



November 21, 2024
Planning Commission
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, November 21, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PUBLIC HEARING

- a) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions). Proposed conditional use permit for Mountain Meadery to have a mini warehouse for the manufacturing, packaging, and bottling of wine/ mead in the C-D zone, located at 822 E. Main St., in the South building.
- b) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).
- c) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).

AGENDA

1. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).
2. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).
3. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).
4. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 Regulation Of General Applicability.
5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential And Multiple Residential Districts), to implement modifications from SB174/ HB0476.
6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee.
7. Discussion regarding the removal of the Planned Unit Development (PUD), or changing the PUD to a zoning overlay district rather than a conditional use permit.
8. Open Forum for Planning Commissioners.
9. Report from City Council.
10. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting

<https://us02web.zoom.us/j/85351558691>

Meeting ID: 853 5155 8691



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

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

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

PUBLIC HEARINGS (3)

- a) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).
- b) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).
- c) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).



Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 21, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 15 2024 at the link below:

[https://grantsvilleut.gov/departments/community__economic_development/
planning_commission .php](https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php)

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 21, 2024.

Dated this 15th day of November, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



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Meeting ID: 85351558691



Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 21, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts)** and make a recommendation to the City Council.

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Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).

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AGENDA ITEM #1

Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).



Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 (Definitions).

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Meeting ID: 85351558691

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



**Staff Report Summary for
Chapter 2 Definitions**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/21/2024 Public
Hearing Date: 11/21/2024
Current Zone:

Planning Staff Explanation and Recommendation: Discussion of Chapter 2 Definitions.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 2 is to clarify alleys, slip lanes, and private streets.

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

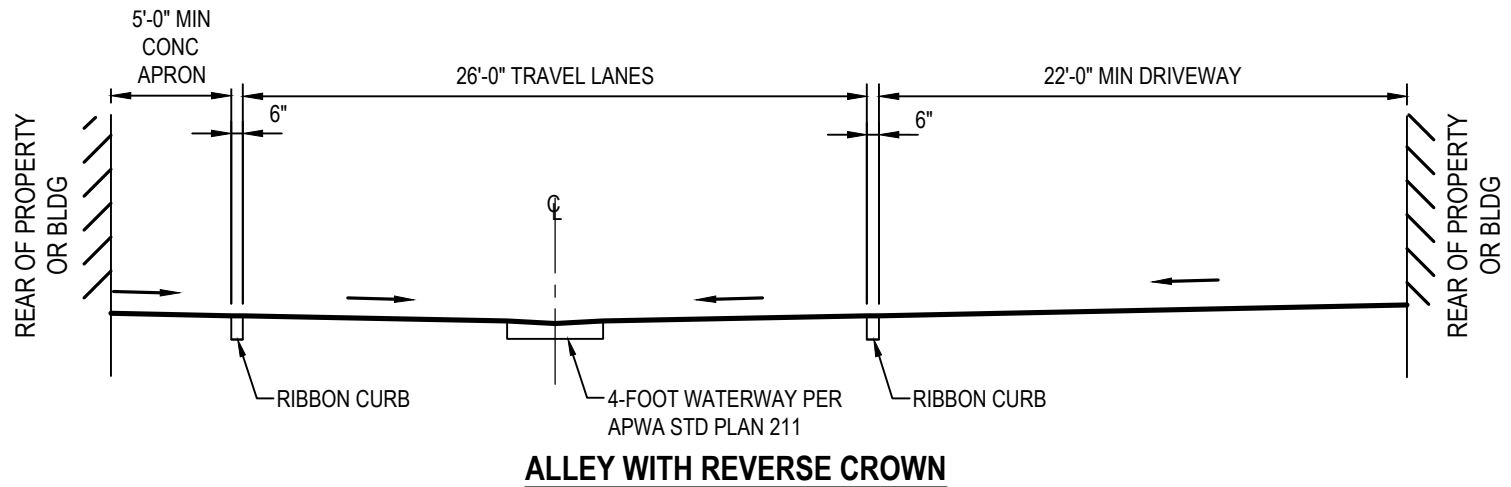
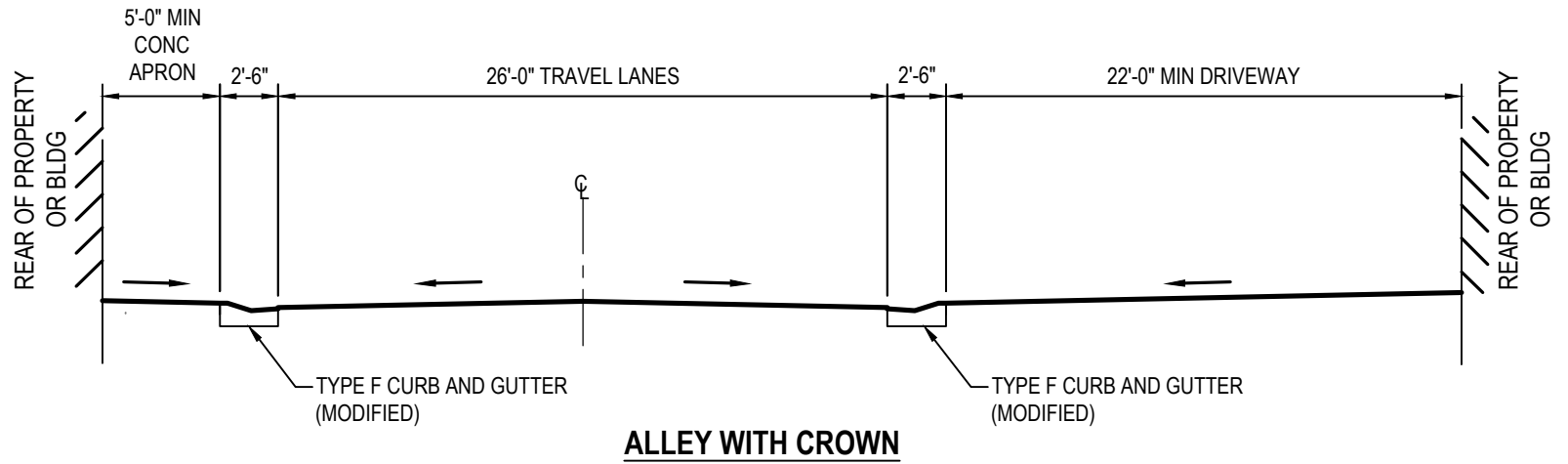
Grantsville Land Use Code, Chapter 2 Definitions Updates

(8) ALLEY. (Amended ___/24) A ~~public or~~ private access-way or thoroughfare ~~less than sixteen (16) feet but not less than ten (10)~~ minimum 26-feet in travel way width, which is ~~dedicated or deeded to the public for public use or~~ privately owned and maintained and is designed to give secondary access to lots or abutting properties ~~or provide direct access to townhome garages~~; an alley shall not be considered a street, for the purpose of this Ordinance. A segment of an alley shall serve no more than 12 units without a second connection to a public street. Any alley that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street to the alley, shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. If driveways are provided off alleyways the minimum driveway length shall be 22-feet. This 22-feet of driveway length does not include 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2, for a normal crown alley section or ribbon curb for a reverse crown alley section. Curb and gutter shall be painted red with "No Parking" signs on each end of alley and every 50 feet if a thru alley and "No Parking" sign on entrance to dead-end alley. Water meters shall not be located in alley driveway or concrete apron of alley and shall be clustered in landscaped, public utility easement on side of buildings.

(247) PRIVATE ~~LANE STREET~~. (Amended 5/97, 2/00, 9/07, 2/09, ___/24) A privately owned way or lane which affords the principal means of access to property. A private ~~lane street~~ which serves up to two (2) dwelling units shall have a right of way width of not less than 36 feet with fire hydrants and 30 feet without fire hydrants ~~30 feet~~ and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be ~~20~~ 26 feet wide with fire hydrants and ~~20~~ 26 feet wide without fire hydrants with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch with a slope of 6 to 8%.

