

**GRANTSVILLE
ORDINANCE 2022-35**

SENSITIVE AREA OVERLAY

**AN ORDINANCE ADOPTING BOUNDARIES FOR THE SENSITIVE AREA
OVERLAY ZONING DISTRICT**

WHEREAS, Grantsville City previously adopted rules to promote and protect the sensitive lands surrounding the City; and

WHEREAS, the City Council hereby adopts boundaries and a boundary map for the sensitive area overlay district; and

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

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

SECTION 1: **AMENDMENT** “19.1 Purpose And Intent” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19.1 Purpose And Intent

(1) The purpose of the SA Sensitive Area District is to designate and describe those areas within the municipality that possess physical and/or environmental characteristics which require special public consideration of use applications which might affect the structure or the land; the management of surface or subsurface water; safety of future land occupants due to increased fire, earth-quake, or storm hazards from the proposed development; or, the uneconomic extension of public facilities and services. Of specific concern is development in flood-prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, wetlands, and other sensitive areas requiring careful assessment prior to alteration.

(2) It is the intent of these regulations to permit the widest possible latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards.

AFTER AMENDMENT

19.1 Purpose And Intent

(1) The purpose of the SA Sensitive Area District is to designate and describe those areas within the municipality that possess physical and/or environmental characteristics which require special public consideration of use applications which might affect the structure or the land; the management of surface or subsurface water; safety of future land occupants due to increased fire, earth-quake, or storm hazards from the proposed development; or, the uneconomic extension of public facilities and services. Of specific concern is development in flood-prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, wetlands, and other sensitive areas requiring careful assessment prior to alteration.

(2) It is the intent of these regulations to permit the widest possible latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards.

(3) In accordance with these purposes, the following areas are hereby designated and described as Sensitive Area District for Grantsville City:

- North Area - Starting at the Southwest corner of the Grantsville City limits, thence North and East along the City limits to the Northeast corner of the City limits, thence South along the Eastern City limits to the Southern City limits, thence West to a point directly South of the intersection between SR-112 and SR-138, thence North to a point directly in line with the projection of Clark Street, thence West along the projected and existing centerline of Clark Street to the intersection with West Street, thence South along West Street and Mormon Trail to the South City limits, thence West to the point of beginning.
- South Area - Starting at the intersection West Street and Durfee Street, thence East to SR-112, thence South to the south City limits, thence West to the Mormon Trail, thence North along the Mormon Trail and West Street to the point of beginning.

(4) These areas may be extended to include any future annexation of lands that are found to meet or have the Sensitive Area characteristics.

(5) These areas have slopes greater than 30%, sensitive soils, collapsible soils, existing storm drain channels, springs, wetlands, creeks, wildlife habitats, other natural features, and areas beyond the current economical limits of Grantsville City's public facilities and services that require special management and protection measures to be addressed and provided for in any future use of these lands.

