

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Tuesday, November 3, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

AGENDA

1. Discussion: Discussion regarding Green Wheel Tire Recycling, located at 167 N. Old Lincoln Highway, in the Light Manufacturing and Distribution (M-D) zoning district.
2. Presentation, **Public Hearing**, Discussion and Consideration: Consideration of a proposed Conditional Use Permit for an Animal Encounters Facility located at 31 N Cloward Court, within the R-1-21 zoning district.
3. Approval of the minutes from the October 20, 2026 Planning Commission Regular Meeting.
4. Report from City Staff.
5. Open Forum for Planning Commissioners.
6. Report from City Council.
7. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

[Join Zoom Meeting: https://us02web.zoom.us/j/4358843411](https://us02web.zoom.us/j/4358843411)

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

Meeting ID: 435 884 3411



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

AGENDA ITEM #1

Discussion regarding Green Wheel Tire Recycling, located at 167 N. Old Lincoln Highway.

GRANTSVILLE CITY PLANNING COMMISSION

STAFF REPORT

Green Wheel Tire Recycling Progress Update

Meeting: Tuesday, November 3, 2026, at 7:00 p.m.

Location: 429 East Main Street, Grantsville, UT 84029

Prepared by: Shelby Moore, Planning and Zoning Administrator

Property: 167 N. Old Lincoln Highway

Zoning: Light Manufacturing and Distribution (M-D)

Action: Discussion

Agenda Item

Discussion regarding Green Wheel Tire Recycling, located at 167 N. Old Lincoln Highway.

Purpose

This item provides an opportunity for the Planning Commission to receive an update from the operator regarding cleanup progress, tire processing and removal, and remaining work at the Green Wheel Tire Recycling property.

Background

Green Wheel Tire Recycling has previously been reviewed by the Planning Commission regarding compliance with its conditional use permit and concerns associated with tire storage on the property. Previous discussions included tires stored on the ground and concerns raised by the Fire Department and State agencies.

Progress Review

At the November 3 meeting, the operator should provide an update on work completed since the Commission's previous review, including the quantity of tires processed and removed, the amount remaining, and the anticipated schedule for completing cleanup. The update should also address whether additional tires have been accepted and identify any equipment, transportation, or disposal issues affecting progress.

The discussion should identify which concerns have been addressed and which items remain outstanding.

AGENDA ITEM #2

Presentation, Public Hearing, Discussion and Consideration: Consideration of a proposed Conditional Use Permit for an Animal Encounters Facility located at 31 N Cloward Court, within the R-1-21 zoning district.

Animal Encounters Facility Conditional Use Permit

STAFF REPORT

To: Grantsville City Planning Commission

From: Shelby Moore, Planning and Zoning Administrator

Meeting and Public Hearing: November 3, 2026

Applicant: Nicole Cloward

Property: 31 N Cloward Court, Grantsville, Utah

Zoning and Acreage: R-1-21; approximately 4.5 acres.

Agenda Item

Presentation, Public Hearing, Discussion and Consideration: Consideration of a proposed Conditional Use Permit for an Animal Encounters Facility located at 31 N Cloward Court, within the R-1-21 zoning district.

Purpose and Requested Action

The applicant requests final consideration of a Conditional Use Permit for supervised public interaction with miniature cattle at the existing Red Barn Mini Cow Farm. The City Council approved the Animal Encounters code amendments on October 21, 2026. The application now returns to the Planning Commission for a site-specific CUP decision under the new standards.

The Commission is being asked to consider the proposed operation, receive public testimony, identify reasonably anticipated impacts, and establish enforceable conditions. Approval of the code amendments established the use category; it did not approve this particular facility or authorize public operation without the required CUP and related clearances.

Background

The City Council approved amendments to Chapters 2, 8, and 15 on October 21, 2026, establishing Animal Encounters as a conditional use in R-1-21. The Zoning Administrator confirms approximately 4.5 acres, 130 feet of frontage, legal access to a public street, and compliance with the 100-foot animal separation requirement through placement of the animals north of the barn. These site eligibility and separation matters are established for this report. The revised parking plan and restroom/accessibility determination remain pending.

The property also has approved Animal Permit CUP #2026148. The permit documents approximately 151,092 square feet of animal open area and addresses a request for up to thirty small animals and seventy large animals, subject to continuing open-area, density, separation, and other permit conditions. Those figures are not an unconditional authorization to keep all stated maximum counts simultaneously. The existing animal permit establishes animal-keeping approval; the pending CUP concerns the additional public Animal Encounters use.

Proposed Operation

The property contains approximately 4.5 acres, with existing animal-keeping approval, a barn, livestock facilities, pasture, compacted gravel drives, an asphalt walking path, and proposed visitor parking. The October 29 response proposes a Blue House restroom and the RE/MAX office restroom for visitors. Parking and the public restroom arrangement remain subject to the outstanding technical reviews.

Activities would include supervised cattle encounters, grooming and brushing, agricultural education, guided farm tours, photography, livestock-care instruction, workshops, and seasonal agricultural demonstrations. Typical groups would contain one to ten visitors, with sessions generally lasting thirty to forty-five minutes. Public activities are proposed between 9:00 a.m. and 8:00 p.m., with variable operating days. The narrative requests appointments, scheduled sessions, designated hours, and walk-in visitation when appropriate.

The agricultural operation would remain the primary use. Accessory merchandise would relate to the farm and visitor experience. No prepared food sales or amplified outdoor sound are proposed. Owners would primarily manage the facility, assisted as needed by part-time employees or volunteers.

Site and Operational Analysis

Site eligibility and access. The Zoning Administrator confirms approximately 4.5 acres, 130 feet of frontage, R-1-21 zoning, and legal access to a public street. The property therefore meets the stated two-acre, 125-foot-frontage, and legal-access standards for this report.

Site layout and circulation. The earlier illustration labels east and west animal interaction areas beside the barn.

Parking and attendance. The City Engineer's October 29 comments require a revised plan showing thirteen stalls for the proposed forty visitors per hour, including one van-accessible stall with an unloading/access aisle, signage, and compliant grading. Hard surfacing, drainage, forward vehicle entry and exit, and compliance with Sections 6.4, 6.5(2), 6.7, and 6.16 must be demonstrated. Any employee parking requirement must also be accounted for.

Animal capacity and setbacks. Approved Animal Permit #2026148 documents approximately 151,092 square feet of animal open area and continuing compliance with animal-area and density standards. Thirteen fully grown large animals require 34,000 square feet under the listed formula. Mixed classifications remain subject to separate area accounting and applicable density limits. The Zoning Administrator confirms the north-of-barn animal location meets the required 100-foot separation. Maintain that location and show it on the revised plan.

Compatibility and public safety. Potential impacts include traffic and parking overflow, noise, odor, manure and flies, lighting, animal escape, and visitor contact with livestock. Small groups, supervised encounters, on-site parking, maintained fencing, sanitation, and limited public hours provide measures to address these impacts. Building, fire, health, restroom, handwashing, and accessibility compliance remain subject to the appropriate reviewing authorities.

October 29 Site Review Update

City Engineer review

The marked site plan requests thirteen parking stalls for the proposed forty visitors per hour, including one van-accessible stall with the required unloading/access aisle, accessible signage, and grading information. The applicant must show compliant vehicle circulation under Sections 6.5(2) and 6.7, hard-surfaced parking and drives, and drainage solutions. Section 6.5(2), as quoted by the engineer, requires lots exceeding five spaces to allow forward entry and exit. Section 6.16 addresses dustless pavement, surface-water containment, screening, landscaping, and lighting. The engineer also requests bollards around the fire hydrant. These comments remain outstanding.

Restroom concern and applicant response

The City requested a revised site plan and a memo explaining compliance with the Building Official's identified 500-foot restroom travel-distance requirement. The City's GIS measurement is approximately 577.6 feet between the barn area and RE/MAX building. In her October 29 email, Nicole Cloward identifies, a Blue House restroom reportedly 145 feet from that area, and the RE/MAX restroom, which she describes as ADA accessible. She also identifies an existing five-foot-wide asphalt path. Her annotated photograph labels the orientation-to-RE/MAX distance as approximately 542 feet.

The applicant's 542-foot RE/MAX measurement remains greater than 500 feet. The Blue House's reported 145-foot distance does not establish an accessible travel route or compliant public restroom. The Building Official's written response remains pending.

Required determination

The applicant asks the Building Official to identify the governing code section and measurement method, consider the two-restroom arrangement, and determine whether any exception, modification, or alternative is available. These are requests for review, not approved alternatives. The 500-foot model-code provision concerns the path of travel to required toilet facilities; accessibility is an additional requirement.

No written final restroom approval or engineering clearance is included in the materials supplied for this update. The Commission's CUP action must not waive those requirements. A revised plan and restroom compliance memo, written determinations, and required improvements must be completed before public operation under the CUP. If the final configuration materially changes the use, circulation, or capacity considered by the Commission, obtain further CUP review as applicable.

ICC toilet-facility location provisions, including 2021 IBC 2902.3.3 and IPC 403.3.3, describe a 500-foot path-of-travel limit. The Building Official shall confirm the Utah amendments, occupancy classification, and any applicable exception. <https://codes.iccsafe.org/content/IBC2021V2.0/chapter-29-plumbing-systems>

Proposed Conditions of Approval

The following conditions are offered for Commission consideration. They must be reconciled with the adopted ordinance and supported by the final hearing record.