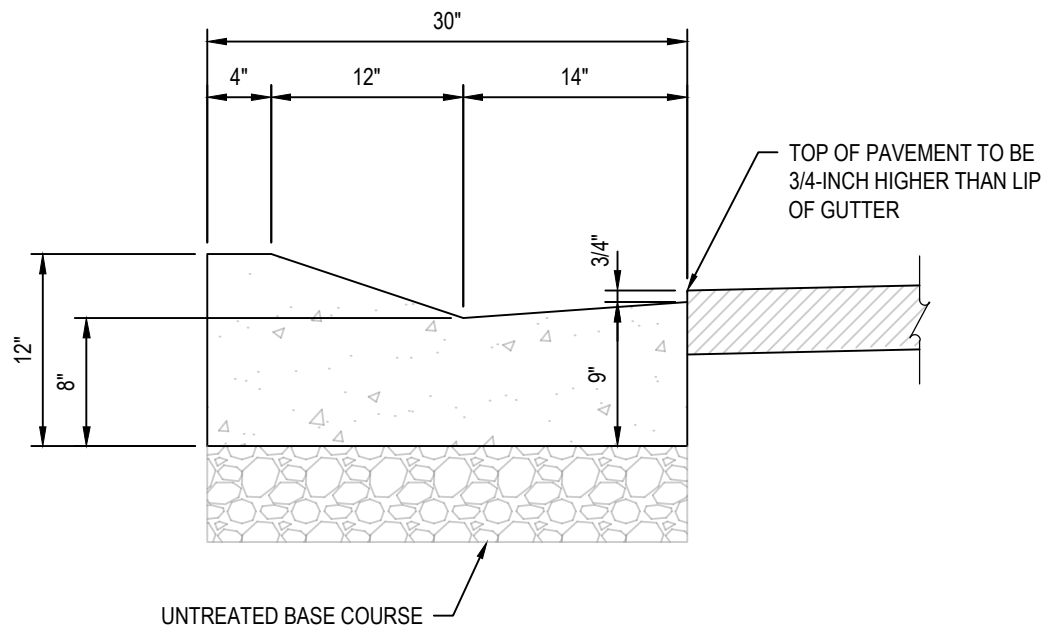
(247a) Private Streets that serves more than two (2) dwelling units or any business activity shall have a right of way width of not less than 41 feet and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the pavement need only be 26 feet wide with a slope or crown of 2 to 4%, street shall have a bituminous surface course and include a 30-inch wide mountable curb and gutter, modified Type F Curb APWA Detail 205.2. Any private street that is longer than 150 feet as measured from the face of curb on the perpendicular intersecting street, shall have a cul-de-sac, or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead, shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". The location and specifications for the private street sign shall be determined by the City Public Works Director. Curb and gutter shall be painted red with "No Parking" signs on each end of Private Street every 150 feet if a thru private street and "No Parking" sign on entrance to dead end private streets.

(304 h) SLIP LANE. (Amended ___/24) A slip lane is a one-way lane which diverges from the main Arterial or Collector Street and allows vehicles to transition to a street running parallel to the arterial or Collector Street without requiring to stop or enter an intersection. The turnouts into the slip lanes must have a minimum 5:1 taper, refer to tables below for dimensions based on various design speeds. Slip lane turnout and mergers shall be a minimum of 300-feet from street intersections. Slip lanes typically have a 150-foot right-of-way, and are sloped at 2% from the street crown as shown in the slip lane street section below.



1 TYPICAL ALLEY SECTION

SCALE: 1/8" = 1'-0"



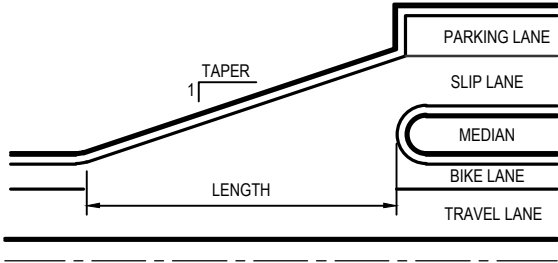
1 TYPE F CURB AND GUTTER (MODIFIED)

SCALE: 1" = 1'-0"

GRANTSVILLE CITY
 TYPE F CURB AND GUTTER (MODIFIED)

SLIP LANE MERGE TURN-IN TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	3:1	60
30	8:1	160
35	10.5:1	210
40	13:1	260
45	15.5:1	310
50	20.5:1	410
55	25.5:1	510
60	28:1	560

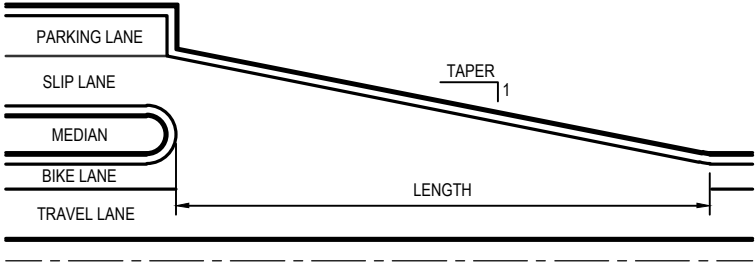
NOTE: 3:1 MINIMUM TAPER FOR SLIP LANE TURN-IN.



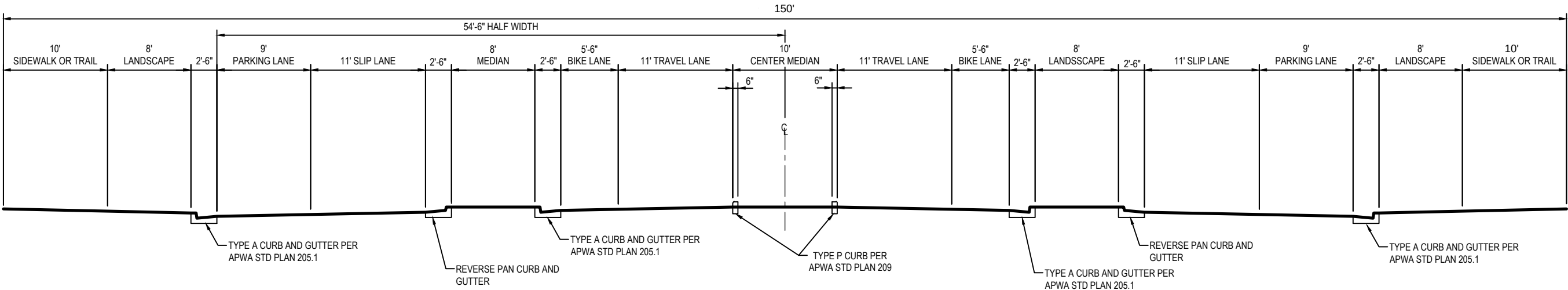
SLIP LANE MERGE TURN IN DETAIL

SLIP LANE TAPER TURN-OUT TABLE		
SPEED (MPH)	TAPER	LENGTH (FT)
25	5:1	100
30	10:1	200
35	12.5:1	250
40	15:1	300
45	17.5:1	350
50	22.5:1	450
55	27.5:1	550
60	30:1	600

NOTE: 5:1 MINIMUM TAPER FOR SLIP LANE TURN-OUT.



SLIP LANE TURN-OUT DETAIL



1 ARTERIAL OR COLLECTOR STREET WITH SLIP LANE
SCALE: NONE

AGENDA ITEM #2

Proposed amendment to the Grantsville City
Land Use and Management Code Chapter 14
(Multiple Use, Agriculture And Rural
Residential Districts).



Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 21, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 14 (Multiple Use, Agriculture And Rural Residential Districts)** and make a recommendation to the City Council.

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Zoning Administrator



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Meeting ID: 85351558691

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



**Staff Report Summary
for Chapter 14 Multiple
Use**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/21/2024
Public Hearing Date: 11/21/2024
Current Zone:

Planning Staff Explanation and Recommendation: Discussion of Chapter 14 Multiple Use

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to chapter 14 multiple use is clean up verbiage.

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Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

Amended 09/05 by Ordinance 2005-16B, 09/18 by Ordinance 2018-16

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 Setback 165 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 Yard 40 feet.
 - Rear Yard 60 feet
 - Side Yard 20 feet
 - Rear Yard for Accessory Buildings 7.5 feet
- On corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height 45 feet

(6) Required Improvements:

Street grading Street base

Street Pavement to center line or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, and Street monuments

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

14.2 Purpose Of Rural Residential Districts - RR

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size 5 acres.
- (2) Minimum Width at Front and Rear Setback 165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street) 70 feet.

