

**GRANTSVILLE  
ORDINANCE 2025-03**

**AMENDING THE GRANTSVILLE CITY LAND USE AND MANAGEMENT CODE  
CHAPTER 3**

**WHEREAS**, the Grantsville City Council (the "Council") recognizes the need to ensure that the Land Use and Management Code reflects the current needs and priorities of the City and its residents;

**WHEREAS**, the Council finds it necessary to update the provisions in Chapter 3 (Decision Making Bodies, And Officials) of the Grantsville City Land Use and Management Code to promote clarity, consistency, and alignment with the City's General Plan;

**WHEREAS**, the proposed amendments have been duly reviewed and recommended by the Planning Commission after a public hearing held on December 5, 2024, as required under Utah Code §10-9a-205;

**WHEREAS**, the Council has determined that it is in the best interest of the health, safety, and welfare of Grantsville City to adopt these amendments;

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

**SECTION 1:**        **AMENDMENT** "3.1 City Council" of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

3.1 City Council

(1) The City Council has the following powers and duties in connection with the implementation of this Ordinance:

- (a) to adopt, amend, or reject a proposed General Plan for all or part of the area within the City;
- (b) to consider and adopt, reject or modify amendments to the text of this Ordinance and to the Zoning Map pursuant to the provisions of this chapter.
- (c) to establish a Fee Schedule for applications for zoning amendments, special approvals and any other type of approval required by the provisions of this Ordinance; and
- (d) to take such other actions not delegated to other bodies which may be desirable and necessary to implement the provisions of this Ordinance.

## AFTER AMENDMENT

### 3.1 City Council

(1) The City Council has the following powers and duties in connection with the implementation of this Ordinance:

- (a) to adopt, amend, or reject a proposed General Plan for all or part of the area within the City;
- (b) to consider and adopt, reject or modify amendments to the text of this Ordinance and to the Zoning Map pursuant to the provisions of this chapter.
- (c) to establish a Fee Schedule for applications for zoning amendments, special approvals and any other type of approval required by the provisions of this Ordinance; and
- (d) to take such other actions not delegated to other bodies which may be desirable and necessary to implement the provisions of this Ordinance.

(2) The City Council may, by making a finding to this effect, consider the Planning Commission's inaction or failure to make a recommendation within 4 meetings, whenever such recommendation required by Utah Code or this Ordinance as a negative recommendation for public meetings or a specific individual land use application, in which the land use application is on the agenda for discussion or consideration.

**SECTION 2:            AMENDMENT “3.2 Planning Commission, Number Of Members, Appointment, Term Of Office” of the Grantsville Land Use Ordinances is hereby *amended* as follows:**

## BEFORE AMENDMENT

### 3.2 Planning Commission, Number Of Members, Appointment, Term Of Office

(1) The Grantsville City Planning Commission is hereby designated as a land use authority for Grantsville city, to act in its individual jurisdiction.

(2) The Planning Commission shall consist of six members, five voting members who do not hold a public office and one non-voting member from the city council. All members shall be appointed by the mayor with the advice and consent of the City Council. All members shall be residents and owners of real property with Grantsville City. Members shall hold no other public office or position with Grantsville City.

(3) The terms of the appointed members of the Planning Commission, with the exception of the ex-officio member, shall be three years, and until their respective successors have been appointed, except that the terms of appointment shall be such that the terms of two members

shall expire each year. The ex-officio member shall serve at the pleasure of the City Council.

The Planning Commission existing at the time of passage of this Code shall continue to serve, and the terms of its members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service.

*Amended 10/05 by Ordinance 2005-18*

#### AFTER AMENDMENT

### 3.2 Planning Commission, Number Of Members, Appointment, Term Of Office

(1) General Provisions: The provisions of Chapter 3 of this Code shall apply to the Planning Commission except as otherwise set forth in the By-Laws.

(2) The Grantsville City Planning Commission is hereby designated as a land use authority for Grantsville City, for all land use actions not delegated to other bodies or persons, to act in its individual jurisdiction.