- 1. Governing standards and eligibility.** Comply with adopted Chapters 2, 8, and 15, including Section 8.10 and Table 15.1, and other applicable City requirements. Staff confirms the approximately 4.5-acre property has 130 feet of frontage, R-1-21 zoning, and legal access to a public street, satisfying the stated minimum site eligibility standards. Maintain the approved site configuration. [8.10(6)]
- 2. Primary use and authorized activities.** Agriculture shall remain the primary use. Public activities are limited to supervised miniature-cattle interaction, agricultural education, demonstrations, tours, grooming, photography, workshops, and seasonal agricultural activities described in the approved operational plan. Maintain the public use as subordinate to agriculture. [8.10(1)–(3)] Animal encounters involving livestock shall occur within the north-of-barn animal areas confirmed by staff and shown on the revised approved plan.
- 3. Excluded uses.** Do not operate a commercial kennel, veterinary hospital or clinic, animal breeding operation as the primary use, boarding facility, slaughter facility, or use involving exotic, wild, or dangerous animals. Commercial event centers, wedding venues, concerts, carnivals, and amusement parks are excluded from this CUP. [8.10(1)]
- 4. Required application plans.** Submit a revised, scaled and dimensioned Chapter 11 site plan and parking/circulation plan addressing every October 29 engineering comment. Show the barn, both encounter areas, orientation area, proposed parking, legal access, property boundaries, animal areas and setbacks, all proposed restrooms, measured pedestrian routes, handwashing, screening, grading, drainage, and hydrant protection. Provide an updated operational narrative, complete animal inventory and management plan, restroom compliance memo, and emergency access plan if required.
- 5. Public operating hours.** Public visitation shall be limited to the applicant’s proposed 9:00 a.m. to 8:00 p.m. hours. This site-specific limit is within the ordinance’s 7:00 a.m. to 10:00 p.m. outer limit. Any change to approved public hours requires City review before implementation. [8.10(3)(d), (12)]
- 6. Visitor limits and admissions.** Hourly visitor limits supported by approved on-site parking and Section 8.10. Attendance shall not exceed the approved parking-based visitor capacity or forty participants per hour, whichever is less. Record both limits in the permit. Manage appointments, sessions, designated hours, walk-ins, and overlapping arrivals within those limits; delay admission when capacity is reached. [8.10(3)(b)–(c)]
- 7. Parking and loading.** For the proposed forty participants per hour, provide the thirteen parking stalls requested by the City Engineer, including one van-accessible stall and required access/unloading aisle. Submit stall and aisle dimensions, signage, grades and slopes, and the accessible connection to public facilities. Account for employee parking and other applicable Chapter 6 requirements without double-counting spaces. Obtain engineering approval of the final layout under Sections 6.4, 6.5(2), 6.7, and 6.16. Install approved hard-surfaced parking and vehicle access drives; the engineer requests asphalt or concrete, and existing gravel or an unimproved field is not approved by this CUP. Provide the approved drainage and on-site surface-water containment improvements. Keep visitor parking, queuing, loading, and unloading out of public streets and rights-of-way. [8.10(3)(b), (7);
- 8. Vehicle and pedestrian circulation.** Show and maintain forward vehicle entry and exit for the parking lot exceeding five spaces, safe street access, and required Chapter 6 circulation. Separate visitor routes from vehicles and livestock. Keep aisles, driveways, emergency access, turning areas, accessible spaces, and access aisles clear. Provide a continuous approved accessible route from parking to check-in, approved activity areas, and required facilities. [6.5(2), 6.7; 8.10(5)(d), (7)(c)]

9. Existing animal permit and inventory. Continue compliance with approved Animal Permit #2026148, amending #2025002, including its animal-area, density, separation, and scope requirements. Identify the current animals and those used for public encounters in the operational/animal management plan. The prior narrative identifies thirteen miniature cattle. This public-use CUP does not independently enlarge or revoke the existing animal-keeping authorization; changes require the applicable City review. [8.10(4), (12)]

10. Large animal area. Provide at least 10,000 square feet of qualifying open area for the first fully grown large animal plus 2,000 square feet for each additional fully grown large animal. Thirteen fully grown large animals require 34,000 square feet. Document the area actually accessible to the animals. [8.10(4)(a)(1)]

11. Medium and small animal area. If approved, each fully grown medium animal requires 1,000 square feet and no more than six medium animals per one-half acre of open area. Each fully grown small animal requires 100 square feet and no more than six small animals per one-half acre of open area. Adding either classification requires applicable City review and a revised capacity calculation. [8.10(4)(a)(2)–(3), (12)]

12. Area accounting and offspring. Accessible stables, barns, shelters, corrals, and pens may count toward required animal open area. Calculate each animal classification separately without double-counting the same area among classifications. Apply the count exclusion only to offspring under six months housed with their parent, and update counts when that exclusion ends. [8.10(3)(e), (4)(b)–(c)]

13. Animal setbacks. Maintain the animals north of the barn in the location the Zoning Administrator confirms satisfies the 100-foot separation from pre-existing adjoining residential dwellings. Keep all animal-accessible areas outside the required separation, measured from the nearest adjoining dwelling exterior wall or corner to the nearest animal-accessible boundary. Apply any later-constructed-dwelling exception only under its applicable permit and code requirements. [8.10(4)(d)–(e); Animal Permit #2026148]

14. Animal welfare and containment. Comply with applicable federal, state, county, and local animal welfare regulations. Provide adequate food, water, shelter, sanitation, fencing, and veterinary care at all times. Maintain secure gates and enclosures and implement the approved animal management and visitor safety procedures. [8.10(3)(h)–(i), (13)(d)]

15. Supervision and orientation. The owner or authorized staff shall supervise visitor encounters and provide the safety orientation described in the application. Keep visitors within approved activity areas and manage contact with livestock to reduce conflicts and injury risks. [Approved narrative; 8.10(5), (10)]

16. Sanitation and handwashing. Maintain clean and sanitary animal interaction areas and provide readily accessible visitor handwashing stations. The animal management plan shall identify manure and waste storage, removal, cleaning, and odor and fly control practices. Maintain these measures throughout operation and comply with applicable health requirements. [8.10(3)(i), (5)(a), (c), (e)]

17. Restrooms. Before public operation, submit a restroom compliance memo and revised plan and obtain the Building Official's written approval of the restroom arrangement. Identify the governing adopted code, required fixtures, occupant load, restroom locations, public availability, and measured travel routes from the areas served. Meet the 500-foot travel-distance requirement identified by the Building Official and all applicable accessibility requirements, unless that official approves and documents a code-authorized exception or alternative. The approximately 577.6-foot GIS barn-to-RE/MAX distance and applicant's approximately 542-foot orientation-to-RE/MAX label do not demonstrate compliance. The Blue House option, reported approximately 145 feet from orientation, requires verification of the actual route and restroom accessibility and suitability. Do not rely on a combination of the two facilities without written approval. Complete required permits, improvements, and inspections before opening. [8.10(7)(d), (8)]

18. Accessibility. Demonstrate compliance with applicable federal, state, and local accessibility requirements, including ADA, for accessible parking, access aisles, signage, surface grades, entrances, public activity areas, restrooms, and connecting routes. Verify width, surface condition, slopes, level changes, gates, and obstructions along the actual route. The reported five-foot-wide asphalt path and a straight-line distance label do not independently establish compliance. Maintain required facilities and access during all public operating hours. [8.10(7)(b)–(d)]

19. Buildings and fire safety. Obtain required building, fire, and health review of the barn, Blue House, RE/MAX restroom arrangement, and any other facilities used by visitors. Complete required occupancy/use approvals, occupant-load and egress review, permits, and inspections. Existing agricultural or residential use does not establish approval for the proposed public use. Install hydrant protection bollards as requested by the engineer, with locations and clearances approved by Engineering and the Fire Authority. Maintain unobstructed emergency access and hydrant access. [8.10(7)–(8); October 29 engineer comments]

20. Noise and lighting. Minimize noise and other nuisances. This CUP authorizes no amplified outdoor sound, public address systems, or amplified music; separate express Commission approval is required under the ordinance. Shield exterior lighting and direct it away from adjoining property. [8.10(3)(g), (5)(a)–(b)]

21. Setbacks and site improvements. Meet applicable building and accessory-structure setbacks, height and coverage limits, fencing, and access requirements. Permanently maintain parking areas, and direct parking lights away from adjoining residential or commercial premises and street traffic. Meet applicable Chapter 9 requirements and additional site-specific conditions adopted by the Commission. [6.16(1)(b)–(d); 8.10(5)–(6), (10)]

22. Merchandise and other sales. Keep sales accessory to the approved use and limited to on-site agricultural products and educational materials, souvenirs, or merchandise directly related to the facility. Prepared food sales are not included in this proposal; any future food activity requires applicable City and health review and permits before commencement. [8.10(2)(h)–(i), (3)(f)]

23. Special events and gatherings. Tours, workshops, seasonal programs, and other gatherings shall remain within approved activity, attendance, parking, hours, and site limits. Obtain any applicable special-event, mass-gathering, health, fire, or other required approval before an activity exceeding normal approved operations. Such permits do not waive zoning restrictions or authorize excluded uses. [8.10(2)(o), (9)]

24. Licensing signs and existing regulations. Obtain required City business licensing before public operation and maintain applicable renewals. Obtain required sign approval before installing advertising, and comply with current City sign regulations. Comply with applicable Municipal Code animal-control, sanitation, nuisance, and waste-disposal requirements. Apply other code requirements through the responsible departments; no exemption is granted by this CUP.