(4) Minimum Yard Setback Requirements:

Front Yard 40 feet.
Rear Yard 50 feet Side
Yard 20 feet

On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height 35 feet, or a
basement and two (2) floors, whichever is less

(6) Maximum Building Coverage 10% percent

(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants,
and Street monuments

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

(1) Minimum Lot Size 2.5 acres

(2) Minimum Width at Front and Rear Setback 165 feet

(3) Minimum Frontage (at the property line on a public street or an approved private street) 70
feet

(4) Minimum Yard Setback Requirements:

Front Yard 40 feet Rear
Yard for Main Structures 30 feet Rear Yard for
Accessory Bldg. 7.5 feet Side Yard
.....15 feet Total Width of
Both Side Yards 40 feet On corner lots,
2 front yards and 2 rear yards are required.

(5) Maximum Bldg. Height 35 feet, or a
basement and two (2) floors, whichever is less

(6) Maximum Bldg. Coverage 20%

(7) Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants,
and Street monuments

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

- (1) Minimum Lot size 1 acre
- (2) Minimum Width at Front and Rear Setback 125 feet
- (3) Minimum Frontage (at the property line on public street or an approved private street) 70 feet
- (4) Minimum yard Setbacks Requirements
 - Front Yard 40 feet
 - Rear Yard for Main Structures 30 feet
 - Rear Yard for Accessory Bldg. 2 feet*
 - Side Yard for Accessory Buildings 4 feet*
 - Side Yard for Main Structures 15 feet
 - Total width of both Side Yards 40 feet
- On corner lots, 2 front yards and 2 side yards are required
- *Setback shall be as listed or match the easement width, whichever is greater
- (5) Maximum Bldg. Height 35 feet, or a basement and two (2) floors, whichever is less
- (6) Maximum Bldg. Coverage 20 %
- (7) Required Improvements:
 - Street grading Street base
 - Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater
 - Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, and Street monuments

Amended 06/11 by Ordinance 2011-20

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

14.6 Codes And Symbols, Use Table 14.1

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

Table 14.1 Use Regulations Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05

USE	A	RR-5	RR-2.5	RR-1
Accessory buildings & uses incidental to permitted ag uses (except for the keeping of animals). Said uses shall be kept a minimum of 100' from the property line on which the primary building fronts and 100' from any pre-existing dwelling. If these accessory buildings and uses have been kept prior to the construction of a residential dwelling on an adjoining parcel, said uses need not be kept 100' away from the new dwelling, but may be maintained. (Amended 2008,2009)	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted ag uses, including pens, corrals and pastures for the keeping of animals. Such accessory buildings and uses shall not be allowed closer than 100' from any pre-existing residential dwelling on an adjoining parcel. If these accessory buildings and uses have been kept, prior to the construction of a residential dwelling, but may be maintained subject to the terms of any required conditional use permit. (Amended 2008, 2009)	P	C	C	C
Family Food Production and the Raising of Large, Medium, and Small Animals. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback	P	P	P	C

requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.				
Class "A" Kennel (4-15 animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	C	C	C	C
Sportsman's Permit for 4-6 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C	C
Mobile Homes for temporary living quarters and such other temporary uses found appropriately by the Planning Commission.	C	C	C	C
Agriculture, including grazing and pasturing of animals.	P	C	C	C
Agricultural Industry (Amended 2010)	C	C	C	-
Fruit/Vegetable Stand	P	C	C	C
Farm (Amendment 8/21/02, complete addition of term)	P	P	P	C
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it	C	C	C	C

is located on the same property as the primary residential dwelling. (Amended 8/21/02, complete addition of term)				
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production).	P	C	-	-
Forestry and forest industry, such as a saw mill, wood products, plants, or others	C	-	-	-
Apiary	P	C	C	C
Aviary	P	P	P	P
Public Stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C
<u>RESIDENTIAL</u>	A	RR-5	RR-2.5	RR-1
Single-Family Dwellings Detached	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P
Two-Family Dwellings	P	P	P	P
Twin Home Dwellings	-	C	C	C
Congregate Care Facility	-	-	C	C
Nursing Care Facility	C	C	C	C
Group Home, Small	C	C	C	C
Group Home, Large	C	C	C	C
Transitional Treatment Home, Small	C	C	C	C
Transitional Treatment Home, Large	C	C	C	C

Residential facilities for handicapped or elderly	P	P	P	P
Home Occupation	C	C	C	C
Household Pets, other than a sportsman permit	P	P	P	P
<u>INSTITUTIONAL</u>	A	RR-5	RR-2.5	RR-1
Adult Day Care Center	C	C	C	C
Child Day Care Center	C	C	C	C
~~Nursing Care Facility~~	-	-	€	€
Places of Worship (Amended 7/98)	-	-	C	C
Schools, professional and vocational	C	C	C	C
Kennel	P	C	C	C
Mine, Quarry, Gravel Pit, Rock Crusher, Concrete Batching Plant, or Asphalt Plant, Oil Wells or Steam Wells, Land Excavations	C	-	-	-
<u>POWER GENERATION</u> (Primary Power for on-site use)	A	RR-5	RR-2.5	RR-1
Solar	P	P	P	P
Wind driven under 5.9 KVA output	P	P	P	P
Auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 150 KVA output	P	C	C	C
Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 kVA output	C	C	C	C

<u>RECREATION, CULTURAL & ENTERTAINMENT</u>	A	RR-5	RR-2.5	RR-1
Dude Ranch; Family Vacation Ranch	C	-	-	-
Natural Open Space & Conservation Areas	P	P	P	P
Parks and Playgrounds, Public and Private, Less than one acre in size	C	P	P	P
Community & Recreations Centers	C	C	C	C
Pedestrian Pathways, Trails & Greenways	P	P	P	P
Community Gardens	-	C	C	C
Commercial Outdoor Recreation (amended 6/11)	C	-	-	-
<u>MISCELLANEOUS</u>	A	RR-5	RR-2.5	RR-1
Personal Wireless Telecommunication Facilities (Amended 4/01)	C	-	-	-
Public/private Utility Transmission Wires, Line, Pipes, and Poles	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C
Cluster subdivisions or Planned Unit Developments	C	C	C	C
Sportsman Permit for 3 to 5 dogs. No dogs shall be kept, penned, or raised within 100 feet from an adjoining residence or dwelling. (Amended 7/98)	P	C	C	C
Veterinary Offices	P	P	P	P
Family Food Production	P	C	C	C

Governmental Uses and Facilities	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 - 249 Beds)	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more Beds)	-	-	-	-

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

AGENDA ITEM #3

Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).



Grantsville City Planning Commission

November 21, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 21, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 25 (Accessory Dwelling Units)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 15 2024 at the link below:

[https://grantsvilleut.gov/departments/community_economic_development/
planning_commission .php](https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php)

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 21, 2024.

Dated this 15th day of November, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/85351558691>

Meeting ID: 85351558691

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



**Staff Report Summary
for Chapter 25 Accessory
Dwelling Units**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/21/2024 Public
Hearing Date: 11/21/2024
Current Zone:

Planning Staff Explanation and Recommendation: Discussion of Chapter 25 Accessory Dwelling Units.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 25 is to discuss proposed language for accessory detached dwelling units. The attached language is from Farmington City.

