing, the Planning Commission may recommend approval, recommend denial or continue consideration for further information. The recommendation should state the Commission's reasoning on General Plan consistency, neighborhood compatibility and infrastructure implications. The City Council makes the final decision on the zoning map amendment. [6]

Zoning Map Exhibit



Applicant-supplied zoning map excerpt. Red outline marks the subject tract; the legend distinguishes R-1-21 and R-1-12. Confirm the ordinance boundary against the legal description.

Source Notes

[1] 2007 annexation certificate. [2] Phase 4E Planning Commission memorandum, May 20, 2024. [3] Phase 4E staff report, June 6, 2024. [4] Approved and stamped Phase 4E construction plans, May 17, 2024. [5] Supplied General Plan and zoning map excerpts and current agenda description. [6] Grantsville Land Use Ordinance §§3.15, 15.1 and 15.2. [7] The Estates at Twenty Wells PUD conceptual layout supplied with the application.

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

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

Current approved layout 2024

BENCHMARK

SANITARY SEWER MANHOLE LID, LOCATED IN THE INTERSECTION OF SILVER SPUR ROAD AND GOLD DUST ROAD.

ELEV = 4351.96'

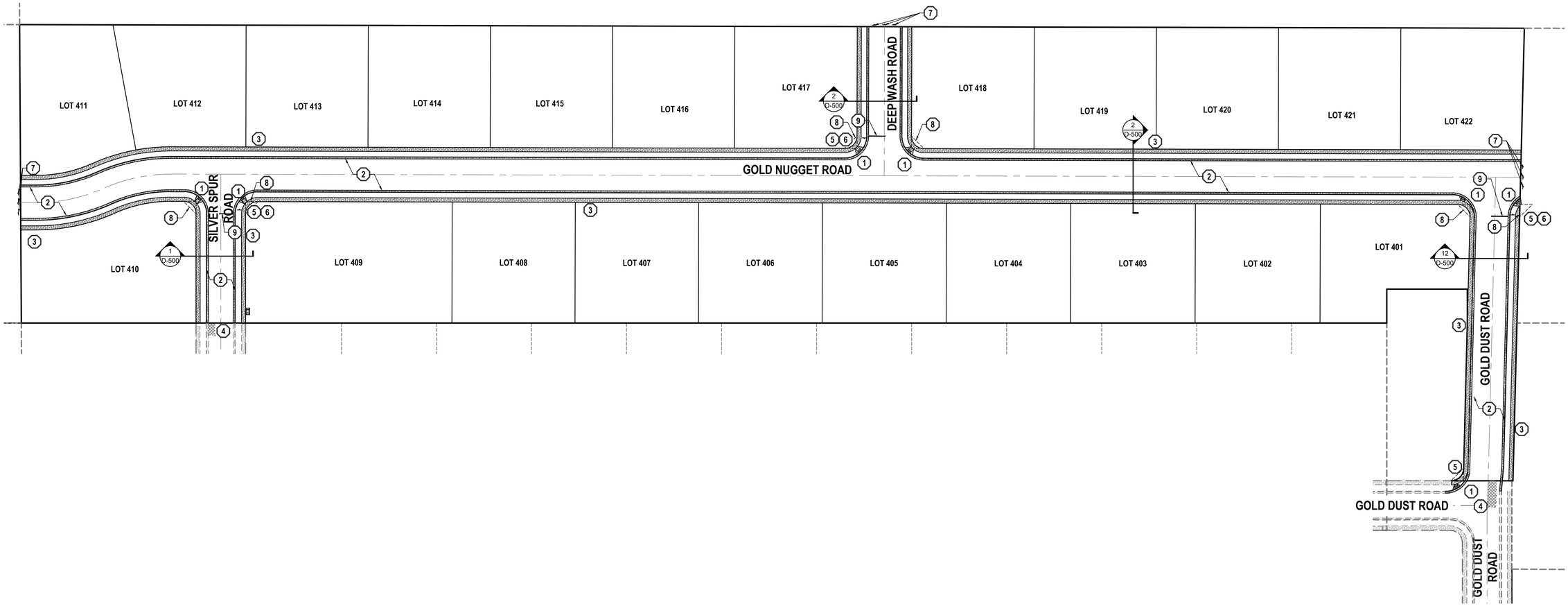
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONSTRUCT HANDICAP ACCESS RAMP PER APWA PLAN No. 235 AND SPECIFICATIONS, WITH DETECTIBLE WARNING SURFACE PER APWA PLAN No. 238 AND SPECIFICATIONS.
2. CONSTRUCT 2.5' TYPE A CURB AND GUTTER PER APWA PLAN No. 205 AND SPECIFICATIONS. (TYP.)
3. CONSTRUCT 5.0', 6" THICK SIDEWALK PER APWA PLAN No. 231 AND SPECIFICATIONS. (TYP.)
4. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
5. INSTALL STOP SIGN AND INSTALL "CROSS TRAFFIC DOES NOT STOP" W4-4P SIGN ON THE SAME POLE PER GRANTSVILLE CITY STANDARDS, SPECIFICATIONS AND MUTCD R1-1.
6. INSTALL STREET SIGN PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL "END OF ROAD" SIGN PER GRANTSVILLE CITY STANDARDS, SPECIFICATIONS AND MUTCD.
8. 30' SIGHT TRIANGLE PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
9. 8" WIDE SOLID CROSS WALK BAR PER M.U.T.C.D. STANDARD PLANS.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ANDERSON RANCH PH. III INVESTMENTS LLC
405 EAST 4450 NORTH
PROVO, UTAH 84604
CONTACT:
DOUG CANNON
PHONE: 801-319-8688

ANDERSON RANCH PHASE 4E SUBDIVISION

900 EAST SILVER SPUR ROAD
GRANTSVILLE, UTAH

PROFESSIONAL ENGINEER
10924116-2202
COREY J. CHILD
STATE OF UTAH
5-05-24

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER: T1774J
PRINT DATE: 5/9/24
DRAWN BY: C. CARPENTER
CHECKED BY: C.CHILD
PROJECT MANAGER: C.CHILD

C-100

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

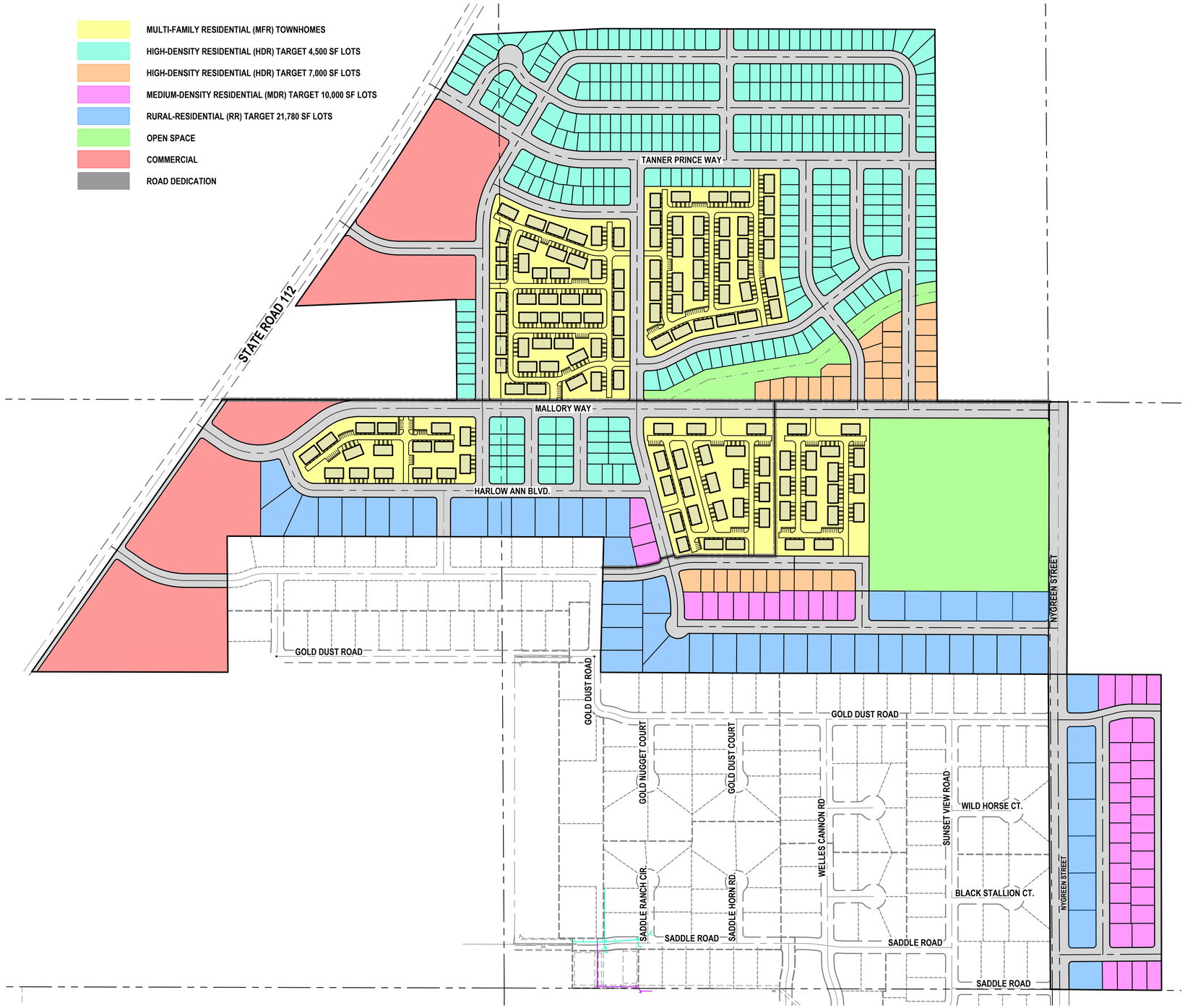
811 Know what's below. Call before you dig.

BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE QUARTERS OF SECTION 4,AND THE NW QUARTER OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN. GRANTSVILLE, TOOELE COUNTY, UTAH ELEV = 4394.49'

Twenty Wells

- MULTI-FAMILY RESIDENTIAL (MFR) TOWNHOMES
- HIGH-DENSITY RESIDENTIAL (HDR) TARGET 4,500 SF LOTS
- HIGH-DENSITY RESIDENTIAL (HDR) TARGET 7,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- OPEN SPACE
- COMMERCIAL
- ROAD DEDICATION



UNIT BREAKDOWN

HOUSING TYPE		TARGET	QUANTITY OF UNITS
MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	528
HDR	HIGH-DENSITY RESIDENTIAL	4,500 - 7,000 SQ. FT.	329
HDR	HIGH-DENSITY RESIDENTIAL	7,000 - 10,000 SQ. FT.	34
MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 - 12,000 SQ. FT.	45
RR	RURAL-RESIDENTIAL	21,780 SQ. FT.	51
			987

NORTH

HORIZONTAL GRAPHIC SCALE

250 0 125 250 500

(IN FEET)

HORZ: 1 inch = 250 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

CONCEPTUAL PLAT

PROJECT NUMBER T17741
PRINT DATE 2024-08-28
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

AGENDA ITEM #4

Presentation, Public Hearing, Discussion and Recommendation: Recommendation of the 1st amendment to the Master Development Agreement (MDA) for Canyon View Subdivision.

GRANTSVILLE CITY

Canyon View Subdivision MDA Amendment

Planning Commission Staff Report

Prepared by Shelby Moore, Planning and Zoning Administrator

Applicant GTM Builders, LLC, as identified in the MDA and proposed amendment

Agenda item Presentation, Public Hearing, Discussion and Recommendation: Recommendation of the 1st Amendment to the Master Development Agreement (MDA) for Canyon View Subdivision.

Date: October 20th,2026

Requested Action

The applicant requests an amendment to reduce the open space fee-in-lieu established in the Canyon View Subdivision MDA from $92,480 to $47,000. The Planning Commission is asked to review the proposed amendment and supporting appraisal, receive public comment, and determine whether to recommend the reduction to the City Council.

Background

The Canyon View Subdivision MDA was approved by the Grantsville City Council on July 6, 2022. Addendum No. 1, Section 2(a), establishes an open space fee-in-lieu based on the raw, undeveloped ground value of 1.56 acres, described as 10 percent of the total parcel acreage. The approved fee is $92,480, payable at $4,020.87 per lot per phase, based on 23 lots, before recording each phase.

The applicant believes an error occurred in the original fee-in-lieu analysis and that the resulting fee was too high. To support this position, the applicant submitted an updated appraisal and proposed the 1st Amendment to the MDA.

Proposed Amendment

The proposed amendment replaces Addendum No. 1 in its entirety. It retains the 1.56-acre open space basis and proposes a $47,000 fee. It also changes payment from a per-lot, phased payment to a single lump sum within seven days of the parties' full execution of the MDA, as stated in the draft.

Fee comparison	Approved MDA	Proposed amendment
Total fee-in-lieu	$92,480	$47,000
Requested reduction	—	$45,480

The draft continues to direct the funds toward procurement or improvement of open space, parks, or trails and retains the construction coordination requirements in Addendum No. 1. Other MDA provisions remain in effect except as expressly amended.

Appraisal and Staff Analysis

The December 2024 appraisal by Matthew Limpert, MAI, of Limpert Commercial Appraisal evaluates approximately 15.58 acres at 400 East Nygreen Street. The transmittal and final reconciliation identify a retrospective valuation date of May 5, 2022, and conclude that the land's fee simple market value was $470,000. The valuation excludes subdivision improvements constructed after that date. Ten percent of the appraised total value is $47,000, which is the amount proposed in the amendment.

The appraisal provides a basis for the applicant's requested reduction. The Planning Commission must evaluate whether the valuation and supporting analysis justify recommending a lower fee than the amount approved in 2022. Staff has reviewed the 1st Amendment, and it is proceeding through the approval process. Staff review does not constitute approval of the amendment or a determination that the fee should be reduced.

For the Commission's review, the appraisal contains inconsistent references to its effective valuation date and intended use. Although the transmittal and final reconciliation use May 5, 2022, the executive summary and effective-date discussion reference November 21, 2024; the intended-use discussion also references loan underwriting or credit management. Clarification from the appraiser would help establish a consistent basis for reliance on the report for this fee-in-lieu request.

The draft payment language should also be clarified to identify the execution event that starts the seven-day payment period. Any fees already paid, and whether an adjustment would involve a remaining balance, credit, or refund, should be confirmed before final execution. This report does not assume that any fee has been paid or that a refund is authorized.

Supporting Materials

Proposed 1st Amendment, March 6, 2026 draft, replacement Addendum No. 1, Section 2(a).

Canyon View MDA approved July 6, 2022, Addendum No. 1, Section 2(a) (PDF page 15).

Canyon View appraisal, December 2024, transmittal, and printed pages 8–9, 11, 14, and 51–53.

WHEN RECORDED, RETURN TO:

Alicia Fairborn
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029

FIRST AMENDMENT TO GRANTSVILLE CITY MASTER DEVELOPMENT AGREEMENT FOR CANYON VIEW SUBDIVISION APPROVED BY THE GRANTSVILLE CITY COUNCIL AND EFFECTIVE AS OF JULY 6, 2022

THIS FIRST AMENDMENT to "Grantsville City Master Development Agreement for Canyon View Subdivision" approved by the Grantsville City Council and effective as of July 6, 2022, as amended (hereinafter the "**MDA**") is made and entered as of the date of approval____ day of _____ 2026 (the "**Amendment**"), by and between Grantsville City, a municipal corporation of the State of Utah and GTM Builders, LLC, a Utah limited liability company.

RECITALS

A. The Parties entered into the MDA, which was approved and made effective by the City Council on or about July 6, 2022.

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

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

TERMS

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

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

GRANTSVILLE CITY DRAFT

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

3.1. **Addendum No.** 1 is hereby repealed and replaced in its entirety with the following:

ADDENDUM NO. 1

(Project-specific terms)

1. **Definitions**. The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.

2. **Open Space**.

a. The Developer shall provide Grantsville City a fee-in-lieu for the raw ground (undeveloped) value of 1.56 acres also described as 10% of the total parcel acreage at a value of $47,000, based on an appraisal provided by Developer pursuant to Grantsville Utah Land Use Development and Management Code Section 21.1.15. Developer shall pay this fee in a single lump sum payment within seven (7) days of the Parties' full execution of the MDA.

b. Grantsville City shall utilize the fee-in-lieu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails.

3. **Construction Coordination**.

a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.

b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.

c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.

d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

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

[signature pages follow]

GRANTSVILLE CITY DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER
, LLC.

_____
By:
Its: Owner

GRANTSVILLE CITY

_____
By: Heidi Hammond,
Its: Mayor

Approved as to form and legality:

_____
City Attorney

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: SS.
COUNTY OF TOOELE)

On the _____ day of_____, 20__ personally appeared before me _____who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

GRANTSVILLE CITY DRAFT

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
: Ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that Developer is the owner of The Presidents Park, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

GRANTSVILLE CITY DRAFT

EXHIBIT A

Legal Description of Property

GRANTSVILLE CITY DRAFT

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Tooele County, Utah, more described as follows:

All of Lot 4 of the 'Kenneth H. Minor Subdivision', as recorded October 15, 2012, under Entry no. 375852, in the Tooele County Recorder's Office, more particularly described as follows:

Beginning at a point which is located on the South line of Nygreen Street, said point also being the Northwest corner of said Lot 4 of the 'Kenneth H. Minor Subdivision', said point also located South 0°32'09" West 76.96 feet along the Section Line and East 0.70 feet from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 89°54'00" East 150.08 feet along the said South line of Nygreen Street to the West line of Lot 1 of said 'Kenneth H. Minor Subdivision';
thence South 0°30'05" West 300.73 feet along the said West line to the South line of said Lot 1 of 'Kenneth H. Minor Subdivision';
thence North 89°58'39" East 151.01 feet along the said South line to the East line of said Lot 1 of 'Kenneth H. Minor Subdivision';
thence North 0°30'05" East 300.41 feet along the said East line to the said South line of Nygreen Street;
thence South 89°54'00" East 60.00 feet along the said South line of Nygreen Street to the West line of Lot 2 of said 'Kenneth H. Minor Subdivision';
thence South 0°30'05" West 300.28 feet along the said West line to the South line of said Lot 2 of 'Kenneth H. Minor Subdivision';
thence North 89°58'39" East 298.02 feet along the South line of said Lot 2 and Lot 3 of 'Kenneth H. Minor Subdivision' to the East line of said Lot 4 of said 'Kenneth H. Minor Subdivision';
thence South 0°30'05" West 943.53 feet along the East line to the South line of said Lot 4 of 'Kenneth H. Minor Subdivision';
thence South 89°57'50" West 648.60 feet along the said South line to the West line of said Lot 4 of 'Kenneth H. Minor Subdivision';
thence North 0°01'01" East 1244.68 feet along the said West line of Lot 4 of said 'Kenneth H. Minor Subdivision' to the Point of Beginning;

Parcel contains: 678,555 square feet, or 15.58 acres.

