

Grantsville City
Record of Ordinance Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 17th Day of July, 2024 at the hour of 7:00 p.m., there being present and answering roll call the following:

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

Also Present:

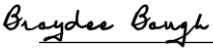
Braydee Baugh	City Recorder
Dallin Littlefield	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the ordinance 2024-23 was introduced in writing, read in full, and pursuant to a Motion made by Councilmember Butler. Seconded by Councilmember Jenkins and was adopted by the following vote:

Yea:	Unanimous
Opposed:	None
Abstained:	None

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

DocuSigned by:

9C664E31D623F411
Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2024-23**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING SECTION 14.3 OF THE
GRANTSVILLE LAND USE MANAGEMENT AND DEVELOPMENT CODE**

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

WHEREAS, the City Council of Grantsville City has determined that it is in the best interest of the public to amend Section 14.3 of the Grantsville Land Use Management and Development Code to establish a consistent rear yard setback for accessory buildings across zoning districts; and

WHEREAS, proper 10-day notice was given according to Utah Code prior to the public hearing held in both the Planning Commission and City Council meetings; and

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

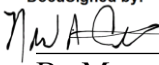
Section 1. Amendment: Section 14.3 of the Grantsville Land Use Management and Development Code is hereby amended as shown in Exhibit A, to add a rear yard setback of 7.5 feet for accessory buildings, aligning this requirement with other zoning districts.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. 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 17th DAY OF JULY, 2024.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

DocuSigned by:

By Mayor Neil Critchlow

ATTEST

DocuSigned by:

Braydee Baugh, City Recorder

Approved as to Form:

A handwritten signature in black ink, appearing to read "Dallin C. Littlefield". The signature is fluid and cursive, with the first name "Dallin" being more prominent.

Dallin C. Littlefield, Grantsville City Attorney

EXHIBIT A

(Amendment to GLUDMC 14.3)

EXHIBIT A

BEFORE AMENDMENT

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
Yard20 feet
On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height35 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 Street monuments

AFTER AMENDMENT

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

Rear Yard for Accessory Bldg 7.5 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

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



Staff Report Summary for Amendment of Chapter 14.3 RR-5 Accessory Building Setback Requirements

Applicant Name: Grantsville City
Request: RR-5 Accessory Building Setback Requirements
Prepared By: Shelby Moore

Meeting Date: June 20, 2024
Public Hearing Date: June 20, 2024
Current Zone: RR-5

Planning Staff Explanation and Recommendation: Consideration for Amendment of Chapter 14.3, RR-5 accessory building setback requirements 7.5 ft.

The current zone does not have a setback requirement for an accessory building. The City has decided to amend Chapter 14.3 to add a 7.5 ft. setback to match the other codes in chapter 14.

CONCLUSIONS & RECOMMENDATION

Project Benefits to the City and the Project Residents:

1. Setback requirements outlined in the ordinance.
2. Reduce the need to go to request a variance for an accessory building.
3. Matches the Public Utility easement regulation.

Recommendation:

City Staff supports this application, and recommends it for approval by the Planning Commission and City Council.

Publication – Utah Public Notice Website

(S E A L)

DocuSigned by:
Braydee Baugh
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Braydee Baugh
City Recorder