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

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

Chapter 25 Accessory Dwelling Units

25.1.1 Purposes

25.1.2 General ADU Provisions

25.2.1 Internal ADU Provisions

25.2.2 Owner-Occupied Requirement

25.2.3 Types Of ADUs And Their Permitted Uses

25.2.4 Building Allowances

25.2.5 Utilities

25.2.6 Parking

25.2.7 Addressing

25.2.8 Impact Fees

25.2.9 Business License

25.2.10 Home Occupation

25.2.11 Application Process

25.2.12 Prohibited Acts

25.2.13 Violation - Notice - Civil Penalties

25.2.14 Appeals

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.1.1 Purposes

Accessory Dwelling Units or ADUs are intended to provide affordable housing and accommodate expanding populations due to changes in household size and the variety of stages in the life cycle. This Chapter governs the development and use of internal ADUs. Attached and detached ADUs are not permitted in Grantsville City.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.1.2 General ADU Provisions

1. No ADU shall be permitted or constructed except as an accessory dwelling to a habitable primary dwelling.
2. One ADU allowed per detached single-family lot.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.1 Internal ADU Provisions

1. The entrances to internal ADUs shall be to the side or rear of the primary dwelling or ADU.
2. ADU height shall be limited by both the regulations of the base zoning district and by the height of the primary dwelling unit and shall be the lesser height of the two.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.2 Owner-Occupied Requirement

Either the primary dwelling or the ADU must be occupied by the primary dwelling owner of record.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.3 Types Of ADUs And Their Permitted Uses

1. ADUs shall be a permitted use in all single-family residential zoning districts, namely R1-8, R1-12, R-1-21, RR-1, RR-2.5, RR-5, A-10, CN, CS, CD, Planned United Development (PUD), and MU.
2. ADUs shall be permitted in multi-family zoning districts, namely RM-7 and RM-15, only on single family lots.
3. Internal ADUs are not permitted on single family lots with an area less than 6,000 square feet.
4. Internal ADUs are not permitted in mobile homes.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.4 Building Allowances

1. The installation and/or construction of an ADU shall require the application for and issuance of a building permit.
2. An ADU building permit application shall include a scaled site plan. The site plan must indicate the locations and dimensions of property lines and existing buildings, building entrances, setbacks, parking spaces, driveways, utility meters, and utility laterals and conduits. The site plan need not be engineered.
3. An ADU building permit shall clearly identify that it is for an internal ADU. Unless otherwise required by applicable building or fire codes, an internal ADU shall not be required to construct one-hour fire rated separations between the area of the primary dwelling used by the primary dwelling occupants and the ADU portion of the primary dwelling. ADUs must comply with all uniform building and fire codes applicable to dwellings in Grantsville City.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.5 Utilities

Internal ADUs are required to share utility meters, accounts, as well as water and sewer laterals with the primary dwelling.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.6 Parking

1. An ADU shall provide one additional on-site parking stall per ADU. No ADU parking space may be located within the front or side yard setbacks adjacent to a street except for within an approved driveway.
2. If parking within a garage is displaced due to the construction of an internal ADU, the equivalent number of parking stalls must be replaced on site.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.7 Addressing

An internal ADU shall be provided with a unique address to differentiate it from the primary dwelling.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.8 Impact Fees

Internal ADUs shall not be required to pay impact fees.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.9 Business License

The owner of an ADU shall be required to obtain a city business license to advertise for rent and/or rent the ADU.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.10 Home Occupation

Subject to the primary dwelling owner's written consent, an ADU may contain a home occupation, which must be conducted entirely within the ADU.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.11 Application Process

1. Internal ADUs shall be permitted throughout the site plan process.
2. After a complete application has been accepted by the City, the application will be distributed to members of the Development Review Committee (DRC) for review and comment. A Development Review Conference will be held with the applicant and members of the DRC within 21 days of submission of the application.
3. After the Development Review Conference, the applicant shall provide any additional information requested and make any changes required by the DRC. After any revised drawing are submitted by the applicant to the City, the DRC will then review the revised drawings. Within 14 days of the second submittal, the DRC will meet to discuss and verify that all changes were made. If additional changes are needed, the comments will be sent back to the developer and another Development Review Conference may be scheduled. All revised drawing submittals require a 14-day review by the DRC. Only a complete application, with the approval of the DRC, will move forward for consideration to the Planning Commission.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.12 Prohibited Acts

1. An ADU may not be sold or divided from the primary dwelling through deed, condominium, subdivision, plat, boundary line agreement, or otherwise.
2. ADUs shall be limited in the multi-family zoning districts to single-family dwelling lots.
3. ADUs shall not be included in the density calculations for a planned use development (PUD), unless the developer has specifically requested from the Planning Commission the ability to construct ADUs within the construction of primary dwellings, and received approval from the Planning Commission.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.13 Violation - Notice - Civil Penalties

1. A violation of any provision of this Chapter shall be a civil offense.
2. Notice of the violation and associated civil penalties shall be delivered by first-class regular U.S. mail to both:
 1. the address of record with the Tooele County Recorder's Office; and
 2. the street address of the primary dwelling.
3. A violation of this Chapter shall be punishable by a civil penalty of \$100 per occurrence. Following a cure period of 30 days from the date of the notice of violation, every week the violation continues shall be considered an additional occurrence of the same violation, and shall result in the imposition of an additional \$100 civil penalty per week of the continuing violation.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

25.2.14 Appeals

1. The applicant who has submitted an application to the City under this Chapter may appeal any decision made by the Planning and Zoning Administrator or Planning Commission regarding an ADU to the Grantsville City Board of Adjustment. Any decision issued by the Board of Adjustment shall be final.
2. Any appeal shall be presented to the Grantsville City Recorder in writing within 30 days after the entry of the decision appealed from. The City shall schedule a Board of Adjustment hearing to consider the appeal within 60 days of receipt of the written appeal.

HISTORY

Adopted by Ord. [2020-34](#) on 12/7/2022

Language for accessory dwelling units

11-2-020: DEFINITIONS OF WORDS AND TERMS:

ACCESSORY DWELLING UNIT (ADU): A Detached Accessory Dwelling unit (DADU) or an Internal Accessory Dwelling Unit (IADU) both as defined herein.

ACCESSORY DWELLING UNIT, DETACHED (DADU): A detached dwelling unit consisting of all or any part of a detached accessory building to a single-family dwelling not physically connected in any way to the single-family dwelling which is architecturally compatible to the neighborhood and single-family dwelling and located on the same lot, or on a DADU parcel.

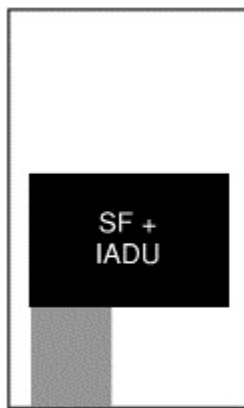
ACCESSORY DWELLING UNIT, INTERNAL (IADU): An attached dwelling unit within, or adding to, the footprint of a single-family dwelling and is architecturally compatible with the single-family dwelling and neighborhood.

11-28-200: ACCESSORY DWELLING UNITS (ADUs):

- A. Purpose: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are:
 - 1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, proximity to neighboring dwelling units, and compatible scale and appearance of residential buildings.
 - 2. Decline In Quality: To prevent the proliferation of rental dwellings, absentee ownership, Building Code violations and associated decline in quality of residential neighborhoods.
 - 3. Terms And Conditions: To set forth standardized terms and conditions for ADUs and procedures for review and approval of the same.
- B. Applications. Applications for an IADU shall be submitted and reviewed by the Planning Department.
- C. Allowed Use: ADUs may be an allowed use as designated by the underlying zone(s) found in this title.
- D. Standards: The following standards and conditions shall apply to all ADUs, and Detached Accessory Dwelling Units (DADUs) or Internal Accessory Dwelling Units (IADUs) as specified, in addition to any terms and conditions of approval as imposed by the Planning Department or the Planning Commission during the permitted use, conditional use permit, or subdivision process:
 - 1. Location: An ADU shall only be allowed as part of, or in conjunction with, a single-family dwelling, and DADUs shall meet the height and building footprint area standards of the underlying zone for accessory buildings.
 - 2. Number: A maximum of one ADU shall be allowed per single-family dwelling except as provided for in subparagraph F below. An ADU shall contain no more than one dwelling unit.
 - 3. Parking: At least one off-street parking stall shall be provided for the ADU. Such parking stall must be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the City parking standards specified in this title.
 - 4. Design And Character: The ADU or IADU shall be clearly incidental to the single-family dwelling, and shall not adversely affect the residential character of the surrounding neighborhood. An ADU shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.

5. Size: DADU shall be equal to or subordinate to the footprint of the original Single-family dwelling. An IADU shall be equal to or subordinate to the floor area of the original single-family dwelling.
6. Lot Size:
 - a. The creation of an IADU is prohibited if the lot size\containing the primary dwelling is less than six thousand (6,000) square feet in size.
 - b. The creation of a DADU is prohibited if the lot containing the primary dwelling is less than ten thousand (10,000) square feet in size.