5-11-22

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J KINSMAN
STATE OF UTAH

MAY 11, 2022
Date
Douglas J. Kinsman
License no: 334575

AN APPRAISAL REPORT OF
15.58-ACRES OF RESIDENTIAL LAND
KNOWN AS CANYON VIEW SUBDIVISION



LOCATED AT
400 EAST NYGREEN STREET,
GRANTSVILLE, UTAH

PREPARED FOR
CV DEVELOPMENT, LLC

EPARED BY
MATTHEW LIMPERT, MAI
CERTIFIED GENERAL APPRAISER

RETROSPECTIVE EFFECTIVE DATE OF VALUATION
MAY 5, 2022

DATE OF INSPECTION
NOVEMBER 21, 2024

REPORT DATE
DECEMBER 19, 2024

December 20, 2024

CV Development, LLC
Mr. Brian Barrow
Finance Director
1676 Progress Way
Tooele, Utah 84074

Re: An appraisal report of 15.58-acres of residential land located at 400 East Nygreen Street, Grantsville, Utah, Tooele County Parcel Number: Former parcel 18-027-0-0004; Appraiser File Number: 190ML1124.

CV Development, LLC,

In compliance with the request received by our firm, we have conducted an investigation and completed an analysis sufficient to form an opinion of market value, reflecting the fee simple interest of the commercial pad site located at 400 East Nygreen Street, Grantsville, Utah.

After inspecting the site, pertinent market data were gathered and used for a comparative analysis. This was done to determine an estimate of the appraised property's market value. The results are summarized in a narrative format, known as an Appraisal Report.

As requested, this is a narrative Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report. As such, it presents a discussion of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. The report also conforms to 12 CFR Part 34 (FIRREA). Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The valuation in the appraisal is based upon all applicable approaches to value. The appraisers are not responsible for unauthorized use of this report.

It is noted that the effective date of valuation for the subject property is retrospective, namely May 5, 2022. As of the date of valuation, the property was vacant residential land and the property is appraised. Since the date of valuation, the property has been developed into a subdivision known as Canyon View Subdivision. None of the current or existing subdivision improvements or lots which were constructed since the date of value are included in the valuation. The purpose of the appraisal is to assist in determining an applicable open space fee for the City of Grantsville.

CV Development, LLC
December 19, 2024
Page 2

Based on my investigation and analysis, we have concluded the following:

RECONCILED MARKET VALUE	
Market Value – As Is (Fee Simple) (Date of Inspection/Effective Date: May 5, 2022-Retrospective)	**$470,000**

Your attention is invited to the attached appraisal report, which outlines in detail the data collected and the methods used to estimate the market value of the above-described property. The values given are subject to the general assumptions and limiting conditions, and specific extraordinary assumptions and hypothetical conditions stated in the report and/or itemized in the preface section of this document. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. The date of the report is December 20, 2024.

Respectfully submitted,



Matthew Limpert, MAI
Utah State Certified General Appraiser
License No. 5489702-CG00, Expires 1-31-25
Enc.

WHEN RECORDED, RETURN TO:

Brett Coombs, Esq.
Grantsville City Attorney
429 East Main Street
Grantsville City, Utah 84029

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
CANYON VIEW SUBDIVISION

THIS MASTER DEVELOPMENT Agreement ("**Agreement**") is made and entered as of the _____ day of _____, 2022, by and between Grantsville City, a municipal corporation of the State of Utah ("**City**") and GTM Builders, LLC, a Utah limited liability corporation ("**Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Preliminary Plat and Final Plat. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq*. This Agreement conforms with the intent of the City's General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following, incorporating by reference the prior recitals as if fully set forth herein:

TERMS

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
1.2. **Applicant** means a person or entity submitting a Development Application.
1.3. **Buildout** means the completion of all of the development in each phase of the entire Project in accordance with this Agreement.
1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
1.6. **Council** means the elected City Council of the City.
1.7. **Default** means a breach of this Agreement as specified herein.
1.8. **Developer** means GTM Builders, LLC and its successors/assignees as permitted by this Agreement.
1.9. **Development** means the development of any portion of the Property pursuant to an approved Development Application.
1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann.
§ 10-9a-101 (2005), *et seq.*
1.14. **Maximum Residential Units** means the development on the Property of Canyon View Subdivision, twenty-three (23) Residential Dwelling Units.
1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
1.17. **Final Plat** means the final plat for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
1.18. **Project** means the residential subdivision to be constructed on the Property, in phases, pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
1.19. **Property** means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.
1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
1.22. **Zoning** means the RR1 zoning of the Property.

2. **Development of the Project.**

2.1. **Compliance with the Final Plat and this Agreement.** Development of the Project shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plat and this Agreement.

2.2. **Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plat.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. Developer Agreement. The City's Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. State and Federal Compliance. The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2020).

4. **Term of Agreement.** Unless earlier terminated as provided for herein, the term of this Agreement shall be until January 31, 2027. If Developer has not been declared to be currently in

Default as of January 31, 2027 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2032. This Agreement shall also terminate automatically at Buildout.

5. **Addenda** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of phase 1 of Project. Any future phases of the Project may require an added addendum. If there is a conflict between this Agreement and Addendum No. 1 or any future addenda, then Addendum No. 1 and the future addenda shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of this Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's Engineer and Public Works Director.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual
depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction
of the required Public Infrastructure for each phase shall be completed within one year after the City Council grants final plat approval for that phase and prior to recordation of the
mylar for that phase. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. **City Completion.** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, or (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. **Upsizing/Reimbursements to Developer.**

7.1. **Upsizing.** The City shall not require Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

8. **Default.**

8.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2. **Contents of the Notice of Default**. The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration,
if weather conditions permit.

8.3. **Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

8.4. **Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages against the City.** Anything in

this Agreement notwithstanding, Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

GTM Builders, LLC
1676 Progress Way
Tooele, Utah 84074

To the City:

Grantsville City
Attn: City Manager
429 East Main Street
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits "A" - "B" are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer's selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed

assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

14.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

14.5. **Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement, which consent shall not be unreasonably withheld. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future
date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations
or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint
a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager. The initial representative for

Developer shall be Shawn Holste. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land.

27. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2022-35 adopted by the City on May 5, 2022.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representativesas of the day and year first herein above written.

DEVELOPER
GTM Builders, LLC

By: _____
Its: _____

GRANTSVILLE CITY

By: Jesse Wilson
Its: City Manager

Approved as to form and legality:

City Attorney _____

Attest:

City Recorder _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

On the _____ day of_____, 2021 personally appeared before me Jesse Wilson who being by me duly sworn, did say that he is the City Manager of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

Exhibit "A"
Legal Description of Property

A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Tooele County, Utah, more described as follows:
All of Lot 4 of the 'Kenneth H. Minor Subdivision', as recorded October 15, 2012, under Entry no. 375852, in the Tooele County Recorder's Office, more particularly described as follows: Beginning at a point which is located on the South line of Nygreen Street, said point also being the Northwest corner of said Lot 4 of the 'Kenneth H. Minor Subdivision', said point also located South 0°32'09" West 76.96 feet along the Section Line and East 0.70 feet from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running: thence South 89°54'00" East 150.08 feet along the said South line of Nygreen Street to the West line of Lot 1 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 300.73 feet along the said West line to the South line of said Lot 1 of 'Kenneth H. Minor Subdivision'; thence North 89°58'39" East 151.01 feet along the said South line to the East line of said Lot 1 of 'Kenneth H. Minor Subdivision'; thence North 0°30'05" East 300.41 feet along the said East line to the said South line of Nygreen Street; thence South 89°54'00" East 60.00 feet along the said South line of Nygreen Street to the West line of Lot 2 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 300.28 feet along the said West line to the South line of said Lot 2 of 'Kenneth H. Minor Subdivision'; thence North 89°58'39" East 298.02 feet along the South line of said Lot 2 and Lot 3 of 'Kenneth H. Minor Subdivision' to the East line of said Lot 4 of said 'Kenneth H. Minor Subdivision'; thence South 0°30'05" West 943.53 feet along the East line to the South line of said Lot 4 of 'Kenneth H. Minor Subdivision'; thence South 89°57'50" West 648.60 feet along the said South line to the West line of said Lot 4 of 'Kenneth H. Minor Subdivision'; thence North 0°01'01" East 1244.68 feet along the said West line of Lot 4 of said 'Kenneth H. Minor Subdivision' to the Point of Beginning;

Parcel contains: 678,555 square feet, or 15.58 acres.

