

**GRANTSVILLE  
ORDINANCE 2021-10**

**SINGLE LOT DEVELOPMENTS**

**AN ORDINANCE ADOPTING RULES AND REGULATIONS FOR SINGLE LOT  
DEVELOPMENTS IN GRANTSVILLE CITY AND CODIFYING IT AS CHAPTER  
24 OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND  
DEVELOPMENT CODE**

**WHEREAS**, local governments, like Grantsville City, have long been charged with regulating division of properties, as a way to ensure both reliability in property descriptions and compliance with zoning ordinances; and

**WHEREAS**, several parcels in Grantsville City have been created through divisions without local government approval, creating a dilemma for both good-faith purchasers and city officials; and

**WHEREAS**, according to Utah Code 10-9a-604 & 605, a division of property undertaken without approval of the City is illegal and void, and the property should be treated by the City as if it were never divided; and

**WHEREAS**, this is not always an equitable or practical outcome, especially when it involves innocent, good-faith purchasers, as voiding a sale might serve as a windfall to the original property owner, and may not be acceptable to the purchaser or the City; and

**WHEREAS**, the City hereby proposes a so-called "single-lot development" (sometimes referred to as a "one-lot subdivision"), whereby a previously divided parcel may receive official approval, so long as it complies with the City's current zoning requirements, such as minimum area, width, and street frontage; and

**WHEREAS**, the City Council hereby discourages and recommends voiding, if necessary, any unapproved subdivisions, if it is determined that the property was divided in an effort to avoid the City's land use requirements; and

**WHEREAS**, the City hereby declares that all property in the City's boundaries that was illegally or improperly divided is a legal, non-conforming property that must come into compliance prior to any change to the property, as required by City ordinance and state law; and

**WHEREAS**, this ordinance shall apply retroactively from April 1, 2021. Any property improperly divided after April 1, 2021 will be voided; and

**WHEREAS**, the City Council hereby imposes a \$1,000 fee for application under the Single Lot Development chapter, and directs the City Recorder to include the fee on the City's Fee Schedule; and

**WHEREAS**, the City Council hereby finds that this action is in the best interest of the City's health, safety and welfare.

**NOW THEREFORE**, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

**SECTION 1:** **ADOPTION** “Chapter 24 Single Lot Development” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

Chapter 24 Single Lot Development (Non-existent)

AFTER ADOPTION

Chapter 24 Single Lot Development(*Added*)

**SECTION 2:** **ADOPTION** “24.1 Purpose” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

24.1 Purpose (Non-existent)

AFTER ADOPTION

24.1 Purpose(*Added*)

(1) The purpose of this chapter is to ensure compliance with city development and land use standards for single-family residential construction on metes and bounds parcels outside of recorded subdivisions or condominiums. This chapter applies to all construction on existing metes and bounds parcels in the city and does not apply to the subdivision of land. This chapter describes the process and requirements for obtaining approval to construct a single lot development (SLD) in the city.

**SECTION 3:** **ADOPTION** “24.2 SLD Review Required” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

24.2 SLD Review Required (Non-existent)

AFTER ADOPTION

24.2 SLD Review Required(*Added*)

All proposed SLDs must be submitted for review to city staff prior to construction. Building permits may not be obtained nor shall any site work be performed on any parcel, under this chapter, outside of a recorded subdivision or condominium prior to SLD approval. An SLD may not be reviewed or approved unless and until the subject parcel is zoned for the desired construction.

**SECTION 4:** **ADOPTION** “24.3 SLD Requirements” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

24.3 SLD Requirements (Non-existent)

AFTER ADOPTION

24.3 SLD Requirements(*Added*)

(1) Any SLD shall meet all requirements of this title and of the zone in which it is located. The following may be required for any proposed SLD:

- A. Dedication of public right-of-way for the public street on which the parcel fronts.
- B. Dedication of public utility or drainage easements necessary for the SLD.
- C. Construction of public right-of-way improvements abutting the SLD.
- D. Payment of review and impact fees.
- E. A site plan review may be required for industrial, commercial and multi-family residential developments.

**SECTION 5:** **ADOPTION** “24.4 SLD Application” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

24.4 SLD Application (Non-existent)

AFTER ADOPTION

#### 24.4 SLD Application(*Added*)

(1) The applicant shall submit an application to Planning and Zoning Administrator for review by the city staff. The SLD application will consist of an application form, fee (contained in the City's Fee Schedule), an electronic .pdf file of the drawings along with three (3) 11" x 17" paper copies of the drawings including of a site plan drawing showing the following and other information as requested by the city;

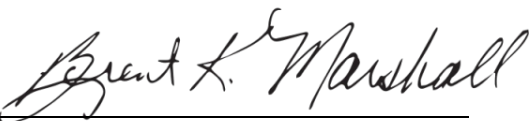
- A. Name, address and phone number of applicant and/or owner.
- B. Vicinity plan showing adjacent parcels, lots, owners and buildings.
- C. Date, scale and north arrow.
- D. Parcel location and boundary.
- E. Address and tax identification number.
- F. Proposed dwelling dimensions and setbacks.
- G. Existing and proposed street right-of-way widths.
- H. Existing and proposed street improvements (curb, gutter, sidewalk, park strip, pavement), access and driveways.
- I. Existing and/or proposed waterways, utilities, easements, flood boundary, geologic hazards, fencing, fire hydrants, streetlights, storm drain system, soil conditions, other features and infrastructure on or adjacent to the property.
- J. If new construction, intent to serve forms from all utilities that will be serving the development.
- K. City staff shall review the application and provide connections, if necessary, to the applicant. The applicant shall resubmit the plans which may then be approved or denied by city staff.

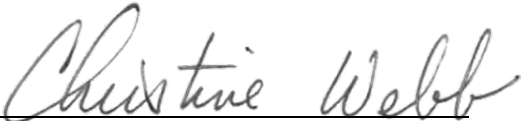
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL APRIL 28, 2021.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Jewel Allen	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Darrin Rowberry	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Krista Sparks	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Scott Stice	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jeff Hutchins	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Presiding Officer

Attest

  
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Brent K. Marshall, Mayor, Grantsville

  
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Christine Webb, City Recorder  
Grantsville