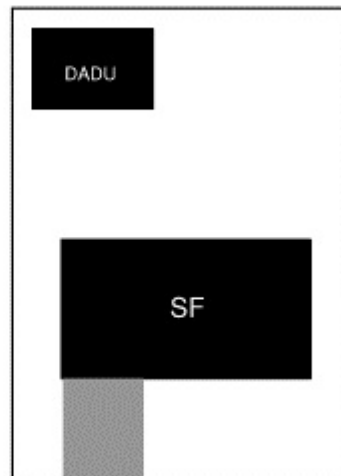
IADU Example



-Owner must live on-site.

- Lot size $\geq$ 6,000 sq. ft.

DADU Example



-Owner must live on-site.

- Lot size $\geq$ 10,000 sq. ft.

*SF = Single-Family Dwelling

7. Construction Codes: The ADU shall comply with all Construction, Housing and Building Codes in effect at the time the ADU is constructed and shall comply with all procedures and requirements of the City building regulations.
8. Foundation: The ADU must be adequately installed and secured to a permanent concrete foundation in accordance with the building codes, as adopted and amended by the city.
9. Occupants: The ADU shall be occupied exclusively by one family.
10. Occupancy: Either the single-family dwelling or the ADU shall be owner occupied.
11. Temporary Absentee Ownership:
 - a. Temporary absentee property ownership may be allowed due to circumstances, such as military assignments, employment commitments, family obligations and quasi-public service.
 - b. Notwithstanding the foregoing, the maximum time period allowed for temporary absentee property ownership shall not exceed twelve (12) months. In the event such temporary absentee property ownership occurs, the property owner may rent both the ADU and the primary dwelling to unrelated third parties as defined herein.
 - c. The zoning administrator may extend the twelve (12) month temporary absentee owner period when the property owner can provide sufficient evidence that the circumstances justifying the exception will last longer than one year. The zoning administrator may not authorize a

temporary absentee ownership unless the application includes a definite termination date of the temporary absence.

- d. An unrelated third party is any person who is not related to the primary owner of a dwelling within 3 degrees of consanguinity.
- e. This subsection does not prohibit the occupation of a primary dwelling or ADU by a related party, or a domestic partner of the property owner, during a period of the property owner's absence.

12. Notice Of ADU: Farmington City may record a notice in the office of the Davis County Recorder on the lot in which the ADU is located. The notice shall include:

- a. A statement that the lot contains an ADU; and
- b. A statement that the ADU may only be used in accordance with the City's regulations.

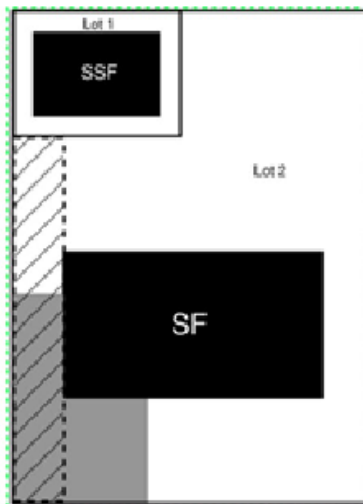
The City shall, upon recording the notice deliver a copy of the notice to the owner of the ADU.

- E. Site Development: Upon consideration of approval of a permitted use, or a conditional use permit, for an ADU, an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title.
- F. DADU Ownership: The DADU owner may be different or the same as the owner of the single-family dwelling, including but not limited to a lot split. The DADU owner may own or acquire an interest in the DADU where such interest is memorialized in a writing, that it is a legally enforceable and binding instrument fully describing the legal obligations between the owner of the single-family dwelling and the owner/proposed owner or interest holder as well as their respective successors in interest in the DADU in such a form and manner as will run with the land. Such instrument shall be in recordable form and shall be recorded with the office of the county recorder as a condition of issuance of any building permit or certificate of occupancy by the city. Ownership may include transfers to successors in interest to the original owner where the original owner retains ultimate control of the DADU such as to a wholly owned corporation or living trust where the owner is both grantor and trustee and the like. All such instruments must be approved by the city attorney as to form and content prior to recordation. Standards for any such DADU created under this Section are as follows:
 - 1. SSF: A Subordinate Single-Family dwelling (SSF) is a DADU held in separate ownership from owner of the single-family dwelling, which ownership includes land separate from the DADU.
 - 2. DADU Parcel: A defined area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone.
 - 3. DADU Parcel Compliance: An SSF and a single-family dwelling shall comply with the definition of a DADU parcel.
 - 4. Land Use Approvals/Permits: Any subdivision and building permit necessary to enable an SSF must follow the building code, the city's subdivision process, and other rules and regulations of the Farmington City Code.
 - 5. Separate Utilities Required: As part of the subdivision and building permit process, the owner of a DADU shall provide separate culinary water and sewer laterals, and other utilities (and if necessary a separate connection for secondary water), as well as customary metering, prior to occupancy of the SSF, and shall provide easements acceptable to the City for the same prior to or concurrent with the recordation of the subdivision. In the event separate utilities for the DADU are not installed,

or approved by any or all respective service providers, the owner of the single-family dwelling shall not offer the DADU for sale as an SSF and the city shall not approve the subdivision of the property.

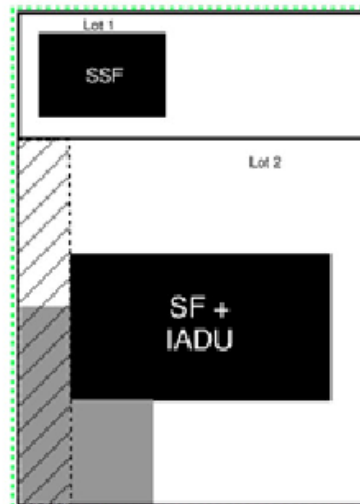
6. **Parking and Access Easements:** If an SSF lot frontage on public or private right-of-way is not wide enough to accommodate parking or pedestrian access, or if an SSF lot has no frontage, the owner of the single-family dwelling lot shall provide parking and pedestrian access easements, acceptable to the city, to the owner of the SSF prior to or concurrent with the recordation of the subdivision.
7. **Certificate of Occupancy:** A property owner, or the City, shall not record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the SSF.
8. **SSF Occupancy:** An SSF must be owner occupied for two (2) years upon initial separation of ownership from the single-family dwelling regardless if such two (2) years is interrupted by an allowed temporary absentee ownership time period set forth herein, and all instruments recorded against the property to implement the separation shall require the same standard. Initial separation shall mean for purposes of this part the date upon which the initial owner of the single-family dwelling divests or sells a fee simple interest in the DADU creating the SSF.
9. **Number of Permissible Dwelling Units:**
 - a. An SSF shall contain no more than one dwelling unit, and shall not have a DADU or an IADU.
 - b. A Single-Family Dwelling which is essential to the creation of an SSF shall not have an DADU, but may have an IADU. In the event this occurs, the lot size for the SSF must be greater than or equal to two thousand five hundred square feet (2,500 sq. ft.) in area, the lot size for the Single-family dwelling must be greater than or equal to six thousand square feet (6,000 sq. ft.) in area, and the size for the DADU parcel must be greater than or equal to Twelve thousand square feet (12,000 sq. ft.) in area.

DADU Parcel Example 1



- Lot 1: Owner must live on-site the first two years.
- Lot 2: Owner need not live on-site
- DADU parcel
≥ 10,000 sq. ft.
- Access, Utility, and Parking Easement

DADU Parcel Example 2



- Lot 1: Owner must live on-site the first 2 years
- Lot 2: Owner must live on-site.
- Size
Lot 1: ≥ 2,500 sq. ft.
Lot 2: ≥ 6,000 sq. ft.
- DADU parcel
≥ 12,000 sq. ft.
- Access, Utility, and Parking Easement

*SF = Single-Family Dwelling

AGENDA ITEM #4

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 Regulation Of General Applicability.



Grantsville City Planning Commission

November 7, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 (Regulation Of General Applicability).

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 7, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 8 (Regulation Of General Applicability)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 1, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 7, 2024.

Dated this 28th day of October, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/83837749384>

Meeting ID: 838 3774 9384

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



**Staff Report Summary for
Chapter 8 Regulation Of General Applicability**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/7/2024
Public Hearing Date: 11/7/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Consideration of Chapter 8 Regulation Of General Applicability.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 8 is to clarify verbiage and clean up spelling errors.