Exhibit "B"
Final Plat

ADDENDUM NO.1

TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.

2. **Open Space:**
   a. The Developer shall provide Grantsville City a fee-in-leu for the raw ground (undeveloped) value of 1.56 acres also described as 10% of the total parcel acreage at a value of $92,480. The funds shall be deposited with Grantsville City at an equivalent of $4,020.87 per lot per phase ($92,480 divided by 23 lots) prior to recording of each phase.
   b. Grantsville City shall utilize the fee in lieu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails.

3. **Construction Coordination:**
   a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
   b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
   c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
   d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Addendum No. 2
(Dispute Resolution)

1. **Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in
Section 3 shall be mediated.

2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

AGENDA ITEM #5

Approval of minutes from the September 1, 2026 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	Recommendation of a proposed Master Development Agreement with VT Grantsville Land Co, LLC, for the Deseret Subdivision.	Approved
#2	Recommendation of the proposed amendments to Chapters 2, 8, and 16 of the Grantsville Land Use Ordinance to establish a new use for a CatRescue.	Approved
#3	Consideration of a request for a Plat Extension for the Matthews Meadows Phase 2 Subdivision.	Approved
#4	Recommendation for the second proposed Plat Amendment for Stansbury Shadows Phase 3 Subdivision, located approximately at 256 S Liberty Landing.	Approved
#5	Recommendation of the proposed amendments to Chapters 2, 8, and 15 of the Grantsville Land Use Ordinance to establish a new use for Animal Encounters Facilities.	Approved
#6	Recommendation of the proposed rezone for the property located at 848 N Cooley Street from RR-2.5 to RR-1 for the Storybook Subdivision, resulting in approximately 6.34 acres being zoned RR-1.	Approved
#7	Recommendation of the 1st amendment to the Amended and Restated Master Development Agreement (ARMDA) for the Highlands Subdivision.	Approved
#8	Approval of the minutes from the September 1, 2026 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON OCTOBER 6, 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 Gary Merrill, Commission Cameron Moulton

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 Attorney Tysen Barker, Mayor Heidi Hammond, City Manager Michael Resare, Lieutenant Fire Marshal Nicholas Critchlow, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: City Council Member Derek Dalton

Citizens and Guests Present: Matthew Camacho, Scott Kimrough, Amy Walter, Nicole Cloward, Dale Fisher, Diane Fisher, Benjamin Fisher, Cameron Ordakowski, Rich Phelps, Shawn Holste, Shaun Johnson, Diane Rowberry

Citizens and Guests Present on Zoom: Guy Haskell

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, October 6, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

1. Recommendation of a proposed Master Development Agreement with VT Grantsville Land Co, LLC, for the Deseret Subdivision.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore introduced the proposed Master Development Agreement (MDA) with VT Grantsville Land Co., LLC, for the Deseret Subdivision. Shaun Johnson was present to provide additional information and answer questions.

Shaun explained that the purpose of the MDA was to formalize the provisions previously approved through the Development Zoning Overlay District (DZOD). He stated that the agreement largely reflects the approved DZOD but also establishes a timeframe for the development and addresses how the agreement's requirements and obligations would transfer to future subdevelopers or builders.

The Commission discussed the parks and open space within the development. Shaun explained that certain parks and designated areas would be dedicated to the City. He reviewed the development exhibits, identifying the community park, detention pond, and drainage corridors. He explained that the detention pond would extend toward Walmart and that the development had been designed with consideration of FEMA's ongoing floodplain studies. He stated that the drainage corridors would be expanded to approximately 105 feet in width to accommodate stormwater and debris flow while also incorporating trails and landscaping.

Chair Sarah Moore asked whether the access issues involving the road through the development had been resolved. Shaun stated that they had not and explained that the developer was currently focused on the portion of the project anticipated to develop over the next 10 to 15 years. Chair Sarah Moore expressed concern about access to the commercial flex area. Shaun explained that a cross-access agreement provides legal access to that portion of the property. He also stated that the developer was working with a neighboring property owner regarding a possible additional easement or connection between developments that could provide secondary access.

Chair Sarah Moore asked how water rights would be handled when portions of the development were sold to subdevelopers. Shaun explained that water credits associated with platted lots would transfer with those lots. Outside Counsel Abe Mitchell clarified that subdevelopers would not acquire ownership of the water rights themselves but would receive the applicable water credits attributed to the development.

Abe explained that the MDA was intended to govern the development over approximately 30 years and provide protections for both the City and the developer's investment. He stated that the agreement had been negotiated over several months to establish the developer's obligations while providing assurances regarding vested development rights.

Abe reviewed Section 2.1 and explained that the development must comply with applicable laws, the approved development plan, and the MDA. He stated that the agreement establishes a maximum of 6,997 residential units but does not guarantee that number, as the development must still comply with applicable City requirements. He also noted that the developer had agreed to provide 25 acres of moderate-income housing, exceeding the requirements established through the approved zoning provisions.

Abe discussed the provisions requiring future subdevelopers to acknowledge and comply with the obligations of the MDA. He also reviewed the landscaping provisions, which were intended to streamline the review process, and the vested rights provisions under Section 3, including limited circumstances in which future changes to applicable laws could affect the development.

Abe reviewed the approval process, modifications, and fees. He clarified that the MDA does not exempt the developer from applicable application fees or impact fees. He also explained that the

agreement includes provisions allowing the City to request a status report if active development ceases for four years and potentially terminate the agreement under the applicable provisions.

Abe discussed the infrastructure obligations and noted that separate agreements regarding certain off-site improvements were still being negotiated to ensure compliance with the Impact Fee Act. He reviewed Section 6.7, which addresses the timing of public amenities, including trails, neighborhood parks, moderate-income housing, and off-site improvements. He emphasized that these obligations would remain enforceable if portions of the development were transferred to other developers.

Abe also reviewed the default provisions under Section 16, explaining that the agreement provides opportunities to correct violations while preserving enforcement options for the City. He noted that certain defaults could result in judicial remedies or the withholding of building permits for affected parcels.

Abe discussed the assignment provisions, including the developer's obligation to conduct due diligence and obtain transfer acknowledgments when selling portions of the development. He also clarified that Section 33 had been revised to establish that the Master Water Services Agreement would remain separate from the MDA and that its termination would be governed by its own provisions.

Public Hearing

No public comments were received.

Discussion and Recommendations

Chair Sarah Moore asked whether any additional environmental concerns had been identified during the development's planning and engineering process. Shaun stated that no additional environmental concerns had been identified and noted that the developer had been working with FEMA and conducting engineering and water-related studies.

Chair Sarah Moore asked about the proposed wells. Shaun stated that the developer was preparing to drill the first well and that the number of additional wells would depend on the results.

Chair Sarah Moore asked what would happen to the water credits if development ceased for four years and the MDA was terminated. Abe explained that the credits were restricted to use within the designated geographic area. He stated that possible outcomes could include negotiations for the City to purchase the credits or another developer acquiring the project and obtaining the ability to use them. He reiterated that Section 33 separates the MDA from the Master Water Services Agreement, which contains its own performance and termination provisions.

Shaun explained that the Master Water Services Agreement establishes deadlines for purchasing additional water credits. He stated that the developer had acquired a portion of the credits during the summer and had seven years to acquire the next portion or risk losing the right to purchase those credits. He also explained that the financing used to acquire water credits was connected to the financing for infrastructure improvements, providing an incentive to continue development.

Chair Sarah Moore asked when construction of the infrastructure was expected to begin. Shaun stated that the development had recently received City staff approval for the West Bench Interceptor sewer project, which would extend approximately three miles from the development. He explained that the development was nearing completion of the contractor selection process for Mack Canyon Road and was preparing to present the contractor selection to the Public Infrastructure District Board.

Shaun also stated that the well plans were nearing approval and that drilling was anticipated to begin in November 2026. He noted that the water tank location was still in the design phase and that the first tank was anticipated to have a capacity of approximately 2.3 million gallons.

> **Cameron Moulton made a motion to recommend approval to City Council for the proposed Master Development Agreement with VT Grantsville Land Co, LLC, for the Deseret Subdivision, as presented in the staff report. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

2. Recommendation of the proposed amendments to Chapters 2, 8, and 16 of the Grantsville Land Use Ordinance to establish a new use for a Cat Rescue.

<u>Presentation by Planning and Zoning Administrator Shelby Moore</u>

Planning and Zoning Administrator Shelby Moore presented the proposed amendments to Chapters 2, 8, and 16 of the Grantsville City Land Use Ordinance to establish Animal Rescue as a new use. Shelby explained that the application was submitted following a complaint regarding an existing animal rescue operation. Since Animal Rescue was not currently identified as a permitted or conditional use in the Land Use Ordinance, the proposed amendments would establish a definition, operating standards, and appropriate zoning districts for the use.

Shelby reviewed the proposed definition, explaining that an animal rescue would be a nonprofit or state-registered animal welfare organization operating a fully enclosed indoor facility for the temporary housing and care of stray, abandoned, and homeless cats and dogs. She explained that the proposed standards addressed permitted activities, animal capacity, staffing, recordkeeping, hours of operation, and operational requirements.