~~(2)~~(3) The Planning Commission shall consist of six members, five voting members who do not hold a public office and one non-voting member from the City Council. All members shall be appointed by the Mayor with the advice and consent of the City Council. All members shall be residents and owners of real property with Grantsville City. Members shall hold no other public office or position with Grantsville City.

~~(3)~~(4) The terms of the appointed members of the Planning Commission, with the exception of the ex-officio member, shall be three years, and until their respective successors have been appointed, except that the terms of appointment shall be such that the terms of two members shall expire each year. The ex-officio member shall serve at the pleasure of the City Council. The Planning Commission existing at the time of passage of this Code shall continue to serve, and the terms of its members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service.

*Amended 10/05 by Ordinance 2005-18*

**SECTION 3:            AMENDMENT “3.6 Ex Parte Contact” of the Grantsville Land Use Ordinances is hereby *amended* as follows:**

#### BEFORE AMENDMENT

### 3.6 Ex Parte Contact

(1) Ex parte contact between planning commission members and opposing parties involved in litigation with Grantsville City involving land use issues shall be prohibited. Planning commission members shall not participate in site or office visits, electronic communication, written communication, or verbal conversation either face-to-face or over the telephone, with

any individual or any representative of a company or entity involved in legal proceedings with Grantsville City involving land use issues. This prohibition shall include plaintiffs who have filed suit against Grantsville City, claimants who have served a Notice of Claim on Grantsville City, and defendants in actions filed by Grantsville City, such as those in violation of provisions of the Grantsville City Ordinance or the Grantsville Land Use Management and Development Code.

(2) Planning commission members shall be restricted from ex parte contact, including site or office visits, electronic communication, written communication, and verbal conversation either face-to-face or over the telephone, with any individual or representative of a company or entity when such interaction involves a request for a conditional use permit, planned unit development, a request for approval of a subdivision, or for an exception to the Grantsville Land Use Management and Development Code. Interaction between applicants and those in opposition to an application shall only occur at a legally scheduled meetings where the public has received legal notice. This restriction on ex parte contact applies to all conditional use permit approval requests, planned unit development or subdivision requests, after an application for such is filed with the Grantsville City, while the application is under review by the planning commission, after a decision or recommendation on the application has been made by the planning commission, while the application is under review by the Grantsville City Council, or while the application is under appeal, if an appeal is filed. Planning commissioners shall not participate in ex parte contact with individuals or representatives of a company or entity opposed to a request for a conditional use permit, planned unit development or a subdivision approval, or an exception to the Grantsville Land Use Management and Development Code.

(3) If ex parte contact as described in Subsections (1) or (2) occurs, it shall be disclosed at the next meeting of the planning commission and the planning commission member who had such contact shall neither participate in the discussion nor vote on the matter.

(4) Receipt of written information regarding an active request for a conditional use permit, planned unit development or a subdivision, or an exception to the Grantsville Land Use Management and Development Code shall be permitted, provided such written information is disclosed at the next meeting of the planning commission and submitted as a part of the record of that meeting.

## AFTER AMENDMENT

### 3.6 Ex Parte Contact

(1) Ex parte contact between planning commission members and opposing parties involved in litigation with Grantsville City involving land use issues shall be prohibited. Planning commission members shall not participate in site or office visits, electronic communication, written communication, or verbal conversation either face-to-face or over the telephone, with any individual or any representative of a company or entity involved in legal proceedings with Grantsville City involving land use issues. This prohibition shall include plaintiffs who have filed suit against Grantsville City, claimants who have served a Notice of Claim on Grantsville City, and defendants in actions filed by Grantsville City, such as those in violation of

provisions of the Grantsville City Ordinance or the Grantsville Land Use Management and Development Code.

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(3) If ex parte contact as described in Subsections (1) or (2) occurs, it shall be disclosed at the next meeting of the planning commission and the planning commission member who had such contact shall neither participate in the discussion nor vote on the matter.

(4) Receipt of written information regarding an active request for a conditional use permit, planned unit development or a subdivision, or an exception to the Grantsville Land Use Management and Development Code shall be ~~permitted~~ reviewed, provided such written information is disclosed at the next meeting of the planning commission and submitted as a part of the record of that meeting.

