

**GRANTSVILLE
ORDINANCE 2024-35**

**AMENDING CHAPTER 7 OF THE GRANTSVILLE LAND USE AND
MANAGEMENT CODE REGARDING CONDITIONAL USES**

WHEREAS, the Grantsville City Council finds it necessary to update Chapter 7 of the Grantsville City Land Use and Management Code to address conditional uses more effectively; and

WHEREAS, the proposed amendments seek to clarify existing language, correct typographical errors, and ensure compliance with state and local standards for land use; and

WHEREAS, a public hearing was held on November 7, 2024, by the Grantsville City Planning Commission to consider these proposed amendments, and public input was received and reviewed; and

WHEREAS, the Grantsville City Planning Commission has provided a staff report summarizing and analyzing the proposed amendments to Chapter 7, attached hereto as Exhibit A, which further details the rationale and recommended language changes; and

WHEREAS, the Grantsville City Council finds that these amendments are in the best interest of the community and promote the general health, safety, and welfare of Grantsville’s residents;

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

SECTION 1: **AMENDMENT** “7.4 Fee” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

7.4 Fee

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

AFTER AMENDMENT

7.4 Fee

(1) The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the City Council.

(2) Application fees are not refundable

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

BEFORE AMENDMENT

7.5 Application

- (1) 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, the raising of animals and commercial uses in existing buildings, 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) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for its consideration.
- (3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.
- (4) All applications for a conditional use permit shall include:
 - (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 500 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 500 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 500 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) 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, the raising of animals and commercial uses in existing buildings, 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) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for its consideration.

(3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

- (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 500 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 500 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)~~ Geotechnical Report;

~~(l)~~ Sewer and Water Modeling

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

~~(h)~~ ~~(n)~~ (n) Envelopes, mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission; and

~~(m)~~ ~~(o)~~ (o) 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

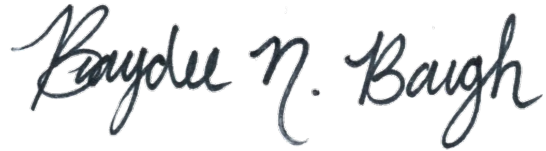
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL DECEMBER 04, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Heidi Hammond	<u>X</u>	_____	_____	_____
Jolene Jenkins	<u>X</u>	_____	_____	_____
Jeff Williams	<u>X</u>	_____	_____	_____
Rhett Butler	<u>X</u>	_____	_____	_____
Scott Bevan	<u>X</u>	_____	_____	_____

Attest

Presiding Officer

Neil Critchlow, Mayor, Grantsville



Braydee Baugh, City Recorder,
Grantsville