Shelby stated that the proposed use would be conditional within the C-S Commercial Shopping District. She reviewed the proposed requirements, including a minimum lot size of 60,000 square feet, parking requirements, accessible parking, and landscaping buffers. She also noted that the proposed maximum capacity would be 75 cats, with public appointment hours between 8:00 a.m. and 7:00 p.m.

Commissioner Moulton asked whether the existing rescue was operating in violation of City Code because the use was not currently allowed. Shelby confirmed that there was no established use classification for the operation.

Commissioner Moulton expressed concern that the proposed standards established a minimum lot size but did not specify a minimum building size based on the number of animals. He questioned whether housing up to 75 cats in a small apartment would provide adequate space. Shelby acknowledged his concern and explained that the facility had been inspected and that staff had received positive feedback regarding its cleanliness and condition.

Commissioner Moulton also asked about the original complaint and whether the City had an established fine schedule for similar violations. Shelby stated that she was working on developing a fine schedule. Commissioner Moulton expressed concern about businesses or individuals operating without approval until a complaint was received and emphasized the importance of consistent code enforcement.

Community Development Director Bill Cobabe explained that the City previously had limited code enforcement resources and that enforcement had generally been handled as an additional responsibility rather than through a dedicated position.

Vice Chair Hill asked how the proposed animal rescue use differed from an animal pound or kennel and why it could not be addressed under an existing kennel classification. Shelby explained that kennel permits have specific animal limitations and primarily address dogs, while the proposed animal rescue classification would establish separate standards for nonprofit rescue operations.

Commissioner Moulton asked about the letters of support received in April and May and whether they had been submitted voluntarily. Shelby explained that the proposed use had been under consideration for several months and that the public comment process allowed both supportive and opposing comments.

Public Hearing

Mark Lawrence: Mark Lawrence, Grantsville City Animal Control Officer, was present to comment on this item he spoke in support of the proposed animal rescue use. He explained that Belle Furever Friends had been assisting Animal Control by accepting cats, coordinating spay

and neuter services, and helping reduce the number of stray and feral cats in the community. Mark stated that without the rescue's assistance, cats could remain at the shelter for months while awaiting transportation to veterinary services in Orem. He explained that the rescue was often able to accept cats within three to five days, significantly reducing the time animals remained in the City's care. Mark discussed the challenges of transporting cats to Orem for veterinary appointments, explaining that a single trip could require approximately 12 hours, taking up a substantial portion of his part-time workweek. He stated that having a local rescue available had made his work more manageable and allowed him to focus on other Animal Control responsibilities. Mark also discussed the feral cat population near the rescue facility. He explained that some cats in the surrounding area did not belong to the rescue and that the organization was helping address the broader feral cat population. Mark stated that he previously collected approximately seven or eight cats per week but had recently seen that number decrease to approximately one cat per week. He attributed part of that reduction to the rescue's efforts and expressed appreciation for the assistance the organization provided to the City.

Discussion and Consideration

Matthew Camacho was present to answer questions on this item.

Chair Sarah Moore asked about the organization's history, noting that some public comments referenced involvement extending back approximately 11 years. Matthew explained that the organization operates a network of foster homes throughout Tooele County, including locations outside Grantsville. He stated that the rescue had been operating as a 501(c)(3) nonprofit for approximately five and a half years, although some individuals involved had been assisting with animal rescue efforts for much longer.

Commissioner Moulton asked about the proposed maximum capacity of 75 cats and whether the existing facility could accommodate that number. Matthew explained that approximately 46 cats were currently housed at the facility. He stated that the original request had been for approximately 50 adult cats, with an additional allowance of 25 kittens to accommodate seasonal increases.

Matthew explained that kitten populations fluctuate throughout the year and that the organization had experienced periods when several kittens were brought in daily. He stated that the higher capacity was intended to provide flexibility during those periods rather than maintain 75 adult cats at all times.

Matthew described the facility as a former apartment building consisting of four separate units. He explained that the units remained divided into individual rooms, allowing cats to be separated based on age, temperament, and care needs. He stated that one area was used for younger cats and mothers with kittens, while another was designated for feral cats requiring additional time to adjust to human interaction or awaiting transportation.

Matthew also explained that the facility included an enclosed outdoor patio, or catio, allowing cats supervised access to an outdoor area. He stated that the enclosure was secured and that cats were not permitted to remain outside overnight out of consideration for neighboring properties.

Matthew addressed concerns regarding the original complaint and explained that some of the cats observed in the surrounding area were part of existing feral colonies and were not animals belonging to the rescue. He stated that the organization was working to reduce those populations through trap-neuter-return efforts and adoption when appropriate.

Commissioner Moulton asked whether euthanasia or medical procedures were performed at the facility. Matthew confirmed that neither was performed onsite and explained that animals requiring veterinary treatment were transported to licensed veterinary providers.

Commissioner Moulton asked how the organization provided water to the animals since the building did not have running water. Matthew explained that water was brought to the facility in five-gallon containers. He stated that the building had not had an active water connection for approximately ten years, although electrical service had been established.

Matthew also discussed the organization's efforts to reduce the stray cat population. He reported that approximately 623 cats had been spayed or neutered throughout Tooele County during the first half of the year and estimated that approximately 300 cats had been removed from the streets in the Grantsville area over the previous two years.

Commissioner Gary Merrill questioned why the City had not addressed animal rescue operations or established regulations for cats sooner, particularly given the existing regulations limiting the number of dogs permitted at a residence.

Bill explained that code enforcement was generally complaint driven and that the City had only recently become aware of the operation through a complaint. He stated that the complaint provided an opportunity for staff to evaluate the use and work toward establishing appropriate regulations.

Commissioner Merrill expressed concern that the City had established detailed requirements for dogs while having limited regulations addressing cats, despite the longstanding presence of stray and feral cats in the community.

Chair Sarah Moore acknowledged the concerns but noted that cats have historically been common in rural communities, particularly around agricultural properties where they help control rodents. She shared her experience living near a property where an individual conducted cat rescue activities and noted that while the presence of numerous cats could be frustrating, she recognized the role they played in a rural setting.

Matthew explained that the rescue was also working to address feral cat colonies near new development areas, where displaced cats could face additional risks.

Vice Chair Hill asked whether the rescue's animals were fully contained within the facility. Matthew confirmed that the catio was enclosed on all sides and across the top, with secured gates and controlled access between the indoor and outdoor areas. He clarified that the rescue did not maintain free-roaming barn cats.

Vice Chair Hill expressed concern about sanitation and odor control, particularly because the building lacked running water. Matthew explained that the organization had increased the frequency of dumpster service to multiple times per week and had adjusted its waste management practices to address those concerns.

Vice Chair Hill asked whether the Health Department had identified any issues during its inspection. Matthew stated that the primary item identified was an update to a safety data sheet. He explained that volunteers maintained the facility and that certain areas were restricted to trained individuals because they housed newly captured feral cats.

Matthew stated that volunteers brought water to the facility and took food and water dishes home to wash between shifts. He also explained that volunteers used restroom facilities at nearby businesses when needed.

Vice Chair Hill questioned whether the C-S Commercial Shopping District was the most appropriate location for an animal rescue. He stated that while he appreciated the organization's work, he wanted to ensure the proposed use was compatible with the purpose of the zoning district.

Matthew explained that the current location had been selected because the property owner had offered the building for the nonprofit's use at no cost. He stated that the location was accessible while being set back from the main roadway and that the rescue did not operate as a typical retail business with regular customer traffic.

Vice Chair Hill acknowledged that the location offered some advantages but continued to express concern about potential odors and the lack of running water. Matthew explained that the organization had implemented cleaning procedures and odor-control measures, including separating newly captured feral cats from other animals and using appropriate ventilation.

Commissioner Merrill raised concerns regarding restroom availability and whether the facility met applicable workplace and building requirements.

Shelby clarified that the item before the Commission was a proposed amendment to the Land Use Ordinance to establish Animal Rescue as an allowable use. She explained that if the amendments were approved by the City Council, the applicant would then be required to apply

for a Conditional Use Permit and comply with applicable zoning, building, and accessibility requirements.

Commissioner Moulton asked whether the organization had the financial resources necessary to bring the existing building into compliance. He expressed concern that the City could establish the new use only for the applicant to discover that the required improvements were too costly.

Matthew acknowledged that he would need to review the organization's finances and determine what improvements could be completed. He explained that the organization was also searching for a permanent location because the current property arrangement was temporary and the building could eventually be sold.

Commissioner Moulton asked how much time the applicant would have to obtain the necessary approvals if the amendments were adopted. Shelby stated that the typical timeframe was approximately 30 days.

Attorney Tysen Barker clarified the purpose of the Commission's consideration. He explained that the item was not an approval of Belle Furever Friends' existing facility or operations. Rather, the Commission was being asked to determine whether Animal Rescue should be established as a use within the City's Land Use Ordinance and whether such a use would be appropriate for future applicants.

Tysen emphasized that the proposed amendment would apply generally to animal rescue operations and not exclusively to the current applicant.

Commissioner Merrill agreed that the City needed to address the use within its ordinances. He stated that while he had concerns about the existing operation and the need for compliance, he believed animal rescue was a worthwhile service and supported establishing appropriate regulations.

