

Grantsville City
Record of Ordinance Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 1st Day of May, 2024 at the hour of 7:00 p.m., there being present and answering roll call the following:

Neil Critchlow	Mayor
Jeff Williams	Council Member
Scott Bevan	Council Member
Heidi Hammond	Council Member
Rhett Butler	Council Member
Jolene Jenkins	Council Member

Also Present:

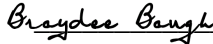
Braydee Baugh	City Recorder
Brett Coombs	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the ordinance 2024-15 was introduced in writing, read in full, and pursuant to a Motion made by Councilmember Butler. Seconded by Councilmember Jenkins and was adopted by the following vote:

Yea:	Unanimous
Opposed:	None
Abstained:	None

The ordinance was then signed by the Mayor and recorded by the City Recorder in the official records of Grantsville City, Utah. The ordinance is attached:

DocuSigned by:


Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2024-15**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING THE GENERAL PLAN,
FUTURE LAND USE MAP, AND ZONING DISTRICTS RELATIVE TO PARCELS 01-
118-0-0004 AND 01-124-0-0001**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City of Grantsville has provided the appropriate notice for the proposed land use amendment in accordance with State and City codes, including public notices and hearings; and

WHEREAS, on April 4th, 2024, the Planning Commission of Grantsville City has thoroughly reviewed the proposed ordinance amendment and has recommended its adoption to the City Council;

WHEREAS, the City of Grantsville recognizes the importance of aligning its land use designations and zoning districts with current and future development needs; and

WHEREAS, parcels 01-118-0-0004 (20.00 acres) and 01-124-0-0001 (54.89 acres) are currently designated for Industrial use in the General Plan and Land Use Map, and portions of these parcels are zoned as Agricultural (A-10) in the zoning districts map; and

WHEREAS, it has been determined by the City's Planning Staff that a change in land use designation to Commercial and a corresponding change in zoning districts to General Commercial (C-G) for the aforementioned parcels would better serve the community's interests and development objectives;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment to the General Plan and Land Use Map: The General Plan and Land Use Map of the City of Grantsville are hereby amended to change the land use designation of parcels 01-118-0-0004 and 01-124-0-0001 from Industrial to Commercial. Exhibit A, containing the City's Planning Staff Recommendation and maps illustrating the proposed land use designation change, is hereby incorporated into this ordinance.

Section 2. Amendment to Zoning Districts: The zoning districts of any portions of parcels 01-118-0-0004 and 01-124-0-0001 which are currently designated as Agricultural (A-10) shall be changed to General Commercial (C-G). Exhibit A, containing the City's Planning Staff Recommendation and maps illustrating the proposed zoning district change, is hereby incorporated into this ordinance

Section 3. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

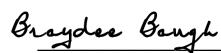
ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
1ST DAY OF MAY 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

DocuSigned by:

By Mayor Neil Critchlow

ATTEST

DocuSigned by:

Braydee Baugh, City Recorder

Approved as to Form:



DocuSigned by:

Darin C. Littlefield, Grantsville City Attorney

EXHIBIT A

(City's Planning Staff Recommendation and Maps)



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit# 2023149

Proposed Amendment to Grantsville City's General Plan and Future Land Use Map and Rezone of the G & L Investments LLC Property to go from the Remaining A-10 to C-G Designation Summary and Recommendation

Parcel ID:	01-124-0-0001 & 01-118-0-0004	Meeting Date:	April 4, 2024
		Public Hearing:	April 4, 2024
Property Address:	1600 N SR 138	Current Zone/Proposed Zone	A-10 and C-G Proposed to be Rezoned as C-G Commercial General
Applicant Name:	G & L Investments LLC		
Request:	Linda Nelson		
Prepared by:	Cavett Eaton		

PROJECT DESCRIPTION

Bonneville Seabase was purchased from the City of Grantsville in 1988. It has been operating as a Marine Dive Training and Recreation Facility since that time. The property was annexed into Grantsville City at the 2011 Annexation of the Flux Area on SR 138, approved Jan 13, 2011. The original Tooele County Zoning for this property was MU-40. The current zoning designations appeared to be a determination of City Staff and consultants as to the most appropriate for the area and use at the time.