25. Changes and incidental activities. Customary incidental animal husbandry and agricultural education may occur within the approved use and conditions. Before materially changing activities, intensity, capacity, hours, animal types or numbers, operating areas, parking demand, traffic, noise, or commercial activity, obtain the required City review and approval. The Community Development Director determines whether an activity is incidental or requires another approval. [8.10(12)(b)–(c)]

Findings for Commission Consideration

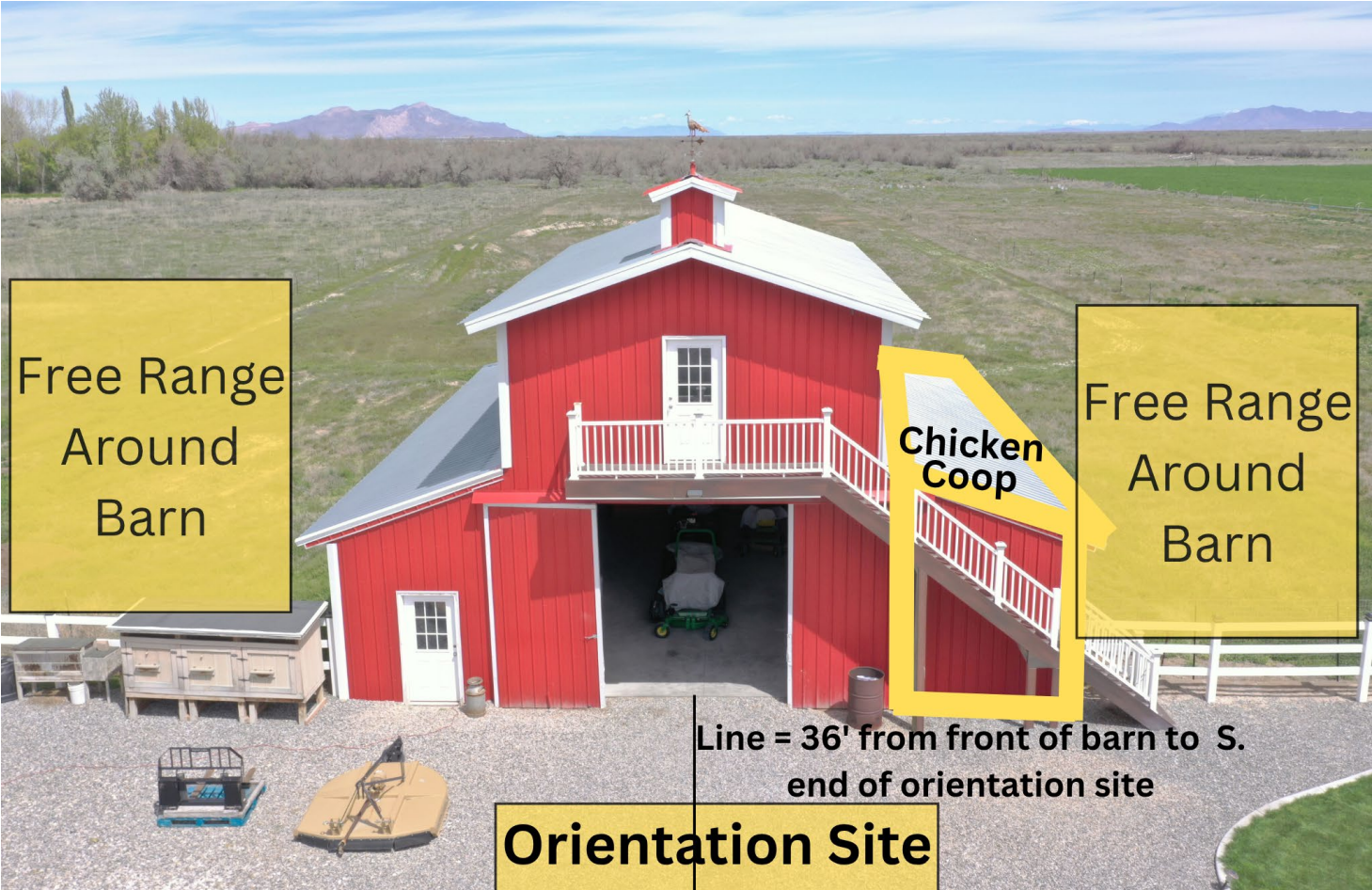
Staff confirms the property's minimum acreage, frontage, zoning, legal access, existing animal-keeping approval, and north-of-barn animal separation as described above. Engineering clearance of the revised parking plan and the Building Official's written restroom/accessibility determination remain pending. The Commission should base its final findings on these confirmed facts, the outstanding technical reviews, and the evidence entered into the hearing record.

- The Council-approved amendments establish Animal Encounters as a conditional use in R-1-21, and the proposed activities fall within that use.
- Staff confirms the approximately 4.5-acre property has 130 feet of frontage and legal public-street access, and that the north-of-barn animal location meets the required 100-foot separation. Animal-keeping approval is documented by CUP #2026148; parking and public-facility compliance remain subject to technical clearance.
- The approved simultaneous and hourly visitor limits are supported by the parking plan and can be maintained through the operator's admission and scheduling procedures.
- The identified traffic, parking, noise, lighting, sanitation, animal-control, and visitor-safety impacts can be substantially mitigated by the approved plan and specific conditions.

Conditional-use review is an administrative decision applying adopted standards to the proposal. Conditions should address identified impacts and be reasonable and enforceable. A qualifying conditional use must be approved when its reasonably anticipated detrimental effects can be substantially mitigated under applicable standards. The Commission should identify the evidence supporting its decision rather than rely on general support or opposition.

Applicant October 29 Site Photograph





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Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674

[REDACTED]



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 **2026.10.23 - Invoice #2026096.pdf**
219K

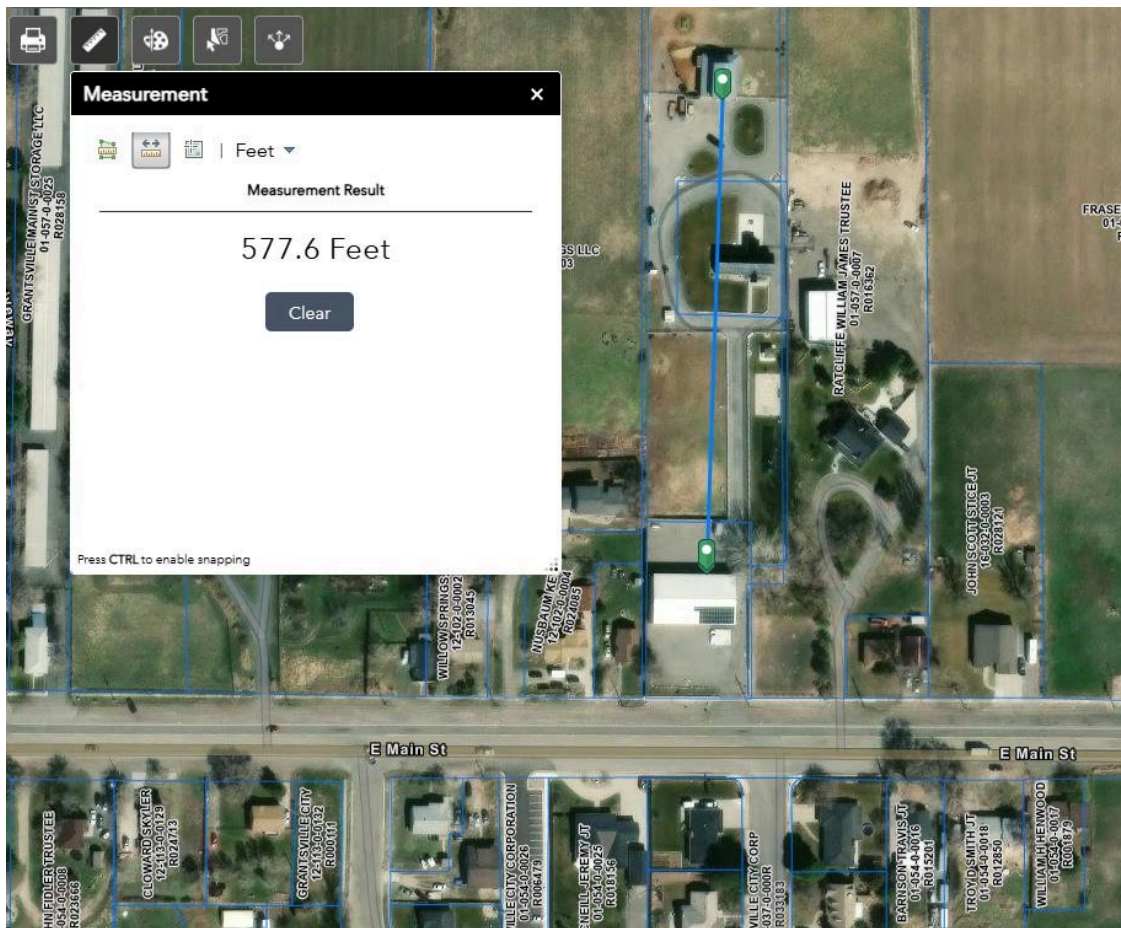
Nicole Ackman [REDACTED] >
To: Nicole Cloward [REDACTED]
Cc: Shelby Moore [REDACTED], Bill Cobabe [REDACTED]

Thu, Oct 29, 2026 at 11:02 AM

Good afternoon,

Our City Department Heads have reviewed your site plan for Cow Cuddles, and a few items have come up:

1. Site Plan Updates: Please see the attached site plan with our comments and provide a revised site plan addressing these comments.
2. ADA Restroom Requirement: You mentioned planning to use the ADA restroom in the REMAX building. Per Building Code, an ADA restroom must be within 500 feet of the building where the activity occurs. As shown in the attached image, the distance from the barn to the REMAX building exceeds 500 feet. Please provide a memo regarding how you will meet these requirement.



