



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-25**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING SECTION 4.5 OF THE  
GRANTSVILLE LAND USE MANAGEMENT CODE REGARDING LOT STANDARDS  
AND STREET FRONTAGE; AMENDING THE APPLICABILITY OF THE LOT  
PROPORTION REQUIREMENT**

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

**WHEREAS**, Grantsville City Corporation is authorized pursuant to the laws of the State of Utah to adopt and amend land use regulations; and

**WHEREAS**, Section 4.5 of the Grantsville Land Use Management Code establishes minimum lot standards, including requirements related to lot area, width, depth, and street frontage; and

**WHEREAS**, the current language of Section 4.5 provides that no lot containing one-half (1/2) acre or less may be created which is more than three (3) times as long as it is wide; and

**WHEREAS**, the City has determined that the current proportionality requirement creates an inconsistency with existing minimum frontage requirements in certain residential zoning districts; and

**WHEREAS**, the current standard may require lot widths greater than the stated minimum frontage requirements in order to create compliant lots, resulting in unnecessary constraints and inefficiencies in subdivision design; and

**WHEREAS**, the proposed amendment modifies the applicability threshold of the proportionality requirement from “1/2 acre or less” to “14,000 square feet or less” in order to better align the City’s lot standards and maintain the intent of preventing excessively long and narrow lots; and

**WHEREAS**, the Grantsville City Planning Commission held a duly noticed public hearing on May 5, 2026, and thereafter forwarded a positive recommendation to the City Council for approval of the proposed amendment based on the staff report included herein as Exhibit “A”; and

**WHEREAS**, the City Council finds that the proposed amendment promotes orderly development, clarifies existing standards, and is in the best interest of the public health, safety, and welfare of the residents of Grantsville City.

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



**Section 1. Amendment to Section 4.5:** Section 4.5 of the Grantsville Land Use Management Code, entitled “Lot Standards and Street Frontage,” is hereby amended to read as follows:

**“4.5 Lot Standards And Street Frontage**

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 14,000 square feet or less shall be created which is more than 3 times as long as it is wide.”

**Section 2. Repealer:** All ordinances, resolutions, or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3. Authorization:** The Mayor, City Recorder, City Attorney, and City Staff are hereby authorized to take any reasonable actions necessary to carry out the purpose and intent of this Ordinance.

**Section 4. Effective Date:** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

**Section 5. 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 XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

\_\_\_\_\_  
By Mayor Heidi Hammond

ATTEST

\_\_\_\_\_  
Alicia Fairbourne, City Recorder



# Exhibit “A”

Staff Report



## STAFF REPORT

**To:** Grantsville City Planning Commission  
**From:** Shelby Moore, Zoning Administrator  
**Meeting Date:** May 5th, 2026  
**Public Hearing Date:** May 5th, 2026

1. Presentation, Public Hearing, Discussion, and Consideration:

### Consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage

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#### Background

Section 4.5 of the Grantsville Land Use Ordinance establishes minimum lot standards, including requirements for lot area, width, depth, and street frontage. The intent of this section is to ensure that lots are usable, proportional, and consistent with the character of the zoning district.

The current ordinance includes a provision stating that lots  $\frac{1}{2}$  acre or less may not be more than three times as long as they are wide. This standard was adopted to prevent the creation of long, narrow lots that can create issues with access, building placement, and neighborhood design.

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#### Proposed Amendment

Staff is proposing a text amendment to modify the applicability of the lot proportion standard:

- Replace “ $\frac{1}{2}$  acre or less” with “**14,000 square feet or less.**”

The amended language would read:

“...provided that no lot containing **14,000 square feet or less** shall be created which is more than three times as long as it is wide.”

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#### Analysis

The proposed amendment is intended to correct an inconsistency between the City’s minimum frontage

*\*\* 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.*

requirements and the current lot proportion standard.

Under existing regulations, the minimum frontage requirement in many residential zones is **70 feet**. When applied to a **½ acre lot (21,780 square feet)**, the proportionality standard creates a conflict:

- A lot with 70 feet of frontage is limited to a maximum depth of 210 feet (3:1 ratio)
- This results in a lot size of approximately **14,700 square feet**, which is significantly smaller than ½ acre

As a result, a developer cannot create a compliant ½ acre lot using the minimum required frontage. Instead, the developer must increase the lot width beyond the minimum standard in order to meet the depth-to-width ratio.

This creates several issues:

- The ordinance effectively requires wider lots than the stated minimum frontage
- Standards within the code do not align, leading to confusion and inefficiency in subdivision design
- It limits flexibility in lot layout without a clear planning benefit

By adjusting the threshold to **14,000 square feet or less**, the proportionality requirement is applied to smaller lots where it is most impactful, while allowing larger lots greater flexibility in design. This change maintains the intent of preventing long, narrow lots while ensuring that the City’s standards work together rather than against each other.

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#### Staff Recommendation

Staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for the proposed amendment to Section 4.5, Lot Standards and Street Frontage, as it resolves an internal conflict in the ordinance and better aligns lot standards with current development practices.

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#### **Before**

##### **4.5 Lot Standards And Street Frontage**

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**After**

**4.5 Lot Standards And Street Frontage**

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