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

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

Chapter 8 Regulation Of General Applicability

8.1 Home Occupations

8.2 Congregate Care Facilities

8.3 Nursing Care Facilities

8.4 Group Homes

8.5 Transitional Treatment Homes

8.6 Municipal Ordinances Governing Elderly Residential Facilities

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

8.8 City Council Review And Approval Of Certain Developments Required

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

8.1 Home Occupations

(1) All home occupations whether allowed as a permitted use, or as a conditional use, shall comply with the following standards:

(a) The home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes;

(b) Under appropriate circumstances up to fifty percent of the usable floor space of a residence may be used for a home occupation, provided said home occupation does not change the character or primary use of the dwelling for residential purposes;

(c) A home occupation is generally intended to involve persons residing at the location where a home occupation is conducted. Non-residents may be allowed to participate in a home occupation when deemed appropriate by the Planning Commission as a part of a conditional use permit. The character of the home occupation and the neighborhood in which it is located shall be considered in granting any such conditional use permit. Appropriate conditions shall insure that any impacts upon the neighborhood are mitigated, which conditions may include adequate off-street parking. (Amended 1/99)

(d) The residence must be the principal residence of the applicant;

(e) Tools, items, equipment or occupations which are offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference or noise are prohibited;

(f) Stock in trade, inventory or other merchandise shall be allowed to be kept only in one room of the dwelling and limited to 100 square feet of floor space;

(g) Except for home occupation businesses authorized by a conditional use permit, no clients or customers shall come to the home nor shall any additional vehicular traffic or parking needs be generated.

(h) The home shall not require any internal alterations other than those necessary for a home occupation approved as a conditional use, nor any external alterations to the residence, nor provide any visible evidence from the exterior that the building is being used for any other purpose than that of a residence;

(i) Only one non-illuminated name plate, not exceeding two hundred square inches, and mounted flat against building; and

(j) Except for home occupations authorized by a conditional use permit, no advertising by any method shall identify the home address.

(2) The following activities shall be permitted as home occupations that only require the approval of the Zoning Administrator; ~~and one City Council member:~~

(a) Artists, illustrators, writers, photographers, editors, drafters, publishers;

(b) Consultants, private investigators, field representatives and other similar activities where the entire work of the business, except for record keeping and telephone, are conducted off of the premises; and

(c) Bookkeeping and other similar computer activities.

(d) Home occupations that require a client to come to the home for service including barbers, beauticians, tax accountants, home instruction of musical instruments, voice and educational subjects and similar or professional services. Physicians, therapists or other health care providers must obtain approval of a home occupation permit from the Planning Commission. (Amended 5/02)

(3) Repealed (Reserved for Future Use). (Amended 5/02)

(4) Applications for home occupation permits shall be filed with the Zoning Administrator. The applications shall include the following information:

(a) The names and addresses of all residents within an three hundred (300) foot radius of the property (exclusive of intervening streets and alleys) and their signatures, when possible, stating whether they support or oppose the home occupation proposed;

(b) The expected number of clients per day; (Amended 6/00)

(c) A description of the type of business proposed;

(d) A listing of the individuals at the home who will be working on the business;

(e) The expected hours of operation of the business; and

(f) If the business is conducted in an apartment, the application must also be approved by the apartment management.

(5) Upon receipt of an application for a home occupation, the Zoning Administrator shall make a determination of the completeness. If the application is determined to be complete, the Zoning Administrator shall approve or deny the application, or forward it to the Planning Commission for a conditional use permit.

(6) The Zoning Administrator shall issue a permit for the home occupation if ~~they~~ ~~he~~ finds that the:

(a) provisions of this Ordinance are satisfied;

(b) proposed home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood;

(c) proposed home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse traffic or parking impact on adjacent streets or properties;

(d) proposed home occupation will not negatively impact the future use of the property as a residence;

(e) proposed home occupation will not adversely affect the public health, safety or welfare; and

(f) proposed home occupation conforms with all fire, building, plumbing, electrical and health codes.

(7) If the application is forwarded to the Planning Commission for special consideration before issuing a conditional use permit, the Planning Commission shall consider the application and ~~approve,~~ approve with conditions or deny the application in accordance with the procedures and standards set forth in chapter 7, Conditional Use Permits.

(8) The Planning Commission, or the City Council, ~~member~~ and Zoning Administrator, in the case of home occupations authorized by this chapter, may terminate any permit for a home occupation use upon making findings that support either or both of the following conclusions:

- (a) any of the required licenses or permits necessary for the operation of the business have been revoked or suspended;
 - (b) violation or disregard of any condition issued in approval of the permit; or
 - (c) violation of any of the provisions of this Ordinance anywhere on the property.
- (9) Any termination of a home occupation conditional use permit may be appealed to the ~~Board of Adjustment~~ **Planning Commission** if such appeal is made 30 days following the date of termination. Any person adversely affected by the denial or issuance of a home occupation conditional use permit may appeal that decision to the ~~Board of Adjustment~~ **Planning Commission** pursuant to chapter 3.23.
- (10) Existing licenses for home occupations which were legal under the prior ordinance regulating home occupations but which are not permitted under this Ordinance may be kept and reissued for subsequent years.
- (11) Home occupation conditional use permits issued under this Ordinance are personal to the applicant, non-transferable and do not run with the land.

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

8.2 Congregate Care Facilities

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

8.3 Nursing Care Facilities

A nursing care facility shall be permitted as a conditional use in **all residential** ~~the RM-7, and RM-15~~ zoning districts provided that it complies with all of the requirements of that particular zoning district, all applicable requirements of this Ordinance and the Grantsville City Code, including business licensing requirements.

8.4 Group Homes

- (1) The purpose of this chapter is to permit the establishment of group homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No group home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.
- (2) Small group homes (four to six residents) shall be permitted **by conditional use permit** upon the issuance of a license in **all residential** ~~the RR-5, RR-1, R1-10, R-1-12, , and RM-1-1~~ zoning districts, provided that no small group home shall be located within eight hundred feet of another group home or a transitional treatment home.
- (3) Large group homes (seven or more residents) may be permitted by conditional use permit upon the issuance of a license in **all residential** ~~the R-1-12, RM-7, and RM-1-1~~ zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.
- (4) A residential facility for disabled persons shall be consistent with existing zoning of the desired location. A residential facility for disabled persons shall:
- (a) be occupied on a 24-hour-per-day basis by eight or fewer disabled persons in a family-type arrangement under the supervision of a house family or manager;
 - (b) conform with applicable standards of the Department of Human Services;
 - (c) be operated by or operated under contract with that department;

- (d) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;
 - (e) the operator of the facility provides assurances that the residents of the facility will be properly supervised on a 24-hour basis;
 - (f) the operator of the facility establishes a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;
 - (g) the operator of the facility provides adequate off-street parking space;
 - (h) the facility be capable of use as a residential facility for disabled persons without structural or landscaping alterations that would change the structure's residential character;
 - (i) no residential facility for disabled persons be established within three-quarters mile of another residential facility for disabled persons;
 - (j) no person being treated for alcoholism or drug abuse be placed in a residential facility for disabled persons;
 - (k) no person who is violent be placed in a residential facility for disabled persons; and
 - (l) placement in a residential facility for disabled persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- (2) Upon application for a permit to establish a residential facility for disabled persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, Grantsville City may decide only whether or not the residential facility for disabled persons conforms to ordinances adopted by Grantsville City under this part. If Grantsville City determines that the residential facility for disabled persons complies with those ordinances, it shall grant the requested permit to that facility.
- (3) The use granted and permitted by this section is non-transferable and terminates if the structure is devoted to a use other than a residential facility for disabled persons or if the structure fails to comply with the ordinances adopted under this part.

8.5 Transitional Treatment Homes

- (1) The purpose of this chapter is to permit the establishment of transitional treatment homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No transitional treatment home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.
- (2) Small transitional treatment homes (four to six residents) may be allowed as a conditional use permit in all residential ~~the RM-7, and RM-1-1~~ zoning districts, provided that no small group home shall be located within eight hundred feet of another transitional treatment home or a group home.
- (3) Large group homes (seven or more residents) may be permitted by conditional use permit in all residential ~~the RM-7 and RM-1-1~~ zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.