Please submit these updates as soon as possible so we can include them in the packet being posted by the end of the day today.

Best regards,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674



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2026.10.29 - RBMCF Cow Cuddles Site Plan - With Comments.pdf
2072K

Nicole Cloward

To: Nicole Ackman

Cc: Shelby Moore, Bill Cobabe >

Thu, Oct 29, 2026 at 4:22 PM

I am working on this. Almost done!



[Quoted text hidden]

Nicole Cloward

Thu, Oct 29, 2026 at 4:35 PM

To: Nicole Ackman

Cc: Shelby Moore >, Bill Cobabe

Good afternoon, Nicole, Shelby, and Bill,

I have attached updated photographs identifying our designated orientation area, barn, parking area, and existing restroom locations. These provide additional details regarding the layout of our Animal Encounter Facility and address the restroom concerns raised during the site plan review.

Orientation Area

Our designated orientation area is located approximately 36 feet south of the front of the barn. This location was not identified on the original site plan. Guests will gather here for their initial orientation before participating in the animal encounter activities.

Existing Restroom Facilities

We have two existing restroom options available on our property:

1. Blue House Restroom - Approximately 145 Feet

The Blue House has an existing restroom located approximately 145 feet from the orientation area, based on my measurements. This is our closest restroom option and could be made available to visitors.

2. RE/MAX Office Restroom - Existing ADA-Accessible Facility

Our RE/MAX office building has an existing, well-maintained ADA-accessible restroom. The City's GIS measurement indicates a distance of approximately

577.6 feet between the barn area and the RE/MAX building.

We also have an established five-foot-wide asphalt walking path providing a designated pedestrian route through the property.

Our proposed arrangement is to make the Blue House restroom available as the closest facility while also providing access to the existing ADA-accessible restroom in the RE/MAX building.

Request for Building Code Clarification

We would like the Building Official to review these two existing restroom options and determine how they can be utilized to satisfy the applicable restroom requirements.

Specifically, please clarify:

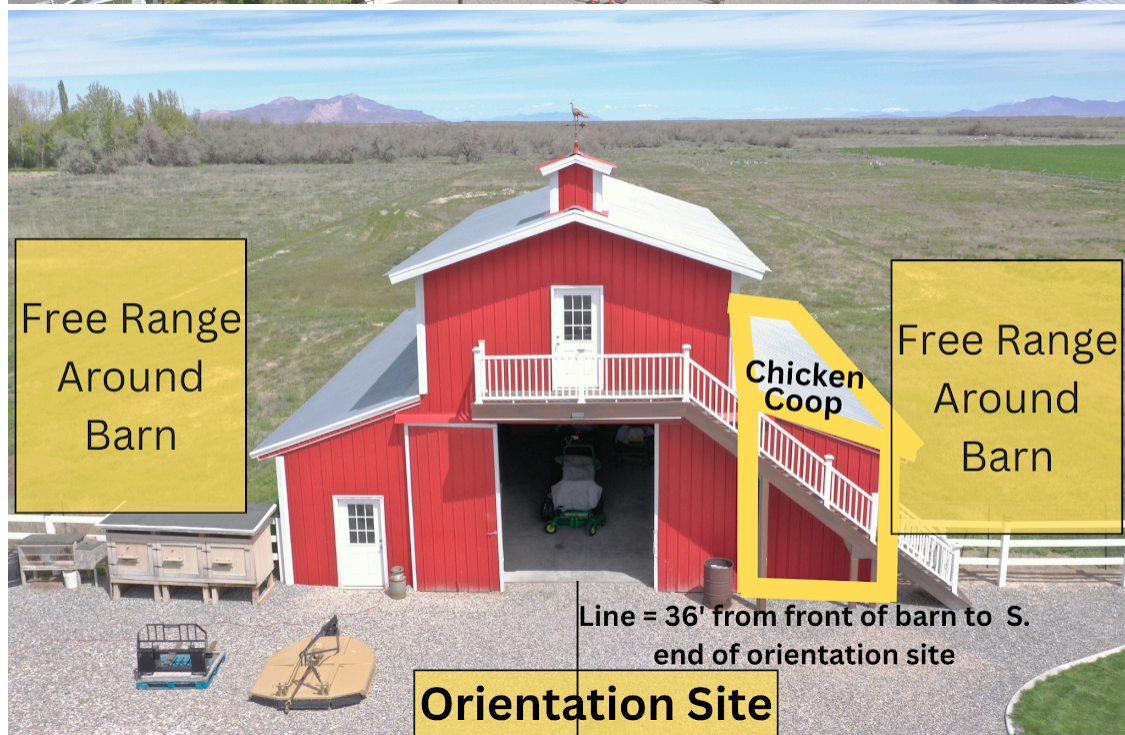
1. Which building code section establishes the 500-foot restroom requirement, and how is that distance calculated for our proposed use?
2. Can the Blue House restroom serve as the closer restroom facility, with the existing ADA-accessible RE/MAX restroom also available?
3. Is there an applicable exception, modification, or alternative means of compliance that would allow these existing facilities to satisfy the requirements?

Our objective is to provide appropriate restroom access for our visitors while making effective use of the facilities already available on the property.

Thank you for reviewing the updated information. I look forward to your response.

Nicole Cloward

Red Barn Mini Cow Farm





[Quoted text hidden]

Nicole Cloward

Fri, Oct 30, 2026 at 12:21 PM

To: Shelby Moore <[REDACTED]>

Cc: Nicole Ackman <[REDACTED]>, Bill Cobabe <[REDACTED]>

Hi Shelby,

Thank you for clarifying. I am willing to comply with the parking requirements for the proposed Animal Encounter Facility

Thank you,
Nicole

--



[Quoted text hidden]

Shelby Moore <[REDACTED]>

Fri, Oct 30, 2026 at 12:35 PM

To: Nicole Cloward

Cc: Nicole Ackman <[REDACTED]>, Bill Cobabe <[REDACTED]>

Thank you, Nicole. You will need to provide an updated site plan addressing the parking, staging area, and travel path that is ADA compliant.

You will also need to work with the Building department on the restroom locations and requirements.

AGENDA ITEM #3

Approval of the minutes from the October 20, 2026 Planning Commission Regular Meeting.

Action Summary:

Agenda Item	Item Description	Action
#1	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).	Approved
#2	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	Denied
#3	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	Denied
#4	Recommendation of the 1st amendment to the Master Development Agreement (MDA) for Canyon View Subdivision.	Approved
#5	Approval of the minutes from the October 6, 2026 Planning Commission Regular Meeting.	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON OCTOBER 20, 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, Commission Cameron Moulton, Commissioner Sterling (Alternate)

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, City Council Member Rhett Butler, Mayor Heidi Hammond, City Recorder Alicia Fairbourne, Fire Marshal Nick Critchlow, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom:

Citizens and Guests Present: John Blanton, Scott Mitchell, Laurie Mitchell, Katelyn Bulter, Ryan Butler, Janette Toone, Julie Bishop, David Bishop, Bennett Firth, Melinda Firth, Brandon Nay, Russell Unknown, Marcus Whitney, Casadee Whitney, Hiedi Purvis, McLaine Allred, Jessica Perschon, Emily Johnson, Nancy Kunz, Alisha Jensen

Citizens and Guests Present on Zoom: Scotty Burshone, Brian Barrow, Josh Rector, Robert Peterson, Brandon Rammel, Brian Barrow, Laura Hogan, Sarah Unknown, Trish Orlando, Sheri Unknown

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

PUBLIC NOTICE

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

ROLL CALL

PLEDGE OF ALLEGIANCE

Chair Sarah Moore reviewed the meeting procedures, explaining that each agenda item would include a staff presentation, public hearing, and Commission discussion and consideration. She reminded those wishing to provide public comment to state their names and limit their comments to three minutes. She also explained that the Commission would not respond to questions or engage in discussion during the public hearing.

AGENDA

1. 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).

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented this item, she explained that the property consisted of approximately 0.69 acres and that the business would operate from 7:00 a.m. to 9:00 p.m. Customers could drop off laundry or arrange for pickup and delivery. The business anticipated approximately three customers per day.

Shelby stated that no industrial washing machines were proposed, so staff did not anticipate significant additional water usage or impacts from the proposed operation. Staff had no major concerns with the application.

Commissioner Moulton asked why the proposed business required a conditional use permit rather than being permitted outright. Shelby explained that the use was currently classified as conditional under the City's ordinance. The Commission briefly discussed whether similar low-impact businesses could be considered for future ordinance amendments.

Commissioner Sterling stated that his questions had been answered through the application materials and staff correspondence. He noted that the anticipated three customers per day would likely result in minimal traffic impacts.

Public Hearing

No public comments received.

Discussion and Consideration

Marcus and Casadee Whitney, the applicants were present to answer questions on this item.

Chair Sarah Moore asked whether other businesses operated from the property and confirmed that the proposed services would be limited to standard laundry services without dry cleaning or industrial chemicals.

Commissioner Sterling reviewed the recommended conditions of approval as outlined in the staff report.