> **Jason Hill made a motion to recommend approval to City Council for the proposed amendments to Chapters 2, 8, and 16 of the Grantsville Land Use Ordinance to establish a new use for a Cat Rescue, as presented in the staff report. Cameron Moulton seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

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

<u>Presentation by Planning and Zoning Administrator Shelby Moore</u>

Planning and Zoning Administrator Shelby Moore provided an update on the progress made toward meeting the requirements previously discussed for the Matthews Meadows Phase 2 Subdivision plat extension.

Shelby stated that she had visited the property earlier that day and confirmed that installation of the fencing had begun. She reported that the north side had been fenced and that concrete work had been completed along the west side of the detention basin.

Shelby also stated that the proposed amendment to the Master Development Agreement was scheduled for the October 20, 2026, Planning Commission meeting.

Commissioner Moulton asked about the additional outstanding requirements previously discussed. Shelby clarified that these included the appraisal associated with the fee in lieu, the development agreement amendment, and the fencing.

Commissioner Gary Merrill expressed appreciation for the progress being made. He noted that some of the outstanding issues had been discussed during the open house and stated that he felt the development was moving in the right direction.

Discussion and Recommendation

> **Gary Merrill made a motion to approve the consideration of a request for a Plat Extension for the Matthews Meadows Phase 2 Subdivision, as presented in the staff report. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

4. Recommendation for the second proposed Plat Amendment for Stansbury Shadows Phase 3 Subdivision, located approximately at 256 S Liberty Landing.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore reviewed the proposed lots, noting that they would be approximately one acre or slightly larger. She discussed the applicable development requirements, including setbacks, fire access, fire hydrant proximity, and necessary infrastructure improvements.

Shelby explained that the development included primary water, secondary water, sewer, and drainage improvements. She also discussed the existing private lane serving the property, noting that it was an older roadway that did not currently meet the City's updated private lane standards. She referenced previous discussions and correspondence regarding the roadway.

Shelby reviewed the existing fire turnaround and its location in relation to the surrounding properties.

Commissioner Moulton asked whether the hammerhead turnaround extended onto an adjoining property and whether it was part of the proposed improvements. Shelby clarified that the turnaround was already in place as part of the existing private lane and that an easement existed for the portion extending onto the neighboring property.

Public Hearing

No public comments were received.

Discussion and Consideration

> **Gary Merrill made a motion to recommend approval to City Council for the second proposed Plat Amendment for Stansbury Shadows Phase 3 Subdivision, located approximately at 256 S Liberty Landing, with the following conditions: The final plat shall substantially conform to the plans prepared by Ensign Engineering and approved through the City's development review process in August 2026. The amendment shall create no more than the two lots shown on the proposed final plat: Lot 304 and Lot 305.Department, or other reviewing agencies shall be completed before the plat is recorded. All required culinary water, secondary water, sanitary sewer, drainage, utility, and access improvements shall be installed or appropriately bonded before the plat is recorded, as required by City ordinance. All required water rights, water shares, fees, impact fees, and other applicable development charges shall be satisfied before recording or issuance of a building permit, as applicable.The ingress, egress, utility, drainage, and emergency-access easements shown on the plat shall be recorded with the subdivision amendment and shall remain unobstructed.Liberty Landing and the existing fire-apparatus turnaround shall be maintained to provide continuous and unobstructed emergency access acceptable to the Grantsville Fire Department. No fencing, parking, landscaping, structures, storage, or other obstructions shall be placed within the required emergency-access or turnaround area. cThe applicant shall comply with all applicable federal, state, county, and City requirements.. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

5. Recommendation of the proposed amendments to Chapters 2, 8, and 15 of the Grantsville Land Use Ordinance to establish a new use for Animal Encounters Facilities.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented the proposed amendments to Chapters 2, 8, and 15 of the Grantsville City Land Use Ordinance to establish Animal Encounters Facility as a new use. She explained that staff had worked closely with the applicant to develop the proposed ordinance language. The amendments were intended to establish regulations for animal encounter facilities and provide a process for allowing this type of use within the City.

Community Development Director Bill Cobabe stated that staff had discussed the proposed amendments extensively to ensure the regulations were appropriate and addressed the intended use.

Chair Sarah Moore thanked staff for their work and acknowledged their efforts to develop regulations that would allow property owners to make appropriate use of their properties.

Public Hearing

No public comments were received.

Discussion and Recommendation

Nicole Cloward was present to answer questions on this item. Nicole thanked Grantsville City staff for their assistance in developing the proposed ordinance amendments and stated that she had no additional comments.

Commissioner Moulton asked whether the applicant would be required to return for a Conditional Use Permit if the proposed amendments were approved.

Shelby explained that the proposed amendments would first need to receive a recommendation from the Planning Commission and approval from the City Council. Once approved, the applicant could submit a Conditional Use Permit application, followed by the applicable business licensing process.

> **Cameron Moulton made a motion to recommend approval to City Council for the proposed amendments to Chapters 2, 8, and 15 of the Grantsville Land Use Ordinance to establish a new use for Animal Encounters Facilities as presented in the staff report. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

6. Presentation, Public Hearing, Discussion, and Recommendation: Recommendation of the proposed rezone for the property located at 848 N Cooley Street from RR-2.5 to RR-1 for the Storybook Subdivision, resulting in approximately 6.34 acres being zoned RR-1.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented the proposed rezone for the property located at 848 N. Cooley Street from RR-2.5 to RR-1. Shelby provided background on the property, explaining that the original parcel consisted of approximately 9.7 acres and had previously been considered by the City Council for a zoning change. She reviewed the history of the property, including the subsequent division of the original parcel, and identified the portions that would remain under the existing RR-2.5 zoning and those included in the current rezone request.

Shelby displayed the property on the City's GIS map and reviewed the surrounding zoning and lot sizes. She explained that the proposed RR-1 zoning was consistent with the density anticipated in the City's General Plan.

Commissioner Moulton asked why the property owners were requesting the rezone. Shelby explained that the applicants wanted to create smaller lots to allow additional family members to build homes on the property.

Commissioner Moulton asked whether the property could be rezoned again in the future to allow even smaller lots. Shelby confirmed that another rezone application could be submitted but explained that a request for greater density would also require an amendment to the General Plan.

Public Comment

Emailed 09/13/2026:

Planning Commission,

When we moved into this area we were told that no land in this area would be zoned less than RR-5. In the past few years we have seen RR-1 lots added without our notification and apparently there was a rezone of RR-2.5 that we are just finding out from this notice. Roads are a big concern. We personally had to put a lot of money into Pheasant Run Lane (Hale Street) and it is not maintained well. Some years we have had to call several times before anyone showed up to grade it. We had an engineered road put in with a crown that helped the water drain off and down into the ditches on each side. All of that is completely gone. What we have now is a bumpy road with pot holes that form constantly. Zero crown has been maintained. Cooley street is no better, actually usually worse. So why bring in more homes with extra cars to drive these roads on a daily basis when they aren't maintained as it is? We choose to go to Burmester when we want to travel anywhere, even if we are needing to go west because Hale Street and Cooley Street cause too much wear and tear on our vehicles. Vegas street is so narrow that you have to get over to the side when another vehicle is coming, especially any kind of truck with a trailer (which do belong

down here). So how is that road going to maintain more traffic? If more lots are going to be allowed in this area the land owners need to be accountable to improve the surrounding roads and the city needs to have a plan to maintain them for years afterward by qualified persons. Tax payers should not have to pay for these improvements. We just don't understand why there can't be one area of Grantsville that can stay wide open spaces like we were told years ago. Will there ever be a slow down to the building or is it just when we run out of water?

Thank you

Rachel Cowan

Email Received 09/14/2026:

Grantsville City Planning Commission,

This engineer (the author) owns the property butting up to the north boundary of the property at issue, the property seeking a zoning change (a.k.a, 848 Cooley Street). The diagrams below are excerpts from Central Area Zoning Map. As indicated, this engineer owns 2 lots, which he intends to consolidate into a single lot to be zoned RR-2.5. Currently, this engineer's upper lot is zoned RR-1, but it is being built out as a RR-2.5. The lot at issue (the lot for which a zoning change is requested) is currently zoned RR-2.5. Notice it is currently surrounded by RR-2.5 and RR-5 properties.

Objections: This engineer objects to the proposed zoning change (i.e., to rezone the lot at issue as RR-1) for the following reasons:

1. The proposed rezone is contrary to the General Plan and Future Land Use Map, which indicates rural residential. The proposed rezone would create a density mismatch, a zoning island, a conflict with the established rural residential character.

2. Permitting the proposed rezone would establish a precedent for piecemeal upzoning. How will the Planning Commission refuse other requests for upzoning? They are putting in place a mechanism for the destabilization and gradual destruction of the current rural environment, which is currently fostered by the RR-2.5 (and above) zoning.

3. The proposed rezone will have a negative impact on my property. Remarkably, since the proposed rezone does not characterize what will be done with the property at issue, once it is rezoned, it is hard to predict the problems they will create. How can the impact of a rezone be weighed when no details are given. However, by the requirement that I cannot graze animals on my property if they are closer than 100 feet from any residence built on the property at issue, if the developers later decide to place residential structures close to the property line separating the property at issue from my lower lot, that can effectively prevent the grazing of animals on this

engineer's property. Where residential structure might be placed on the property at issue could have ramifications regarding where this engineer can place farm structures on his property.