8.6 Municipal Ordinances Governing Elderly Residential Facilities

- (1) The purpose of this chapter is to establish that a residential facility for elderly persons shall:
- (a) not be operated as a business;
 - (b) be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;

- (c) be consistent with existing zoning of the desired location; and
- (d) be occupied on a 24-hour-per-day basis by eight or fewer elderly persons in a family-type arrangement.

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

- (a) the facility meets all applicable building, safety, zoning, and health ordinances applicable to similar dwellings;
- (b) adequate off-street parking space be provided;
- (c) the facility be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
- (d) no residential facility for elderly persons be established within three-quarters mile of another residential facility for elderly persons or residential facility for handicapped persons.
- (e) no person being treated for alcoholism or drug abuse be placed in a residential facility for elderly persons; and
- (f) placement in a residential facility for elderly persons be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

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

- (a) conforms to all applicable health, safety, zoning, and building codes;
 - (b) is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character; and
 - (c) no residential facility for elderly persons be established or permitted within three-quarters mile of another existing residential facility for elderly persons or residential facility for handicapped persons.
- (4) The use granted and permitted by this section is non-transferable and terminates if the structure is devoted to a use other than a residential facility for elderly persons or if the structure fails to comply with the ordinances adopted under this part.

(5) The requirements of this section that requires a residential facility for elderly persons obtains a conditional use permit or other permit does not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

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

- (a) the age of the facility's residents; or
- (b) discrimination against elderly persons and against residential facilities for elderly persons.

8.7 Municipal Ordinances Governing Residential Facilities For Handicapped Persons

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

- (a) consistent with existing zoning of the desired location;

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

(c) conform with applicable standards of the Department of Human Services and be operated by or operated under contract with that department.

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

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

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

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

(d) the operator of the facility provide adequate off-street parking space as is required in Chapter 6 of this code;

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

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

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

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

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

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

(a) no person who is being treated for alcoholism or drug abuse may be placed in a residential facility for handicapped persons;

(b) no person who is violent may be placed in a residential facility for handicapped persons; and

(c) placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution.

(d) conforms to all applicable health, safety, zoning, and building codes;

(e) is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character; and

(f) no residential facility for handicapped persons be established within three-quarters mile of another existing residential facility for handicapped persons.

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

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

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

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

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

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

(1) The purpose of this chapter is to establish governing ordinances for Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes.

- a. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;
- b. be consistent with existing zoning of the desired location; and
- c. be occupied on a 24-hour-per-day basis by one of the owners or by a facility manager.

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

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

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

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

(5) The decision of a municipality regarding the application for a permit by a Congregate Care Facilities, Nursing Care Facilities, Group Homes, and Transitional Treatment Homes must be based on legitimate land use criteria and may not be based on:

- a. the age of the facility's residents; or
- b. discrimination against residential facilities and against residential facilities for Congregate Care Facilities, Nursing Care Facilities, Group Homes, And Transitional Treatment Homes.

8.8-8.9 City Council Review And Approval Of Certain Developments Required

(1) Notwithstanding any other provision to the contrary in this Code or under any other Grantsville city Ordinance, all new developments or construction projects having an estimated new construction value of over \$250,000.00, all multiple occupancy non-residential structures with over four separate occupants or uses and all apartment or condominium structures or developments having more than two residential units, shall be first reviewed and approved by the City Council prior to the commencement or construction.

(2) The City Council review and approval required by this Section shall take place prior to the issuance of any building permits for the proposed project or development. The Building Official's determination of valuation under Section 5- 2 of the Grantsville City Code shall be used to determine if the construction value of a project is over \$250,000.00 under this Section. This development also requires the review and approval of the Zoning Administrator or the Planning Commission, said review and approval shall be completed prior to the review and approval by the City Council under this Section.

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

Amended 05/05 by Ordinance 2005-09

8.9 8.10 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

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

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

AGENDA ITEM #5

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential And Multiple Residential Districts)



Grantsville City Planning Commission

November 7, 2024

Public Hearing

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential And Multiple Residential Districts)

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 7, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the Proposed amendment to the Grantsville City Land Use and Management Code Chapter 1 (Introductory Provisions)** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 1, 2024 at the link below:

https://grantsvilleut.gov/departments/community__economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 7, 2024.

Dated this 28th day of October, 2024



**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/83837749384>

Meeting ID: 838 3774 9384

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



**Staff Report Summary for
Chapter 15 (Residential And
Multiple Residential Districts)**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/7/2024 **Public**
Hearing Date: 11/21/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Consideration of Chapter 15
(Residential And Multiple Residential Districts)

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 15 is to clarify verbiage and clean up spelling errors.

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

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

Chapter 15 Residential And Multiple Residential Districts

15.1 Residential District R-1-21

15.2 Residential District R-1-12

15.3 Residential District R-1-8

15.4 Multiple Residential District RM-7

15.5 Multiple Residential District RM-15

15.6 Repealed (Multiple Residential District RM-30)

15.7 Codes And Symbols And Use Table 15.1

Amended 09/18 by Ordinance 2018-16

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size: 21,780 sq. ft. feet
(1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) 70 feet

Minimum Yard Setback Requirements:

Front Yard 40 feet

Rear Yard 30 feet

Side Yard for Main Buildings 5*/15 feet

Side Yard (Amended 4/98) 4 feet*

Rear Yard for Accessory Buildings 1 foot* On corner
lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height 35 feet, or a
basement and two (2) floors, whichever is less

Maximum Building Coverage 20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb, **and** Gutter, Sidewalk, Culinary water facilities, Waste water disposal,
Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), **and** Street lights

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic

character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: 12,000 sq. ft.
feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) 70 feet

Minimum Yard Setback Requirements:

Front Yard 40 feet

Rear Yard 30 feet

Side Yard for Main Buildings Each Side 5*/15 feet

Side Yard for Accessory Buildings 4 feet*

Rear Yard for Accessory Buildings 1 foot*

On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height 35 feet

Maximum Building Coverage 20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb, **and** Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), **and** Street lights

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to an R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size: 8,000 sq. ft. feet

Minimum Lot Size for Corner Lots 10,000 sq. ft. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) 60 feet

Minimum Yard Setback Requirements:

Front Yard 30 feet

Rear Yard for Main Buildings 25 feet

Rear

Yard for Accessory Buildings 1 foot*

Side Yard for Main Buildings Each Side 5*/15 feet

Side Yard for Accessory Buildings on a Corner Lot 10 feet

Side Yard for Accessory Buildings. 4 feet*

On corner lots, 2 front yards and 2 side yards are required.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height 35 feet, or a
basement and two (2) floors, whichever is less

Maximum Building Coverage 35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb, ~~and~~ Gutter, Sidewalk, Culinary water facilities, Waste water disposal,
Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), ~~and~~ Street lights

Amended 11/13 by Ordinance 2013-23

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to an RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these districts may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area): 7,000 sq.
ft. feet Minimum Lot Size for Corner Lots 10,000 sq. ft.
feet Additional lot area for each additional dwelling unit on the lot 6,000 sq. ft.
feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard 25 feet.

Rear Yard for Main Buildings 20 feet

Rear Yard for Accessory Buildings 1 foot, or match the
easement width, whichever is greater

Side Yard for Main Building, Each Side 5*/15 feet

Side Yard for Accessory Buildings 4 feet*

Setbacks for Accessory Buildings on a corner lot:

On the interior side of the Main Building 4 feet*

On the rear of the Main Building 1 foot*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows:
25 feet on each side fronting a street.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height 35 feet, or a basement
and two (2) floors, whichever is less

Maximum Building Coverage 35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb, **and** Gutter, Sidewalk, Culinary water facilities, Waste water disposal,
Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), **and** Street lights

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area): 8,000
sq. ft. Minimum Lot Size for Corner Lots 10,000 sq.
ft. Additional lot area for each additional dwelling unit on the lot 4,000 sq.
ft. of the lot area.

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards
and Street Frontage.

