

**GRANTSVILLE
ORDINANCE 2021-12**

CONDITIONAL USE APPROVAL AMENDMENT

**AN ORDINANCE AMENDING CHAPTER 7 OF THE GRANTSVILLE CITY
LAND USE MANAGEMENT AND DEVELOPMENT CODE TO ALLOW THE
CITY'S ZONING ADMINISTRATOR TO APPROVE CERTAIN CONDITIONAL
USE PERMITS**

WHEREAS, the City seeks to promote the efficient use of its resources, and streamline its processes when such is in the best interest of the City and its residents; and

WHEREAS, the City Zoning Administrator is delegated certain responsibilities related to land use approval within the City's boundaries; and

WHEREAS, the City Council hereby seeks to delegate additional authority to the Zoning Administrator to approve certain conditional use permits; 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: **REPEAL** “7.17 Family Food Production And The Raising Of Horses Setback Regulations Nonconforming Use Allowed To Continue” of the Grantsville Land Use Ordinances is hereby *repealed* as follows:

BEFORE REPEAL

7.17 Family Food Production And The Raising Of Horses Setback Regulations
Nonconforming Use Allowed To Continue

(1) Any conditional use permit issued as of June 11, 2000, for family food production or for the raising of horses in a R-1 -21 or RM-7 zoning district, pursuant to the provisions of Chapter 15 of this Code, may continue, even if a residential dwelling is thereafter located on an adjacent parcel closer than 100 feet from said animal(s) or its corral, pen or barn.

(2) This section has been repealed by Ordinance No. 2008-43 (2008)

(3) No provision of this Section shall be deemed to authorize the continuance of a conditional use permit, when said conditional use is not otherwise in compliance with the terms or conditions imposed at the time of the issuance of said permit or when said use does not comply with applicable rules, regulations or laws.

Amended 02/09 by Ordinance 2008-43

AFTER REPEAL

~~7.17 Family Food Production And The Raising Of Horses Setback Regulations Nonconforming Use Allowed To Continue (Repealed)~~

~~(1) Any conditional use permit issued as of June 11, 2000, for family food production or for the raising of horses in a R-1 -21 or RM-7 zoning district, pursuant to the provisions of Chapter 15 of this Code, may continue, even if a residential dwelling is thereafter located on an adjacent parcel closer than 100 feet from said animal(s) or its corral, pen or barn.~~

~~(2) This section has been repealed by Ordinance No. 2008-43 (2008)~~

~~(3) No provision of this Section shall be deemed to authorize the continuance of a conditional use permit, when said conditional use is not otherwise in compliance with the terms or conditions imposed at the time of the issuance of said permit or when said use does not comply with applicable rules, regulations or laws.~~

Amended 02/09 by Ordinance 2008-43

SECTION 2: AMENDMENT “7.5 Application” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

7.5 Application

(1) A conditional use permit application shall be made to the Zoning Administrator no later than 21 days prior to a scheduled Planning Commission meeting. The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of horses in the R-1 -21 and RM-7 zoning districts, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.

(2) All applications for a conditional use permit shall include (Amended 1/03):

- (a) The applicant’s name, address, telephone numbers and interest in the property;
- (b) The owner’s name, address and telephone number, if different than the applicant, and the owner’s signed consent to the filing of the application;
- (c) The street address and legal description of the subject property;

- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 300 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 300 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
- i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;
 - v. safety curbs;
 - vi. landscaping;
 - vii. location of trash receptacles; and
 - viii. drainage features and environmental features.
- (j) Traffic Impact Analysis;
- (k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (l) Envelopes, mailing labels and first class postage for all property owners located within 300 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (m) Such other further information or documentation as the Zoning Administrator may deem

to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

AFTER AMENDMENT

7.5 Application

(1) A conditional use permit application shall be made to the Zoning Administrator no later than 21 days prior to a scheduled Planning Commission meeting. The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production, ~~and the raising of horses~~ animals and commercial uses in existing buildings in the R-1-21 and RM-7 zoning districts, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.

(2) All applications for a conditional use permit shall include (Amended 1/03):

- (a) The applicant's name, address, telephone numbers and interest in the property;
- (b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (c) The street address and legal description of the subject property;
- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 300 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 300 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;

- ii. exact sizes and location of all existing and proposed buildings or other structures;
- iii. driveways;
- iv. parking spaces;
- v. safety curbs;
- vi. landscaping;
- vii. location of trash receptacles; and
- viii. drainage features and environmental features.

(j) Traffic Impact Analysis;

(k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

(l) Envelopes, mailing labels and first class postage for all property owners located within 300 feet of the subject property when a conditional use permit will be considered by the Planning Commission; and

(m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.


Amended 01/03 by Ordinance 2003-02

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

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

Presiding Officer

Attest



Brent K. Marshall, Mayor, Grantsville



Christine Webb, City Recorder
Grantsville