Increasing the density of housing on the perimeter of this engineer's property will undoubtedly create negative impacts, such as increased traffic, increased noise, reduced agricultural compatibility, and reduced rural character. Remarkably, the rezone proposal admits that the petitioning owner anticipates an increase in his property value; there is no concern about what the rezone proposal would do to neighboring property values.

Indeed, this engineer may be compelled to abandon his plans for his property.

4. The proposed rezone would result in incompatible interfaces between the properties. The current fences are there to stop the passage of horses and cattle; they are not designed to prevent children and cats and dogs from going through them. Also, along the fence lines equipment and supplies are stacked, and safety might require their removal if children will have access to them.

5. The proposed rezone (especially since it is absent any details on what is to be done with the property) leaves critical questions about hydrology, runoff, erosion, and impact on water sources. Without further details, the public cannot meaningfully evaluate the request.

Closure:

This engineer only learned about the rezone proposal a week ago, so this letter had to be rushed. This engineer intends to speak at the Commission meeting if allowed.

The proposed rezone should be rejected because: 1) it creates a precedent that will lead to the destruction of the existing rural atmosphere, 2) it benefits the petitioning land owner's property value but neglects any diminishment of adjoining property values, and 3) it will reduce the quiet enjoyment of this engineer's property. This is spot zoning at its worst.

Best Regards

Scott Kimbrough, Ph.D., P.E., C.F.I.

Scott Kimbrough: Scott Kimbrough was present to comment on this item, he stated that he owned two properties near the proposed rezone, including property zoned RR-1 and approximately three acres zoned RR-2.5 that he had purchased from the neighboring estate. He explained that his intention was to combine the properties and maintain a rural residential use consistent with the RR-2.5 zoning. Scott expressed concern that approving the rezone from RR-2.5 to RR-1 would establish a precedent for additional rezoning requests throughout the surrounding area. He stated that the neighborhood was characterized by larger rural properties, agricultural uses, and open pastures, and he believed allowing smaller lots could gradually change the character of the area. Scott also expressed concern that rezoning properties to smaller

lot sizes could create an economic incentive for property owners to purchase larger parcels, seek higher-density zoning, and subsequently sell the land for development. He felt this could undermine the rural character of the neighborhood and conflict with the community's long-term planning goals. Scott questioned why the rezone was being considered without a specific development proposal identifying how the property would ultimately be divided or developed. He stated that without knowing the proposed locations of future homes, it was difficult for neighboring property owners to evaluate how the change might affect their properties. Scott explained that he intended to use his property for agricultural activities, including growing crops and raising animals. He expressed concern that new residences constructed near his property boundary could affect his ability to maintain animals because of the City's 100-foot separation requirement from neighboring dwellings. He stated that depending on the placement of future homes, portions of his property could become unavailable for animal-related uses. Scott also raised concerns regarding fencing and compatibility between agricultural and residential properties. He explained that existing fences were intended to contain livestock such as horses and cattle and might not be suitable if additional homes were constructed nearby, particularly with children and dogs. He questioned who would be responsible for installing more restrictive fencing if needed. Scott concluded by reiterating his concerns about establishing a precedent for smaller lots, changing the rural character of the neighborhood, and considering a rezone without a specific development plan.

Discussion and Recommendation

Vice Chair Hill acknowledged Scott Kimbrough's concerns but stated that she believed the proposed rezone was consistent with the intent of the City's General Plan. He explained that protections existed for established agricultural uses and that neighboring development would not automatically require property owners to discontinue existing lawful activities.

Vice Chair Hill stated that the Planning Commission's responsibility was to evaluate whether a request complied with the City's adopted ordinances and planning policies. He noted that the surrounding area already contained one-acre residential lots and believed the proposed rezone was consistent with the existing development pattern.

Vice Chair Hill encouraged Scott to share his concerns with the City Council, which would make the final decision on the rezone.

Commissioner Moulton asked whether the construction of a new residence on a neighboring property could restrict an existing property owner's agricultural activities, particularly when animal separation requirements applied.

Shelby explained that existing agricultural uses would be considered and that future residential development would still be required to comply with applicable setbacks, fire access, driveway requirements, and other development standards. She noted that these requirements would

influence the placement of future homes and help address potential conflicts with neighboring properties.

Commissioner Moulton then questioned whether the City's current General Plan accurately reflected the community's preferences regarding residential density. He asked when residents would have an opportunity to provide input on the General Plan and potentially request different density designations.

Community Development Director Bill Cobabe explained that the General Plan was intended to reflect the community's values and priorities at the time of adoption. He stated that the City generally aimed to complete a significant update approximately every five years and that the current update was occurring within that timeframe.

Bill explained that while community values may change over time, he did not anticipate substantial changes to the City's overall priorities within a five-year period. He emphasized that a good General Plan should provide flexibility while maintaining policies that reflect the community's long-term vision.

Bill also discussed the upcoming General Plan update and stated that extensive community outreach was anticipated. He emphasized the importance of public participation to ensure the updated plan accurately reflected the values and priorities of Grantsville residents.

The Commission discussed the role of the General Plan as a guiding document. Bill explained that although the General Plan was not a zoning ordinance, consistency or inconsistency with its policies could provide a reasonable basis for supporting or denying a rezone request.

Diane and Benjamin Fisher, were present and available to answer questions. Commissioner Moulton asked whether the applicants could construct additional homes under the existing RR-2.5 zoning. Shelby explained that the property already contained a residence and that additional residential development would require compliance with the minimum lot size and subdivision requirements of the existing zoning district.

Diane Fisher clarified that they were not proposing to create six or eight residential lots simply because the property contained several acres. She explained that the intent was to create four residential lots of approximately one and one-quarter acres each.

Chair Sarah Moore asked what the next step would be if the rezone were approved. Shelby explained that the applicants would need to submit a subdivision plat for review and approval through the applicable City process.

Chair Sarah Moore acknowledged the concerns raised by the neighboring property owner but emphasized that the Planning Commission was responsible for considering the property rights of all residents within the City's adopted regulations. She stated that she did not see how the

proposed rezone would necessarily prevent neighboring property owners from continuing to use their properties.

Chair Sarah Moore stated that she believed the request was reasonable and encouraged the applicants and neighboring property owners to work together. She reiterated the importance of allowing residents to use their properties to the fullest extent permitted under City Code.

> **Jason Hill made a motion to recommend approval to City Council the proposed rezone for the property located at 848 N Cooley Street from RR-2.5 to RR-1 for the Storybook Subdivision, resulting in approximately 6.34 acres being zoned RR-1, as presented in the staff report. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.**

7. Recommendation of the 1st amendment to the Amended and Restated Master Development Agreement (ARMDA) for the Highlands Subdivision.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented the proposed first amendment to the Amended and Restated Master Development Agreement (MDA) for The Highlands Subdivision.

Shelby explained that the amendment was intended to establish a more detailed phasing plan for the development, allowing the City and developer to better coordinate infrastructure improvements, utility capacity, and future construction. The amendment would also provide flexibility in the sequence of development phases while addressing requirements related to the timing of subdivision plat recordings.

Shelby noted that the development was originally approved in 2020 and that subsequent amendments expanded the project to include additional phases and residential housing types. She explained that the proposed amendment did not increase the previously approved number of residential units.

Attorney Amy Walker, representing the applicant, explained that the amendment would clarify the phasing requirements and allow the developer to proceed with different phases based on infrastructure availability and construction needs rather than following a strictly sequential schedule.

Amy also discussed a proposed modification to the loop road near the City park, reducing the previously proposed 94-foot width to the City's standard 90-foot width. She explained that the original width had accommodated parking on both sides of the roadway and drainage improvements.

Vice Chair Hill asked whether the amendment would allow the developer to proceed with phases based on construction feasibility rather than requiring each preceding phase to be completed first. Amy confirmed that the additional flexibility was a primary purpose of the amendment.

Diane Rowberry, representing the development, explained that water pressure limitations and infrastructure requirements had affected the development schedule. She stated that flexibility would allow construction to continue in areas where infrastructure was available while improvements in other portions of the development were completed.

Vice Chair Hill asked about the City's water and sewer capacity and whether the development's water pressure issues resulted from inadequate infrastructure.

Shelby explained that the development crossed multiple water pressure zones due to changes in elevation. She stated that development in the higher western portions would depend on additional water infrastructure and adequate fire flow. Until those improvements were available, construction would need to remain in areas where the required water pressure and fire flow could be provided.

Amy clarified that the development connected to public water infrastructure and that the developer had previously contributed to improvements. Shelby explained that any proposed phase would still be required to meet applicable fire flow and infrastructure standards before proceeding.

Vice Chair Hill expressed concern about the City's potential responsibility if the developer could not proceed because of insufficient water infrastructure. Shelby explained that the MDA required adequate fire flow before development could occur and that the City would not be obligated to allow construction without those requirements being met.

Amy further explained that the amendment was intended to clarify the phasing flexibility that the developer had understood to be available under the previous agreement.

Commissioner Gary Merrill asked about the anticipated buildout timeline and the number of remaining residential units.

Amy stated that the MDA allowed approximately 1,887 residential units, with roughly 150 constructed to date. The representatives estimated that full buildout could take approximately 10 to 15 years.