All multi-use Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-
Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street) 60 feet
Minimum Yard Setback Requirements:

Front Yard 25 feet

Rear Yard for Main Buildings 20 feet

Rear Yard for Accessory Buildings 1 foot*

Side Yard for Main Buildings, Each Side 7.5 feet

Side Yard for Accessory Buildings 4 feet*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows:
25 feet on each side fronting a **street**.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height 35 feet Maximum
 Building Coverage of the lot area 50%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary Water facilities Waste water disposal Street
 name signs Four hydrants Street monuments Shade trees (along public streets) Street lights

HISTORY

15.6 Repealed (Multiple Residential District RM-30)

This zone was repealed 9/00 by Ordinance 2000-23.

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

15.7 Codes And Symbols And Use Table 15.1

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

Table 15.1 Use Regulations

USE	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use.	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted uses, when the residential use has not previously been established.	C	C	C	C	C
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C

The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
Fruit/Vegetable Stand	-	C	C	-	C
Farm	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Accessory Farm Employee Housing. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling.	-	C	C	C	-
Family Food Production and the Raising of Horses. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.	-	C	C	C	-
Class "A" Kennel (4-15 ~~3-15~~ animals only). No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.	-	C	C	C	-

Sportsman's Permit for 4-6 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.	-	C	C	C	C
Raising of Rabbits, Ducks, Chickens (hens only), or Turkeys with not more than six (6) such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 02/13)	P	P	P	P	P
<u>RESIDENTIAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwelling (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	C	C	C	C	C
Group Home, Small	C	C	C-P	C-P	C-P
Group Home, Large	C	C	C	C	C-P
Transitional Treatment Home, Small	C	C	C	C	C
Mobile Home Parks	-	-	-	C	C
Mobile Home Subdivisions	C	C	C	C	C

Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	C	C	C	C	C
Household pets, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two)	C	C	C	C	C
Commercial Day Care Center (not in a home) no more than 20 children at any one time	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
 ~~Nursing Care Facility~~	-	-	-	-	€
Places of Worship	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages	-	-	C	-	C

of 4 to 6 years in age, at any one time, for a period not to exceed four hours)					
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities not open to the public, in which no admission charge is made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>	R-1-8	R-1-12	R-1-21	RM-7	RM-15

Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned Unit Developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, including City utility uses, Police and Fire Stations	C	C	C	C	C
Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1 -249 beds)	-	-	-	-	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or more beds)	-	-	-	-	-

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

HISTORY

Amended by Ord. [2022-14](#) on 8/3/2022

AGENDA ITEM #6

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee.



Grantsville City Planning Commission

**November 7, 2024
Public Hearing**

Proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **November 7, 2024 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **Public Hearing of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 21.2.10 (Development Review Committee) to remove the Planning Commission Consultant from the Development Review Committee** and make a recommendation to the City Council.

You can view a copy of the agenda and packet online by 5:00pm on November 1, 2024 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on November 7, 2024.

Dated this 28th day of October, 2024

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/83837749384>

Meeting ID: 838 3774 9384

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



**Staff Report Summary for
Chapter 21.2.10 Development Review Committee**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date: 11/7/2024 **Public**
Hearing Date: 11/21/2024
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Consideration of Chapter 21.2.10 Development Review Committee.

PLANNING STAFF ANALYSIS AND COMMENTS

- 1) The amendment to Chapter 21.2.10 is to remove the Planning Commission Consultant.

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

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



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

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING CHAPTER 21.2.10 OF THE
GRANTSVILLE LAND USE ORDINANCE, REMOVING THE PLANNING
COMMISSION CONSULTANT FROM THE DEVELOPMENT REVIEW COMMITTEE**

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

WHEREAS, Grantsville City desires to amend the current structure of the Development Review Committee (DRC) as outlined in Chapter 21.2.10 of the Grantsville Land Use Ordinance to enhance efficiency and streamline the review process; and

WHEREAS, the Development Review Committee is responsible for reviewing subdivision applications and providing guidance to applicants regarding compliance with applicable laws, ordinances, and the General Plan, as well as assessing the impact of proposed developments on the community; and

WHEREAS, the current membership of the Development Review Committee includes a representative from the Planning Commission as a consultant, along with the Zoning Administrator, City Planner, City Inspector, Public Works Director, Fire Marshall, City Engineer, and City Attorney; and

WHEREAS, it has been determined that the participation of the Planning Commission Consultant is no longer necessary in the DRC for the purpose of reviewing subdivision applications; and

WHEREAS, the proposed amendment to Chapter 21.2.10 has been reviewed and recommended by City staff to better meet the needs of the development review process; and

WHEREAS, a public hearing on this ordinance was held in accordance with Utah Code requirements and proper notice was given to the public;

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

Section 1. Amendment of Chapter 21.2.10: The Planning Commission Consultant is hereby removed as a designated member of the Development Review Committee. The revised membership of the Development Review Committee shall consist of the Zoning Administrator, City Planner, City Inspector, Public Works Director, Fire Marshall, City Engineer, and City Attorney.

Section 2. Exhibit A: The revised Chapter 21.2.10 of the Grantsville Land Use Ordinance, reflecting the removal of the Planning Commission Consultant from the Development Review Committee, is attached hereto as Exhibit A and incorporated herein by this reference.

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
16TH DAY OF OCTOBER, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney

Exhibit “A”

Staff Report Summary for Amendment of the Grantsville Land Use Ordinance Chapter 21.2.10
Development Review Committee

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



**Staff Report Summary for
Amendment of the Grantsville Land Use Ordinance
Chapter 21.2.10 Development Review Committee**

Parcel ID(s):
Property Address:
Applicant Name:
Request:
Prepared By: Shelby Moore

Meeting Date:
Public Hearing Date:
Current Zone:
Acres:

Planning Staff Explanation and Recommendation: Consideration Amendment of the Grantsville Land Use Ordinance Chapter 21.2.10 Development Review Committee.

Chapter 21 Subdivision Regulations

21.2.10 Development Review Committee

- (1) Each application for a subdivision shall be reviewed by the Development Review Committee (DRC) prior to its consideration of approval.
- (2) The purpose of the DRC is to provide an opportunity for the city staff to review the application package and provide guidance to the applicant concerning revisions to the design of the proposed development and application documents that may be required for city approval.
- (3) The members of the DRC review the application for compliance with the General Plan, current ordinances, local, state and federal regulations, applicable standards and specifications as well as of the impacts of the proposed action in benefit and costs to the community.
- (4) The Development Review Committee shall consist of a designated representative involved in the development review and approval process, including, but not limited to, the Zoning Administrator, City Planner, City Inspector, the Public Works Director, the Fire Marshall, City Attorney, and the City Engineer.
- ~~(4) The DRC consists of the zoning administrator, city planner, city public works director, city engineer, fire marshal, a planning commission representative, and the city attorney.~~
- (5) The DRC review process for all single-use residential development applications shall comply with current Utah Code requirements found in Utah Code Ann. 10-9a-604.2 ~~(2023)~~.
- (6) For single use residential development applications as defined in GLUDMC Chapter 2, Definitions, the DRC shall be given 15 business days (Preliminary) and 20 business days (Final) to review the application package and submit review comments to the applicant. For all other development ~~applicaitons~~ applications, the DRC shall be given 20 business days (Preliminary) and 20 business days (Final) to review the application package and submit review comments to the applicant. After receiving the review comments, the applicant may request a Development Review Conference with members of the DRC to discuss review comments and answer applicant questions.
- (7) Upon submittal of revised drawings and documents as requested by the DRC, the review process outlined in paragraph (6) may occur up to three additional times, only as necessary, before moving forward for consideration.
- (7) Only complete applications with the approval of the DRC will move forward for consideration

HISTORY

Amended by Ord. [2021-09](#) on 4/28/2021

Amended by Ord. [2024-05](#) on 1/31/2024

AGENDA ITEM #7

Discussion of removing PUD applications or considering ways to avoid the “must approve deviations/ variations” situation, it may be simplest to redefine PUDs not as subdivisions, but as a type of overlay zone that is customized for each application. If we keep it in zoning, the City (through the Council) retains the most discretion.

AGENDA ITEM #8

Open Forum for Planning Commissioners

AGENDA ITEM #9

Report from City Council.

AGENDA ITEM #10

Adjourn