SITE & VICINITY DESCRIPTION

This property is located approximately 0.5 miles Northwest of the junction of the Old Lincoln Highway and SR 138. The total acreage for the two parcels is 74.89 acres and features natural artesian hot springs with manmade pools and aquatic habitat.

Currently, Bonneville Seabase has limited its scuba and snorkeling activities, but they remain open for recreational camping. The property is also utilized for special events usually occurring on the weekends.

PLANNING STAFF RECOMMENDATION

The last discussion on this proposal (both agenda items for the 21st of December 2024 were tabled pending a change in the specific zoning request):

Minutes from the Planning Commission Regular Meeting held on December 21st, 2023

Agenda Item # 3

Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation

Request: General Plan Amendment and Rezone

Permit #: 2023149

Agenda Item # 4

Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation

Linda Nelson and George Sanders were present to answer questions. They noted that they have not been able to solidify a plan for conservation, but they feel it should never be high-density.

Shay with Aqua Engineering suggested that they write up an agreement for how they want this land to be used, and become involved with a group to manage the land, in order to protect it.

A suggestion was made to rezone the whole property as commercial, doing a boundary adjustment to split the triangle-shaped portion off, create one larger lot with the other two, handle the triangle portion immediately, then handle the remaining property.

The applicants are requesting a change in the Zoning Designation to Commercial C-G on the property that is currently Zoned A-10. This is consistent with the remainder of their property which is also currently zoned C-G.

This zoning will allow for the continued business of RV rental spaces and facilitation of special events.

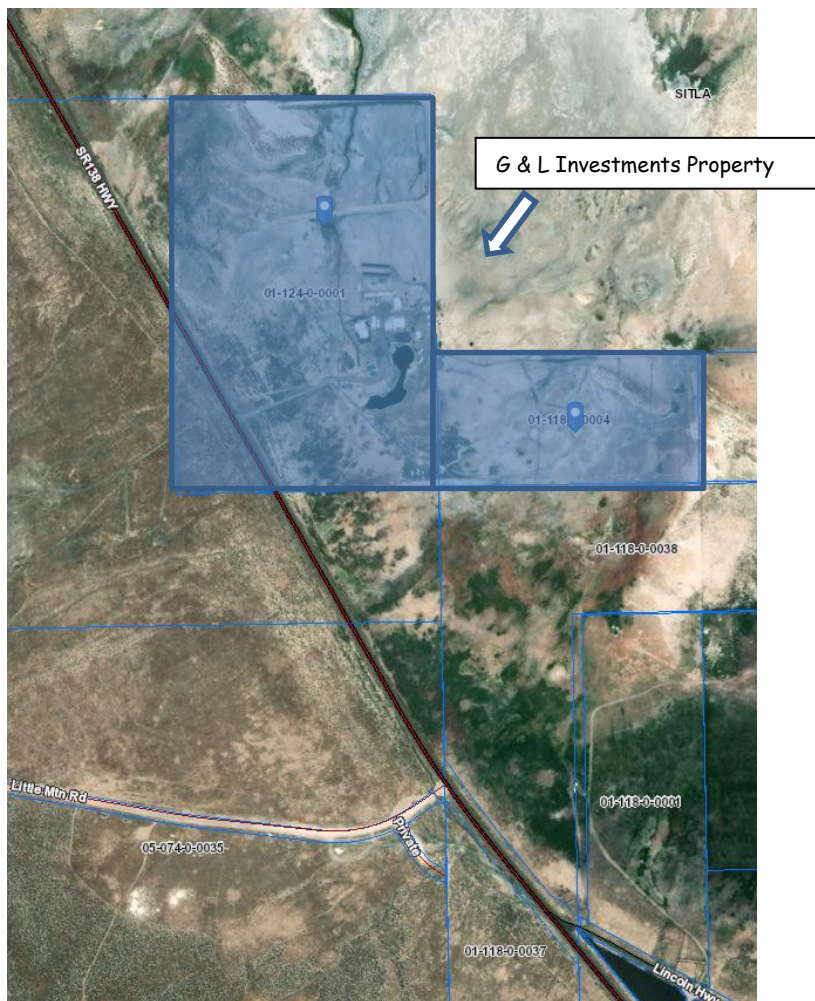
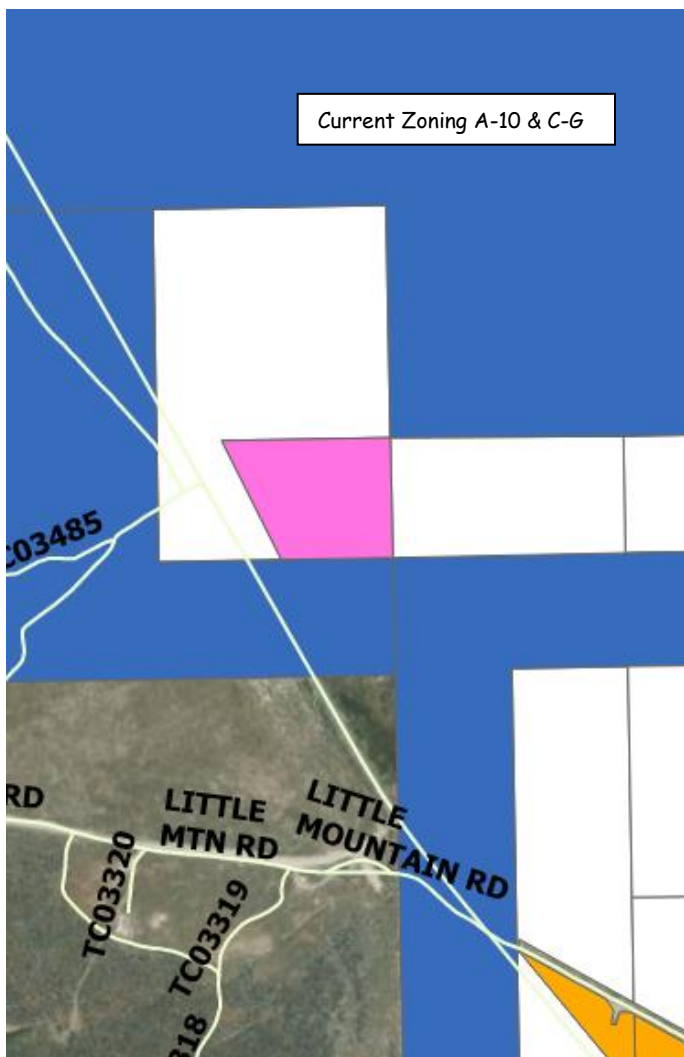
Among other use applications, C-G permits uses for Commercial Outdoor Recreation, Schools, Professional and Vocational (Dive Instruction), and Hotel or Motel.