Diane explained that portions of the infrastructure were already in place and that development could continue for the next several years. However, later phases would depend on additional water infrastructure and financing through a Public Infrastructure District (PID).

Diane reviewed the anticipated construction sequence, which included Phase 7, the T1 townhome area, Phase 8, and potentially T2. She explained that the developer had worked extensively to establish a proposed phasing schedule but needed flexibility to adjust the sequence based on infrastructure availability and financing.

Vice Chair Hill asked about the request to reserve 378 equivalent residential connections (ERCs) for sewer capacity.

Shelby explained that an engineering analysis identified available capacity in an existing eight-inch sewer line, although portions of the system would eventually require upsizing. She expressed concern about committing that capacity to one development because it could affect the availability of sewer capacity for other properties connecting to the same system.

Diane explained that reserving the capacity was necessary to secure PID financing for major infrastructure improvements. She stated that the developer had previously contributed significant funding toward sewer improvements and was requesting that the identified capacity be reserved for the project.

Public Hearing

No public comments were received.

Discussion and Recommendation

Guy Haskell, representing the development, participated remotely to address questions regarding sewer capacity and infrastructure financing.

Guy explained that the developer had previously invested approximately $400,000 in improvements to the sewer system near 850 North and Silver Fox Drive. These improvements included lowering the sewer line and extending infrastructure beneath the highway to provide sufficient depth to serve the development.

Guy stated that the existing sewer system had capacity for approximately 378 additional ERCs and explained that the developer was requesting a commitment of that capacity to secure PID financing.

He explained that traditional financing could be obtained for individual residential phases but was not generally available for major public infrastructure improvements, such as sewer line upsizing, water tanks, and roadway construction. He stated that PID financing was necessary to fund those improvements and that investors required assurance that the development could proceed with the residential units supporting repayment.

The Commission clarified that the 378 ERCs were part of the development's previously approved residential unit count and were not additional units being requested.

Chair Sarah Moore acknowledged the developer's need for assurance that the identified sewer capacity would be available to support the proposed infrastructure financing.

Commissioner Merrill asked whether waiving requirements related to the number of units sold before recording subsequent phases was common. Shelby explained that the City had allowed similar flexibility in previous developments and that the proposed agreement would continue to include limitations and requirements governing the recording of additional phases.

Commissioner Moulton expressed support for the proposed flexibility, stating that it would allow the developer to proceed with construction and respond to practical development needs.

Chair Sarah Moore asked whether the proposed apartment units would be rentals and whether any units were committed to meeting the City's moderate-income housing goals. Diane confirmed that the apartments were anticipated to be rental units but explained that construction timing remained uncertain because of water pressure and other infrastructure requirements.

Guy explained that the apartment areas could potentially obtain adequate fire flow through water line improvements, but a second access would also be required. He stated that construction of the loop road and its connection to Matt Canyon Road would be necessary before the apartments could proceed. He reiterated that PID financing would help fund those improvements.

Chair Sarah Moore expressed concern that phasing flexibility could sometimes result in amenities or other development commitments being delayed until the final stages of a project. She specifically wanted to ensure that any required moderate-income housing commitments would be completed alongside other residential development rather than postponed.

Amy clarified that the residential uses and unit types had already been approved through the previous MDA. The current amendment was intended to address the timing and sequencing of development rather than authorize additional apartments or residential density.

> **Gary Merrill made a motion to recommend approval to City Council for the 1st amendment to the Amended and Restated Master Development Agreement (ARMDA) for the Highlands Subdivision. With the following conditions: The amendment shall not increase the maximum entitlement of 1,887 residential dwelling units. The July 21, 2026 phasing plan and accompanying development table shall be incorporated as the complete replacement Exhibit E, subject to final technical review and confirmation of all acreages, unit totals, land-use labels, open-space calculations, roadway dedications, and park areas. The amendment shall clarify how the 60-lot limit within a Development Area and the 200-lot project-wide**

limit apply to single-family lots, twin homes, townhomes, apartments, condominiums, commercial parcels, and mixed-product plats, and shall define when a lot or unit is considered unbuilt. Out-of-sequence or concurrent development shall remain subject to adequate legal access, emergency access, utility capacity, drainage, fire protection, required off-site improvements, and all applicable final-plant and construction-plan requirements. The amendment shall clarify that notice of an out-of-sequence phase does not constitute City approval of that phase or its infrastructure. The provisions waiving the 70 percent sold requirement shall preserve the City's authority to require completion and acceptance of infrastructure, approved financial assurance, and compliance with applicable law before a plat is approved or recorded. The City Engineer, Public Works Department, and City Attorney shall verify and approve the sewer and water capacity language, including the 378 equivalent residential connections, the capacity required for commercial development, and all conditions applicable to the reservation. The capacity reservation shall not waive applicable impact fees, water dedication or acquisition obligations, connection fees, construction requirements, or other obligations imposed by the agreement, City ordinance, or state law unless expressly approved by the City Council. The internal loop collector-road right-of-way and the 10-foot minimum park-trail width shall be shown consistently on the applicable plans and exhibits and shall remain subject to final engineering approval. All provisions of the Amended and Restated Master Development Agreement not expressly modified by the First Amendment shall remain in full force and effect. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.

8. Approval of minutes from the September 1, 2026 Planning Commission Work Meeting.

Cameron Moulton made a motion to approve the Planning Commission Regular Meeting Minutes from September 1, 2026. Jason Hill seconded the motion. The vote was as follows: Sarah Moore "Aye," Gary Merrill "Aye," Jason Hill "Aye," Cameron Moulton "Aye." The motion passed unanimously.

9. Report from City Staff.

Planning and Zoning Administrator Shelby Moore reminded the Commission of the upcoming rodeo and Honey Harvest Festival scheduled for the weekend. She noted that volunteers were needed to assist with preparing and serving food for rodeo contestants, committee members, and other participants.

Shelby explained that volunteers were needed from 4:00 p.m. to 6:00 p.m. and encouraged interested commissioners to contact her directly. She noted that the rodeo gates would open at 5:00 p.m., with the event beginning at 7:00 p.m.

10. Open Forum for Planning Commissioners.

Commissioner Moulton asked how the City covered legal expenses associated with development projects requiring additional legal assistance. Shelby explained that developers were responsible for those expenses and that the City billed them monthly as invoices were received.

City Manager Michael Resare explained that the City occasionally retained outside legal counsel for complex projects, potential litigation, or matters requiring specialized legal expertise.

Vice Chair Hill suggested that the City consider arranging a visit with another municipality that had experience with data centers. He explained that meeting with city officials and touring an existing facility could provide valuable insight into what had worked well, what challenges had arisen, and what regulations or safeguards should be considered before allowing similar development in Grantsville.

Mayor Heidi Hammond expressed support for the suggestion and stated that she had received contact information for the Mayor of Eagle Mountain. She explained that she intended to reach out to discuss the possibility of meeting with their staff and learning from their experience with data centers. She also mentioned the possibility of arranging virtual discussions with municipalities in other states that had significant data center development.

The Commission also asked about progress in filling vacant Planning Commission positions. Mayor Hammond explained that she had recently interviewed a potential candidate and was speaking with others. She hoped to have the vacancies filled and appointments approved by the City Council in time for the new members to begin serving in November. She also expressed an interest in obtaining representation from different areas of the City.

11. Report from City Council.

Council Member Rhett Butler provided an update on recent City Council actions and upcoming community events.

Rhett reminded the Commission of the upcoming Honey Harvest Festival and rodeo. He also announced a ribbon-cutting ceremony for Solberg's scheduled for October 22, 2026, and reminded the Commission of the City's Dumpster Days event scheduled for October 17, 2026. He noted that the recent community service event had been well attended and included cleanup efforts along several lanes.

Rhett reported that the City Council had approved the proposed amendments to Chapter 9 of the Grantsville Land Use Ordinance regarding water-wise landscaping.

He also provided an update on the Alington Planned Unit Development (PUD), explaining that the City Council had tabled the item to allow the parties involved to address concerns regarding multiple ownership entities within the Master Development Agreement. He explained that the Council wanted the parties to consider establishing a single entity, such as a joint venture LLC, to provide clear responsibility and accountability under the agreement. Rhett encouraged the Planning Commission to be mindful of similar ownership arrangements when reviewing future development agreements.

Rhett reported that the City's General Plan update was moving forward and that FFKR Architects had been selected to assist with the process. He noted that community outreach would be an important component of the update.

Mayor Heidi Hammond explained that the City had received grant funding from the Wasatch Front Regional Council to assist with the General Plan update, with the City providing a portion of the project funding.

The Commission also briefly discussed the City's seasonal decorations and upcoming Halloween activities.

12. Adjourn.

> **Jason Hill made a motion to adjourn. Gary Merrill seconded the motion. The vote was as follows: Sarah Moore "Aye," Jason Hill "Aye, "Cameron Moulton "Aye,"Gary Merrill "Aye." The meeting adjourned at 9:34 p.m.**

AGENDA ITEM #6

Report from City staff.

AGENDA ITEM #7

Open Forum for Planning Commissioners

AGENDA ITEM #8

Report from City Council.

AGENDA ITEM #9

Adjourn.