Chair Sarah Moore confirmed that the applicants understood the recommended conditions and had no concerns with complying with them.

Commissioner Sterling stated that he supported the proposed conditions and believed they adequately addressed the operation of the business.

Cameron Moulton made a motion to approve the 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). With the following conditions: 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. Trent Sterling seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

2. 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.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented this item, she explained that the property had previously been approved for approximately 22 half-acre residential lots. The applicant proposed increasing the development to 28 lots, with lot sizes ranging from approximately 0.35 to 0.47 acres. The proposed amendment would change the General Plan designation from a density of two residential units per acre to four residential units per acre.

Shelby reviewed the surrounding developments, including the adjacent Twenty Wells Planned Unit Development (PUD), which included a variety of residential lot sizes and housing types.

Commissioner Sterling questioned whether the proposed smaller lots would create an isolated area of higher-density housing surrounded by existing half-acre lots. Shelby reviewed the surrounding lot configurations and acknowledged that the proposed layout would create a different density pattern from the neighboring properties.

Public Hearing

Email Received 10/19/2026 In regards to Item 2, 3, and 4:

To Whom it may concern: Attention Planning Commission Committee,
My name is Brittany. I live in Anderson Ranch. I moved into the community in March of 2014. I moved my small family out to Grantsville to raise my children in a Rural Community. Where we could have small farm animals and enjoy the small town, outside of the dangers and busy life of the city. I have enjoyed watching my children grow and flourish in this community. It pains me to say that this city has grown too large and too fast and the new developments and the new residents have diminished our quality of life. Currently, I would consider this city an unsafe city and community to be a child in. If my children were still young, they certainly would not be allowed to be in their own front yards due to the risk of being hit by a speeding car. My subdivision alone has suffered from accidents, child injury and crime purely based on the negligence of the recent growth. Not to mention the deaths of children we have seen. Auto accidents and suicide to name a few. I have looked closely into the growth and what damage it has caused to the residents of this town. Over the years through drought and bad winters we managed to still

have a full reservoir for the residents' use. However, due to the growth, the current residents have had to give up their water allotment so that the new residents may have water to use as well.

With the 4E phase plan that is to be built, as upsetting as it was to find out about, but not surprising because the developer of Anderson Ranch likes to lie and deceive the residents. When I purchased my home, the developer told us that our house was the last in his development plan and was the sole reason we purchased. Now, 12 years later my home sits in the middle of Anderson Ranch. As I love our community and neighbors it pains me to see our beautiful community destroyed by development.

We must not let a developer dictate how our city should be. Grantsville city has one right against development. And that is purely that we do not have the infrastructure to support medium density let alone high density. Our reservoir is not large enough to support all the water rights and the people these new developments bring. Our culinary water can also only support so many residents. As a contractor myself I understand the necessities, policies, and guidelines needed to build a sound and safe community. The planning commission and the city council have failed at this task for the last 20 years by allowing all

these zone changes to higher density zones. Even when the citizens repeatedly said no to the developments, the City Council still changes land from an agricultural zone to Mixed use and residential zones specifically targeting developers to come out and ruin our town. Growth is not a good thing and we would not be in this terrible situation if the city chose not to rezone so much land.

It also pains me to say that even though I write this letter, my voice will go unheard. I have spoken at planning commission meetings and council meetings and watched commissioners and council members laugh and roll their eyes at myself and other residents. We have a right to say no and to have our voices heard. We have a right to tell developers they cannot build high density developments. You cannot have a right to water if there is no water to give and you cannot ask the current residents to give up their water to support someone else. We are a Republic, not a Socialism Community.

I understand that both the Anderson Ranch 4E phase and the Twenty wells PUD have been approved as is, which is devastating in of itself. I ask that you do not re zone parcel# 010-069-0-0122 from a zone R-1-21 to a zone R-1-12. If for anything else for the fact that the outlining plan for Twenty Wells PUD adjacent to Anderson Ranch are 1/2 acre lots. Putting 1/4 acre lots in between 1/2 lots just doesn't fit the aesthetics of the area. Not that aesthetics are, by any means, legal standing. I only say so as the developer has stated that the Twenty Wells PUD has 1/4 acre lots and that the change would be fitting, which it is not. The developer has also not submitted a new proposed plan to justify the zone change. I also discourage any road connections from Anderson Ranch into the Twenty Wells PUD community. Anderson Ranch already suffers with high traffic, speeding, and drunk drivers. Our children already are not allowed, by their parents (those I've spoken to), to play out in

front of their own yards due to safety reasons. Do not add to our already dangerous roads. High density does not mean a cheaper place to live. It still costs the same to build and buy a residential dwelling regardless of size. I don't know a single 20 something year old, that can afford to even buy a condo, let alone a single-family house. My own income is not enough to buy a house.

I've always been told that development and growth are inevitable, it does not have to be. Growth is very much a part of the responsibility of the city, and the citizens have a right to stop it. Our current sewage treatment plant cannot support the residents already established here, even when the new one is built, how long before we will need a bigger one? And the culinary system is coming up on its own time to be reconstructed. All at which will be forced to be paid for by the citizens. I encourage you not to continue to fail this community. Stand up to these greedy, unconcerned, deceitful developers and stand up for our right to a safe community. Raise impact fees, Fee-in-lieu and taxes to the maximum,

because if the city continues to force this town to grow they might as well make some money to ease the burden of this unwanted growth on the citizens who already live here. Community growth is not right for every city, and it certainly is not right for this community when so many of its residents want to keep it a small town.

I am aware of Utah code § 10-20-902 and Utah Code § 17-79-803 which makes it hard to deny developers on anything. I am not disregarding the hard decisions you have to make. But we can stop a zoning change. Please keep future high density zone changes from passing. It does not benefit this city in any way. If, however, you feel it does benefit. Please enlighten me. Because as a mother, a full time employee with a construction company, and a resident of this community, I have seen zero benefit of it. Save our land, save our community, and save our way of life. Most importantly, keep our children safe.

Respectfully,
Brittany Coggle
Concerned Resident of Grantsville

Katelyn Butler: Katelyn Butler was present to comment on this item. She expressed strong concerns regarding the proposed General Plan Amendment from Low Density Residential to Medium Density Residential. She stated that the Anderson Ranch CC&Rs required a 55-foot setback from the road and that every home in the established neighborhood was on a lot of at least one-half acre. She explained that these requirements helped define the character and layout of the neighborhood and deserved serious consideration before any decision was made to increase density. Katelyn expressed concern about using the neighboring Twenty Wells PUD to justify the proposed amendment. She explained that Twenty Wells was a separate development, was not part of the Anderson Ranch HOA, and did not pay HOA fees. She stated that the subject parcel was part of the Anderson Ranch HOA and believed it should remain consistent with the

established neighborhood. She referenced previous meetings regarding the Twenty Wells PUD, during which she stated that buffers had been established to protect Anderson Ranch. She recalled that the proposed increase from 22 to 28 lots had been discussed previously and that maintaining half-acre lots in this phase had been specifically addressed during those discussions. Katelyn urged the Commission to consider whether the proposed amendment was necessary and supported by an independent, property-specific justification. She emphasized that the City should protect the character of established neighborhoods rather than continually increasing density at the expense of residents who already called the neighborhood home.

Jeanette Toone - Jeanette Toone was present to comment on this item. She explained that she had attended numerous meetings regarding the Twenty Wells PUD and was familiar with the development discussions. Jeanette stated that the subject property was part of the Anderson Ranch HOA and that every existing lot in the neighborhood was one-half acre or larger. She explained that the neighborhood's CC&Rs established expectations for lot sizes and setbacks, including the 55-foot front setback requirement. Although the proposed lots were somewhat larger than one-quarter acre, she questioned whether some of the smaller lots could accommodate the required front setback. She stated that zoning decisions should be based on existing adjacent properties rather than neighboring PUDs that had not been constructed. She noted that, to her knowledge, the Twenty Wells PUD had made no progress toward completion in more than a year. She questioned whether additional extensions or approvals might be required and emphasized that an approved development on paper was not the same as a completed neighborhood. She asked why a development that appeared to have stalled should be used to justify increasing density in Anderson Ranch. Jeanette urged the Commission to base its decision on the existing homes and neighborhood rather than future development plans that could change or never be completed. She also encouraged commissioners not to allow concerns about potential legal challenges or pressure from developers or City staff to replace their independent judgment. She acknowledged that the Commission had limits to its authority but encouraged its members to uphold the planning standards and principles they were responsible for applying. She stated that Grantsville residents had legitimate concerns about higher-density development, infrastructure capacity, and the loss of established neighborhood character. She believed those concerns deserved meaningful consideration, particularly because a half-acre subdivision plat had previously been approved and residents had purchased their homes with that expectation. Jeanette also referenced the traffic congestion experienced on SR-112 following the closure of Main Street the previous day. She questioned the need to add more homes to the development when existing roads were already experiencing traffic issues. She emphasized that her concerns were not about stopping growth but about consistency, transparency, and responsible planning. She requested that the Commission recommend denial, retain the existing R-1-21 zoning, and avoid changing the expectations of an established neighborhood based on development plans that might never become a reality.

Nancy Coons: Nancy Coons was present to comment on this item. She expressed full support for the comments made by Katelyn Butler and Jeanette Tune. She stated that she and other residents had moved into Anderson Ranch with an understanding of how the community would be developed. She believed repeatedly changing those expectations would be irresponsible. Nancy stated that the neighborhood should remain consistent with its established half-acre lots so that the existing setbacks and character of Anderson Ranch could be maintained. She acknowledged that higher-density development was planned by other developers nearby but emphasized that a buffer between those developments and Anderson Ranch was necessary.