This designation also allows for a minimum lot size of 0.43 acres (10,000 square feet) which will allow them to split and sell the 5 acre section of their property, located on the West side of State Highway 138.

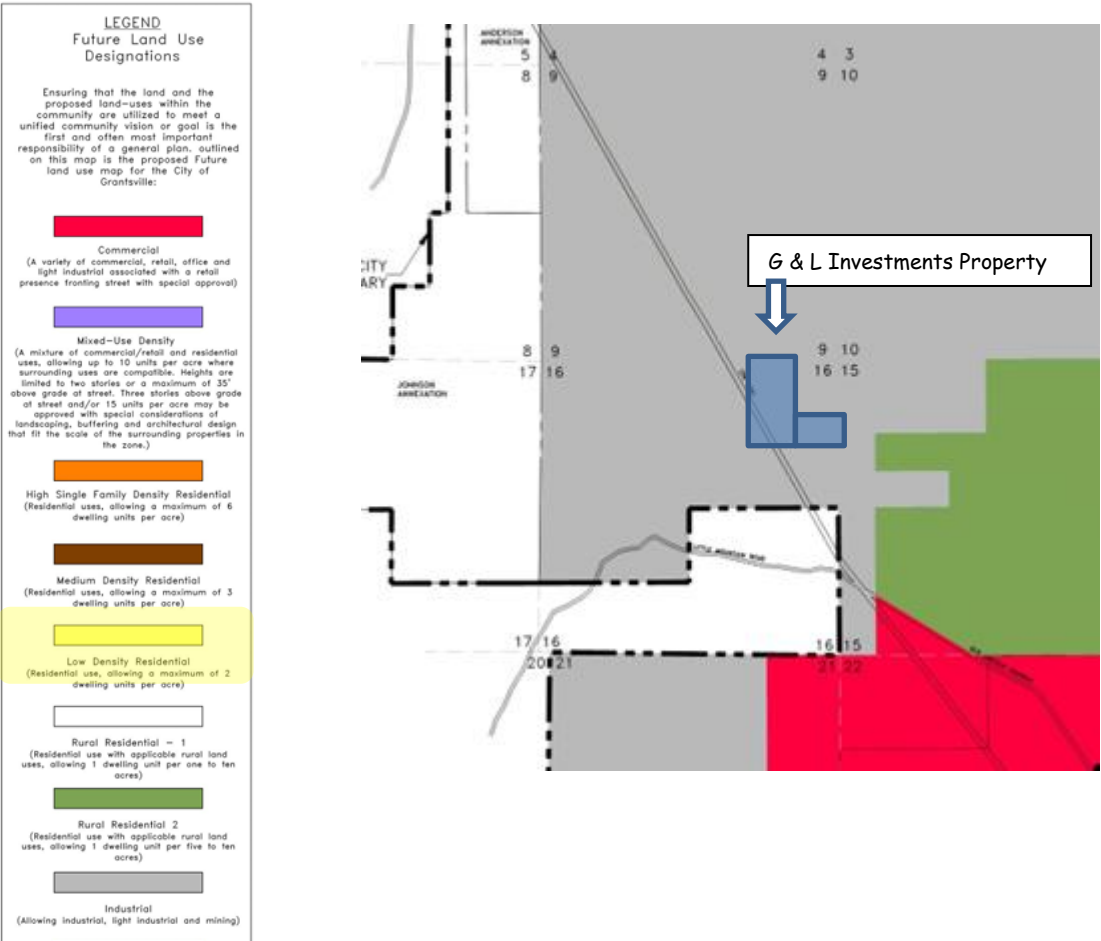
The “Current Land Use Designation / Future Land Use Map” lists this future land use be “Industrial”. The applicants are requesting a change in that designation to “Commercial”, which is the designation in the properties to the south of Bonneville Seabase. (See Future Land Use Zoning Map)

Request: General Plan Amendment and Rezone

Permit #: 2023149



Current Land Use Designation / Future Land Use Map – Industrial



CURRENT ZONING AND APPLICATIONS

This commercial property is zoned C-G which has the following conditions:

16.3 General Commercial District (C-G)

(1) The purpose of the C-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet Interior Side Yard
.....None

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width, whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

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

This residential/rural property is zoned A-10 which has the following conditions:

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

- (1) Minimum Lot Size:10 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet. Rear Yard
.....60 feet Side Yard
.....20 feet Rear Yard for Accessory
Buildings7.5 feet On corner lots, 2 front yards and 2 rear yards are
required.

- (5) Maximum Building Height45 feet

GENERAL PLAN CONSIDERATIONS

Economic Development

Goals + Policies + Economic Development

Goal 1. Define the Core. Maintain Grantsville’s Main Street/State Route 138 as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street/State Route 138 Corridor, including protecting the existing residential uses. 2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Grantsville.

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

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

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

1. Streamline the development process for priority businesses (like restaurants and office space). 2. Utilize incentives for desired businesses, specifically ensuring that necessary services are provided within the community. 3. Grantsville will continue to maintain a quick and efficient business and development permitting

Request: General Plan Amendment and Rezone**Permit #: 2023149**

process. 4. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

Strategies - Economic Development

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

PLANNING COMMISSION RESPONSE

See minutes above.

NEIGHBORHOOD RESPONSE

None at the posting of this report.

PLANNING STAFF RECOMMENDATION

Grantsville City Planning Staff, City Engineer, Robert Rousselle, and Planning Consultant, Shay Stark, have reviewed this request for a General Plan Change and Rezone and feel that this is an appropriate and beneficial zoning change in this area of Grantsville. We also feel that this is the right process to assist these property owners develop and utilize their land in a way that provides needed event and lodging resources as well as recreational amenities in this outlying area of Grantsville.

Publication – Utah Public Notice Website

(S E A L)

- DocuSigned by:

Braydee Bough

Braydee Baugh
City Recorder

