

Argument prepared by the sponsors of the proposed referendum on Ordinance 2022-28

Grantsville City annexed 7,888 acres, including Six Mile Ranch, an area formally part of Erda City, Utah, located generally north and east of Grantsville City. The annexation includes a master development agreement, which outlines the following:

- * **2,500 acres of the property available for industrial use;**
- * 43,000,000 square feet available for commercial use;
- * Overall average residential density of three (3) units per acre totaling **18,000 total residential units;**
- * Various planned single-family lot sizes ranging from 5 acre lots to 7,000 square foot lots; and
- * **Multifamily units of up to 24 residential units per acre.**

If you figure only three people per unit that is **54,000 new residents in those 18,000 residential units making just the housing portion nearly 4 times larger** than Grantsville is now. Grantsville City's population is currently 13,574 and Tooele County's is 76,640 according to [census.gov](https://www.census.gov).

When Six Mile Ranch was part of unincorporated Tooele County the zoning was agricultural 20-acre minimum. Since Grantsville doesn't have that zoning within the city limits it automatically became 10- acre minimum, so it has already affected the zoning where the ranch is located.

Utah and the entire western half of the United States has been in a serious drought for over 20 years. Neither Grantsville nor anywhere in Tooele County has the water to supply this much development. This is not simply taking irrigated farmland and converting it into housing, industrial, and commercial uses because this isn't farmland. Furthermore, the land is next to what has historically been functioning wetland area and at one time had a high water table. The land would likely be more expensive to develop including accounting for the high rate of liquefaction. A standard storm drainage system probably would not work, and it would be necessary to take potential flooding into account if you factor in the water situation improving.

Despite water and general land considerations there are many issues with allowing this to move forward as it is. That significant of a population boom requires a great deal of infrastructure. The area would need hydrants, sewer, electricity, and roads which would also have to be maintained. Not to mention the considerable demand for increased school capacity, police, fire, emergency services, and city staff.

Additionally, **the amount of traffic and pollution (air, water, light, and noise) created would have a huge impact on the health and quality of life for residents.** This valley already exceeds the limits of allowed air pollution, so further exceeding the limits does not make sense.

Due to the development demands a sizeable tax burden will fall on all taxpayers in the city and even in the county. We should be given the opportunity to vote on the annexation which is the purpose of this referendum.