Melinda Firth - Melinda Firth was present to comment on this item. stated that, in addition to the concerns she had submitted in a written letter, she was concerned about increased traffic in her neighborhood. She explained that adding 22 homes was already a significant change and that increasing the number further would create additional traffic impacts. Melinda also expressed concern about the cost of new homes in the community. She stated that local children and young families could not afford many of the homes being built and that even smaller residential lots were not necessarily resulting in affordable starter homes. She believed the high cost of housing could result in more multigenerational households or multiple families living in individual homes, potentially increasing the number of vehicles associated with each residence. She noted that some households had four or more vehicles and referenced a household she had learned about that had seven vehicles. Melinda questioned whether the proposed development would have direct access to the highway and expressed concern that residents would instead use the existing neighborhood roads. She noted that Silver Spur Road currently served only three homes and that adding numerous additional residences would substantially increase traffic in front of those properties. She was particularly concerned about the safety of children living along the road. She concluded by expressing support for the concerns raised by her neighbors.

Scotty Burshone - Scotty Burshone was present to comment on this item via zoom. He stated that Anderson Ranch had been planned as a half-acre-lot development and that the proposed phase should remain consistent with the rest of the neighborhood and its CC&Rs. Scotty expressed concern about increased traffic, explaining that the neighborhood did not have an additional exit to SR-112 and that the proposed homes would add more vehicles to roads that were already busy. He also questioned whether the proposed 28-lot layout represented the final development plan or was simply an example of what could be constructed if the General Plan designation changed to Medium Density Residential. He understood that the proposed designation could allow up to four homes per acre and was concerned that the property could eventually be developed with substantially more homes than the 28 currently proposed.

McLain Allred: McLain Allread was present to comment on this item. He stated he had experienced similar development issues while living on Palmer Road. He recalled concerns about the proposed Skywalk development using Palmer Road as its primary access. McLain

acknowledged that the property had previously been planned for 22 lots and that the applicant was requesting six additional homes. He stated that he was generally not in favor of high-density housing but did not believe adding six homes would create a substantial impact on the neighborhood. He explained that the proposed lot sizes could provide a transition between the existing half-acre lots and the smaller lots planned in the neighboring development. He noted that the City frequently discussed using transitional lot sizes as buffers between developments with different densities. McLain stated that growth could create challenges for existing neighborhoods but did not believe the addition of six homes was sufficient reason to deny the request. He also acknowledged that the neighboring Twenty Wells development could change in the future and believed the proposed lot sizes could still provide an appropriate buffer.

Ryan Butler -Ryan Bulter was present to comment on this item.He stated that the information he reviewed on the City's website appeared to indicate three homes per acre with 12,000-square-foot lots rather than four homes per acre. He questioned how four homes could fit on an acre under that minimum lot size. Ryan acknowledged that the applicant was currently proposing only six additional homes but expressed concern that the number could increase in the future. Based on his experience with the Twenty Wells development, he believed that a future property owner or developer could return to request additional density. He referenced previous development proposals near Twenty Wells Elementary School and encouraged the Commission to be cautious about approving a designation that could allow more homes than currently proposed. Ryan also questioned how the proposed amendment would affect the Anderson Ranch HOA and its dues and requirements. He referenced previous correspondence with Scott Yermish and Doug Cannon regarding the development and explained that, during earlier discussions, he understood that obtaining higher density would require either amending the Anderson Ranch CC&Rs or removing the affected lots from the subdivision's existing restrictions. He stated that the City had previously been unwilling to allow the lots to be excluded from Anderson Ranch for that purpose and encouraged the Commission to remain consistent with those earlier discussions and expectations.

Steve Barton - Steve Barton was present to comment on this item via zoom, he expressed strong opposition to the proposed amendment and requested that the Commission recommend denial. He agreed with the concerns expressed by previous speakers regarding increased traffic and additional residential development. Steve stated that he was concerned the proposed amendment would lead to continued requests for smaller lots and additional homes. He believed that once a developer obtained approval for an initial density increase, further changes could follow, allowing more homes to be constructed over time. He expressed concern that developers would continue seeking smaller lots to maximize profits while existing residents experienced the impacts of increased traffic and development.

Discussion and Consideration

Brandon Nay the applicant was present to answer questions on this item.

Commissioner Moulton acknowledged the importance of allowing property owners reasonable use of their land but expressed concern about changing established development expectations. He stated that the proposed density did not appear consistent with the surrounding Anderson Ranch neighborhood and could represent an incremental expansion of higher-density development beyond what residents had originally anticipated.

Commissioner Sterling referenced the City's General Plan goals regarding community design, maintaining Grantsville's small-town character, and ensuring that development densities and characteristics were compatible with surrounding neighborhoods. He stated that higher-density housing had a place within the City but believed the proposed amendment would create an isolated area of increased density that did not fit the existing neighborhood.

Chair Sarah Moore expressed similar concerns, stating that the proposed amendment could create an inconsistent land use designation within the surrounding development. She acknowledged the applicant's property rights but questioned whether the proposed change could be justified under the City's General Plan.

Brandon Nay, the applicant, addressed the Commission and explained that he had originally discussed the neighboring Twenty Wells development with its developers and understood that approximately one-third-acre lots would be located adjacent to his property. He stated that his proposal did not include quarter-acre lots and was intended to provide a transition between different residential lot sizes.

Brandon explained that he was attempting to provide a range of housing options and reduce development costs. He estimated that increasing the number of lots from 22 to 28 would reduce his development cost per lot from approximately \$135,000 to \$113,000, potentially allowing those savings to be passed on to homebuyers.

Brandon also stated that he had purchased the property from Doug Cannon and that the parcel had been removed from the Anderson Ranch HOA. Chair Sarah Moore asked about documentation confirming the property's HOA status, and Brandon maintained that it was no longer part of an HOA.

The applicant further explained that increasing lot sizes would primarily require wider lots rather than deeper lots and questioned whether the existing 55-foot front setbacks would affect the proposed layout. He also discussed irrigation water availability and the challenges of maintaining larger residential lots.

Chair Sarah Moore clarified that the Commission's primary consideration was whether the proposed land use designation was appropriate and consistent with the General Plan and

surrounding neighborhood. She acknowledged the applicant's efforts to reduce housing costs but emphasized the importance of maintaining consistency in land use planning.

Trent Sterling made a motion to recommend denial to City Council for the 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. Cameron Moulton seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

3. 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.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore explained that the Commission could proceed with the public hearing, discussion, and recommendation if there were no additional questions regarding the information provided in the staff report.

The Commission had no additional questions for staff.

Public Hearing

Email Received 10/19/2026:

See Brittany Coggle’s written comments regarding Agenda Items 2, 3, and 4, included under the Public Hearing section of Agenda Item 2.

Email Received 10/20/2026:

Dear Zoning Administrator and Members of the Planning Commission,

Please see our formal statement below regarding the upcoming public hearing for the Anderson Ranch Subdivision Phase 4E rezone request.

Dear Zoning Administrator and Members of the Planning Commission,

Please accept this formal statement as our official opposition to the proposed General Plan Amendment and zoning map amendment for Parcel 01-069-0-0122 (Anderson Ranch Subdivision Phase 4E), which seeks to downgrade the zoning from R-1-21 (Low Density Residential) to R-1-12 (Medium Density Residential). As nearby residents, we strongly urge the Commission to deny this request and hold the developer to the original, low-density master plan

of approximately 22 half-acre lots. Shifting to an R-1-12 designation almost doubles the allowable residential density, presenting severe infrastructure, safety, and lifestyle impacts on our neighborhood. We request that the city maintain the R-1-21 standard based on the following critical issues:

Severe Water Delivery Flow and Storage Capacity Deficits

Grantsville's physical culinary water infrastructure is currently facing notable distribution and storage limitations. The city's existing water storage and network capacity cannot safely absorb a sudden doubling of residential connections on this 15.12-acre parcel without accelerating infrastructure strain. Furthermore, the city has already implemented major utility rate increases to fund critical capital infrastructure overhauls. The city should not approve arbitrary density increases for private developers while current taxpayers are actively footing the bill to resolve these systemic municipal deficits.

Critical Wastewater and Sewer System Strain

In addition to culinary water shortages, Grantsville's wastewater system is under severe regulatory and physical duress. The city is currently under a strict mandate to construct a new Wastewater Treatment Plant because the existing lagoon system lacks the capacity to reliably handle rapid growth or meet state environmental compliance laws. To fund this massive project—which saw costs skyrocket to \$48 million—residents have already been hit with steep utility hikes to cover user rates and municipal bonding. Doubling the residential density on this parcel directly exacerbates the volumetric loading strains on our struggling sewer network. It is highly irresponsible to approve dense zoning modifications that generate extra sewage when current residents are already paying the financial price to fix the city's utility crisis.

Multiplied Traffic Chaos Across Silver Spur Road and Gold Dust Road

The geometric and structural connection of Phase 4E threatens the safety and layout of our entire neighborhood. The developer's plan sets Silver Spur Road as the primary entrance and exit for the new phase, while routing the opposite, southern end of the development to feed directly into Gold Dust Road. Rather than mitigating vehicle impact, this continuous through-street design creates a dangerous, high-volume shortcut directly through our neighborhood. Upgrading this parcel to an R-1-12 density will flood both Silver Spur Road and Gold Dust Road with nearly double the originally planned domestic traffic, delivery trucks, and service vehicles. These narrow corridors were strictly engineered and scaled exclusively for low-impact, spread-out estate traffic. Dumping medium-density volumes into this network multiplies traffic complications across a massive residential radius, generating excessive vehicle noise and street-parking overflows that destroy the safety and quiet environment current families rely on.

Encroaching Property Setbacks and Loss of Privacy

The R-1-21 zone guarantees essential residential privacy by mandating generous side and rear setbacks. Shifting to an R-1-12 designation slashes these mandatory buffers, allowing multi-story home profiles, windows, and active backyard patios to sit tightly packed right against existing property boundaries. This dramatic reduction in spacing entirely removes the low-density buffer zone that current homeowners relied on when investing in this area.

Acoustic Realities and Sound Reflection

While a developer may argue that a wall of dense housing provides a barrier against nearby racetrack noise, a tightly packed R-1-12 suburban layout creates a hard stucco and shingle corridor that can echo and redirect sound waves unpredictably into existing yards. Conversely, maintaining the large open spaces, deep setbacks, and natural landscaping native to the R-1-21 half-acre standard allows sound waves to dissipate naturally, protecting the neighborhood's quiet environment without crowding it with people.

Degradation of the Master Plan

Allowing a developer to alter zoning designations mid-stream purely to maximize high-density lot count sets a damaging spot-zoning precedent. The master plan for the peripheral boundaries of the Anderson Ranch development was intentionally designed for spacious, low-density lots to maintain Grantsville's rural-suburban transition. Beyond the direct conflict with our city planning, approving this change sets a troubling precedent for our neighboring areas. When developers bypass established zoning under the guise of helping or expanding the community, it often results in the opposite effect.

For these reasons, we request that the Planning Commission uphold the integrity of our current land-use designations, protect existing infrastructure, and deny the request to rezone Parcel 01-069-0-0122 to R-1-12. Thank you for your time, service, and consideration of the residents who make up this community.

Sincerely,

Bennett & Melinda Firth

Jeanette Toone: Jeanette Toone was present to comment on this item, and requested that her public comments from Agenda Item 2, regarding the proposed General Plan Amendment for Anderson Ranch Subdivision Phase 4E, also be included as her comments for Agenda Item 3.

Katelyn Butler: Katelyn Butler was present to comment on this item, and referenced her comments from Agenda Item 2. She requested that the Commission recommend denial of the proposed rezone.

Jessica Perschon: Jessica Perschon was present to comment on this item, and expressed agreement with the concerns and comments previously made during Agenda Item 2.

Steve Barton: Steve Barton was present to comment on this item via zoom, and reiterated his request that the Commission recommend denial of the proposed rezone.

Kelsey Stewart: Kelsey Stewart was present to comment on this item via zoom, and requested that the Commission recommend denial of the proposed rezone.

Discussion and Consideration

Commissioner Moulton discussed the applicant's previous comments regarding housing affordability and the potential savings associated with smaller residential lots. He stated that development was ultimately influenced by market conditions and whether a property owner or developer could obtain a financial return. He noted that if development was not financially feasible, the property might remain undeveloped. Commissioner Moulton stated that his position remained unchanged from the previous agenda item regarding the proposed General Plan Amendment.

Commissioner Sterling stated that he did not believe the proposed rezone should be considered for approval because the Commission had recommended denial of the corresponding General Plan Amendment.

Chair Sarah Moore acknowledged that the Commission still needed to provide a recommendation on the rezone request. She reiterated her concerns about introducing zoning that was inconsistent with the surrounding neighborhood and previous commitments made to the community.

Chair Sarah Moore stated that although the proposed change might not necessarily create a direct negative impact, it would be inconsistent with the City's future land use planning for the area. She referenced previous discussions indicating that the neighboring development to the east would include approximately half-acre lots and expressed support for maintaining the existing zoning unless future information provided a reason to reconsider.

Cameron Moulton made a motion to recommend denial to City Council for 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. Trent Sterling seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

4. Recommendation of the 1st amendment to the Master Development Agreement (MDA) for Canyon View Subdivision.

Presentation by Planning and Zoning Administrator Shelby Moore

Planning and Zoning Administrator Shelby Moore presented this item, she explained that the original development agreement identified an open space fee-in-lieu payment of \$92,480. The developer submitted an appraisal supporting a reduced payment of approximately \$47,000. She stated that staff had been unable to locate the original appraisal or supporting documentation used to establish the \$92,480 amount.

Shelby explained that the proposed amendment would replace Item 1 of the original agreement while retaining the requirement associated with 1.56 acres of open space. She noted that the subdivision was fully developed and that the City was working to collect the outstanding fee-in-lieu payment.

Commissioner Moulton questioned how the City verified developer-provided appraisals, particularly when the difference between the original amount and the proposed amount was approximately \$45,000. He asked whether the City obtained independent appraisals or relied on the developer's appraiser.

Commissioner Sterling expressed concerns about the comparable properties used in the appraisal. He explained that he had reviewed historical property values from 2022 but had been unable to identify comparable sales supporting the submitted valuation. He questioned whether the appraiser had relied on properties in areas with significantly lower land values.

Shelby clarified that the complete appraisal included comparable property information but that she had condensed the document for the meeting packet. At the Commission's request, she displayed additional appraisal information for review.

Commissioner Sterling reviewed the comparable sales and noted that the appraisal was retrospective, using property values from 2022. He explained that appraisals generally established a range of acceptable values rather than one exact figure. Although the comparable sales he had located were somewhat higher, he acknowledged that the submitted valuation was not necessarily unreasonable.

Chair Sarah Moore also expressed interest in the retrospective appraisal and questioned how the original valuation had been established.

Commissioner Moulton asked when the fee should originally have been paid and whether penalties or interest applied to unpaid fees. Shelby explained that the agreement dated back to 2022 and that the outstanding payment appeared to have resulted from the City's failure to collect the fee rather than the developer's refusal to pay it at that time.

Commissioner Cameron Moulton questioned why the City allowed developers to pay a fee in lieu of providing open space, particularly when the City needed additional parks and green space. He asked why the City would not simply require developers to provide the open space rather than accepting payment.

Commissioner Sterling explained that when developers dedicate smaller areas of open space throughout the City, the City becomes responsible for maintaining those areas. He noted that having numerous small parks scattered throughout the community increased maintenance responsibilities and costs, including mowing, trimming, and other upkeep.

Shelby Moore further explained that maintaining several smaller parks could be less efficient than maintaining one larger park. She stated that City employees would still need to transport equipment, travel between locations, and perform maintenance regardless of the size of each park. She noted that these additional trips and equipment transfers could take time away from actual maintenance work.

Community Development Director, Bill Cobabe explained that collecting fees in lieu of open space allowed the City to invest those funds into larger regional parks rather than maintaining numerous smaller areas throughout the community. He stated that concentrating resources into larger parks provided opportunities for better amenities, future expansion, and more efficient long-term maintenance.

Commissioner Moulton acknowledged the explanation and asked whether other developments had outstanding fees. Shelby explained that she maintained a spreadsheet to track development agreements and outstanding payments.

Mayor Heidi Hammond questioned why the developer had waited several years to dispute the original amount. Shelby explained that, after reviewing development agreements and identifying outstanding payments, she had worked with the developer for approximately one to one and a half years to obtain the necessary appraisal and amendment documents. She stated that discussions regarding the Matthews Meadows plat extension had also helped move the matter forward.

Shelby further explained that the developer had disputed the original \$92,480 amount when invoiced. Staff and the City Attorney had worked with the developer to obtain the appraisal required by City Code and prepare the appropriate amendment language.

Commissioner Moulton asked whether staff believed the proposed amount was appropriate and whether payment could be collected promptly. Shelby indicated that the payment was ready to proceed following City Council approval.

At the request of those present, Shelby displayed the subdivision's location near Willow Street and confirmed that the development had been completed.

Additional discussion addressed the original fee amount and how it related to the developed lots. Commissioners questioned whether the original valuation had been incorporated into development costs and whether the developer should provide documentation of the property's original purchase price.

Public Hearing

Email Received 10/19/2026:

See Brittany Coggle's written comments regarding Agenda Items 2, 3, and 4, included under the Public Hearing section of Agenda Item 2.

Discussion and Consideration

Following the public hearing, Brian Barrow, representing GTM Builders on behalf of the developer, CD Dev LLC, participated via zoom and provided clarification regarding the proposed amendment.

Brian explained that the original MDA approved by the City Council contained errors, including identifying GTM Builders LLC as the applicant. He stated that GTM Builders LLC was not an existing legal entity and that the correct developer was CD Dev LLC.

He also questioned the origin of the \$92,480 fee identified in the original agreement. He stated that the amount was approximately twice what the developer had paid for the property and that neither he nor the developer had documentation explaining how that valuation had been established.

Brian explained that the developer had obtained a professional appraisal in accordance with City requirements and that the appraised value was consistent with the property's actual purchase price. He emphasized that the developer was not attempting to avoid paying the required fee but wanted to pay the amount supported by the appraisal and applicable City Code.

He stated that the proposed amendment corrected the developer's name and the valuation used to calculate the fee-in-lieu payment.

Commissioner Moulton asked whether the original MDA had been signed under the incorrect developer name or whether the error appeared only in the proposed amendment.

Brian stated that, to his knowledge, the original MDA had never been signed. He explained that he had been working with Shelby and the City Attorney to correct the agreement and acknowledged that some of the time required to resolve the matter had been attributable to the

developer. He stated that he had become involved after the original agreement was prepared and could not explain where the initial errors had originated.

Commissioner Sterling and Chair Sarah Moore discussed whether documentation of the original property purchase price could be provided to further support the appraisal. Brian clarified that he had stated the appraisal reflected the amount paid for the property but had not committed to providing a bill of sale.

Chair Sarah Moore expressed concern that the original fee amount may have been included in the cost of developing and selling the lots. She questioned whether homeowners would receive any reimbursement if the developer's fee obligation was reduced.

Brian explained that the \$92,480 amount had not been used in the developer's financial calculations. He stated that the property had been purchased for approximately \$470,000 and that this amount had been used in determining the development costs and subsequent sale prices. He stated that there was no expectation of refunds to homeowners because the original higher fee had not been factored into those calculations.

Brian further explained that CD Dev LLC had been holding approximately \$47,000 for the past several years with the intention of paying the fee once the appraisal process and amendment were completed.

City Attorney Tysen Barker provided clarification regarding the City's legal position. He explained that, without a signed MDA establishing the \$92,480 obligation and without the original appraisal supporting that amount, it would be difficult for the City to require payment of the higher fee.

Tysen explained that City Code required the developer to provide an appraisal prepared by a licensed appraiser and did not require the City to obtain its own appraisal. He noted that if a signed development agreement had established the original amount, an error in the developer's name alone would not necessarily justify changing the fee. However, because the City had the current appraisal and lacked documentation supporting the original amount, the submitted appraisal provided the basis for considering the amendment.

Chair Sarah Moore stated that the City Attorney's explanation helped clarify the issue, particularly the distinction between correcting a developer's name and changing a financial obligation established by a signed agreement.

Commissioner Moulton also expressed appreciation for the clarification but questioned whether the original \$92,480 amount had ever been reflected as anticipated revenue in the City's accounting records. Shelby stated that she did not know how the original amount had been established.

City Council Member Rhett Butler noted that none of the individuals participating in the discussion appeared to have been involved in preparing the original agreement in 2022. He also emphasized that development agreements would ordinarily be signed before development proceeded.

The Commission acknowledged the concerns regarding the original agreement and the importance of ensuring that development agreements were properly completed and executed.

Cameron Moulton made a motion to recommend approval to City Council for the 1st amendment to the Master Development Agreement (MDA) for Canyon View Subdivision. Trent Sterling seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

5. Approval of the minutes from the October 6, 2026 Planning Commission Regular Meeting.

Cameron Moulton made a motion to approve the minutes from the October 6, 2026 Planning Commission Regular Meeting. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

6. Report from City Staff.

Planning and Zoning Administrator Shelby Moore thanked the Commission for its work and expressed appreciation to Commissioner Sterling for attending as an alternate.

Shelby provided a brief update on the recent rodeo event. She stated that although the weather had been windy and dusty, the rain had held off. She thanked the Mayor, Rhett Butler, and everyone who helped prepare and serve food during the event.

Community Development Director, Bill Cobabe provided an update regarding the proposed data center ordinance. He explained that the public hearing was tentatively scheduled for November 3, 2026, but could be postponed if additional time was needed. He stated that the City was waiting for Tooele County to complete its public comment process and make adjustments to its proposed regulations so Grantsville could incorporate relevant information and address potential concerns before proceeding.

Mayor Heidi Hammond stated that she had received a report from the Health Department and would forward it to Bill for review.

Chair Sarah Moore asked whether the County would have its regulations completed by November 3. Bill stated that he hoped the County would be ready but was comfortable delaying

the hearing if necessary. He emphasized that ensuring the ordinance was properly prepared was more important than moving forward quickly.

Commissioner Moulton asked whether residents had expressed frustration regarding the postponement. Bill stated that he had not received complaints and explained that any delay was intended to ensure the regulations were thoroughly reviewed. Shelby noted that only one individual had contacted the department regarding the proposed ordinance, and Bill stated that he had a meeting scheduled with that individual.

7. Open Forum for Planning Commissioners.

Commissioner Moulton asked whether changes could be made to the Land Use Ordinance to allow staff to administratively approve certain low-impact businesses, such as the laundry service considered earlier in the meeting, rather than requiring those applications to come before the Planning Commission.

Shelby explained that many uses would need clearer standards established in the ordinance before they could be approved administratively. She suggested reviewing the use tables and identifying certain commercial activities that could be changed from conditional uses to permitted uses. She also discussed establishing different levels of review based on specific criteria, allowing staff to approve lower-impact businesses while referring more complex applications to the Planning Commission.

Chair Sarah Moore suggested that businesses with minimal impacts on surrounding properties and no significant concerns involving public health, safety, or welfare could potentially qualify for administrative approval. She asked whether commissioners could provide suggestions for a checklist or approval criteria.

Bill encouraged commissioners to submit suggestions. Shelby explained that clear standards addressing matters such as parking and other operational requirements would help staff determine whether an application qualified for administrative approval.

Commissioner Moulton asked whether other cities had similar procedures that Grantsville could use as examples. Bill explained that each city handled administrative approvals differently and that Grantsville was more restrictive than many other municipalities. He stated that other cities generally did not require public hearings and public notices for every administrative conditional use permit. He acknowledged that public hearings could be beneficial for controversial applications but believed that low-impact businesses could be approved by staff if appropriate performance standards were established.

Commissioner Moulton expressed support for simplifying the process for residents and business owners. He stated that if an administratively approved use later created problems, the City could address those concerns as they arose.

Commissioner Sterling cautioned that the existing review process helped prevent problems associated with inappropriate uses and provided oversight before approvals were granted.

Chair Moore noted that the Commission had previously discussed referring applications back to the Planning Commission when complaints or concerns arose regarding an approved use.

Commissioner Moulton referenced a previous application involving a small farm stand and expressed frustration that the applicant had been required to pay fees and appear before the Commission for a relatively minor activity. Staff confirmed that the issue had since been addressed.

Bill encouraged the Commission to review the Land Use Ordinance use tables and identify uses that could reasonably be changed from conditional to permitted, along with appropriate performance standards. He stated that the goal was to make the City more business-friendly and simplify the application process where possible.

The Commission discussed providing suggestions by the second meeting in November.

Shelby then reviewed the upcoming Planning Commission meeting schedule in preparation for the holidays. The dates discussed were November 3 and 17, December 1 and 15, 2026, and January 5, 2027. Commissioners were asked to review their calendars and notify staff of any scheduling conflicts.

Commissioner Moulton asked for an update regarding the tire storage and cleanup at Green Wheel Tire.

Shelby explained that representatives from Green Wheel Tire would be required to attend each Planning Commission meeting beginning November 3 to provide progress updates regarding their efforts to achieve compliance.

City Council Member Rhett Butler stated that he regularly drove past the property and had observed a reduction in the number of tires. Shelby noted that she also passed the property frequently and had been monitoring the situation.

Commissioner Moulton expressed concern that the business would not meet the established cleanup timeline at its current rate of progress. He questioned whether additional tires were

continuing to be brought onto the property and emphasized the importance of removing the tires to reduce potential fire hazards.

Fire Marshal Nick Critchlow discussed the required 50-foot separation between the tire storage and the nearby building. He stated that the property appeared to be making progress toward maintaining the required buffer but could not confirm whether the total number of tires had decreased or whether some had simply been stacked higher. He also expressed concern about the business meeting the overall cleanup deadline.

Chair Sarah Moore asked about the established inspection deadlines. Shelby explained that the three-month inspection was scheduled for November 16 and the six-month inspection for approximately February 8 or 9.

Commissioner Moulton reiterated his concern about the fire risk associated with the tire storage and stated that the tires needed to be removed. He also acknowledged the expense and difficulty involved in transporting large quantities of tires to an appropriate disposal facility and expressed hope that the business would continue making progress.

Commissioner Sterling complimented staff and the Commission on the improvements made to the meeting process since his previous attendance. He stated that the presentations and procedures had become more streamlined and that the meetings appeared to run more smoothly.

8. Report from City Council.

Council Member Rhett Butler reported that the City Council had not held a meeting since the previous Planning Commission meeting and therefore had no formal Council actions to report.

Rhett stated that the City Council was expected to consider appointments for a new Planning Commission member and an alternate at its upcoming meeting.

Mayor Heidi Hammond confirmed that both appointments were scheduled for consideration and identified Russell as the proposed new Planning Commission member.

Rhett expressed appreciation for residents willing to volunteer their time and serve on the Planning Commission.

Rhett also discussed the upcoming grand opening of the new Soelberg's grocery store. He recalled the opening of the existing store in 1991 and the positive impact it had on Grantsville. He expressed hope that the new store would provide similar benefits to the community and encouraged residents to support the business.

The Commission discussed the grand opening and ribbon-cutting ceremony, which was scheduled for Thursday at 9:00 a.m.

Chair Sarah Moore asked whether a public meeting notice would be required if multiple City Council members attended the event. City Recorder Alicia Fairbourne explained that state law provided an exception for social gatherings or similar events when no official business was conducted and no action was taken.

9. Adjourn.

Cameron Moulton made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Cameron Moulton “Aye,” Trent Sterling “Aye.” The motion passed unanimously.

The meeting adjourned at 9:50 p.m.

AGENDA ITEM #4

Report from City staff.

AGENDA ITEM #5

Open Forum for Planning Commissioners

AGENDA ITEM #6

Report from City Council.

AGENDA ITEM #7

Adjourn.