**SECTION 4:            AMENDMENT** “3.8 Document Submission And Review Procedures” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

#### BEFORE AMENDMENT

##### 3.8 Document Submission And Review Procedures

(1) Pre-Submission Procedures. To facilitate the handling of applications, the Planning Commission may adopt pre-submission procedures to allow for adequate investigations and staff review and may require compliance with such pre-submission review procedures as a prerequisite to formal receipt and action by the Planning Commission. Pre-submission review shall in no way be interpreted to mean review by the Planning Commission.

(2) Submission and Docketing for Review. Upon receipt of all required fees and information

for any specific step of the review procedure, the Zoning Administrator and other members of the Technical Review Committee if established, shall review the application for completeness and compliance with the provisions of this Code and other pertinent municipal regulations.

When the Zoning Administrator determines that the application is ready for Planning Commission review, the Zoning Administrator will docket the application for review at the next regular public meeting of the Planning Commission. Incomplete applications shall not be docketed for Planning Commission review.

(3) Applications and concept plans are required for all land uses.

## AFTER AMENDMENT

### 3.8 Document Submission And Review Procedures

(1) Pre-Submission Procedures. To facilitate the handling of applications, the Planning Commission may adopt pre-submission procedures to allow for adequate investigations and staff review and may require compliance with such pre-submission review procedures as a prerequisite to formal receipt and action by the Planning Commission. Pre-submission review shall in no way be interpreted to mean review by the Planning Commission.

(2) Submission and Docketing for Review. Upon receipt of all required fees and information for any specific step of the review procedure, the Zoning Administrator and other members of the ~~Technical~~ Development Review Committee if established, shall review the application for completeness and compliance with the provisions of this Code and other pertinent municipal regulations. When the Zoning Administrator determines that the application is ready for Planning Commission review, the Zoning Administrator will docket the application for review at the next regular public meeting of the Planning Commission. Incomplete applications shall not be docketed for Planning Commission review.

(3) Applications and concept plans are required for all land uses.

**SECTION 5: AMENDMENT “3.9 Planning Commission Powers And Duties”** of the Grantsville Land Use Ordinances is hereby *amended* as follows:

## BEFORE AMENDMENT

### 3.9 Planning Commission Powers And Duties

The Planning Commission shall:

- (a) prepare and recommend a General Plan and subsequent amendments to the General Plan to the City Council;
- (b) recommend zoning ordinances, subdivision ordinances, development codes and maps, and subsequent amendments to zoning ordinances, subdivision ordinances, development codes

and maps to the City Council;

(c) administer provisions of the zoning ordinance, where specifically provided in this Code;

(d) recommend approval or denial of subdivision applications as provided in this Code;

(e) hear or decide the approval or denial of, or recommendations to approve or deny, conditional use permits;

(f) advise the City Council on matters as the City Council directs;

(g) exercise any other powers that are necessary to enable it to perform its function delegated to it by the City Council.

#### AFTER AMENDMENT

### 3.9 Planning Commission Powers And Duties

The Planning Commission shall:

(a) prepare and recommend a General Plan and subsequent amendments to the General Plan to the City Council;

(b) recommend zoning ordinances, subdivision ordinances, development codes and maps, and subsequent amendments to zoning ordinances, subdivision ordinances, development codes and maps to the City Council;

(c) administer provisions of the zoning ordinance, where specifically provided in this Code;

(d) recommend approval or denial of subdivision applications as provided in this Code;

(e) hear or decide the approval or denial of, or recommendations to approve or deny, conditional use permits;

(f) advise the City Council on matters as the City Council directs;

(g) exercise any other powers that are necessary to enable it to perform its function delegated to it by the City Council.

(h) the Planning Commission shall limit its substantive review of applications to no more than four meetings. For purposes of this requirement, substantive review includes any meeting for which a particular land use application is on the agenda for discussion or consideration by the Planning Commission.

**SECTION 6:**        AMENDMENT “3.10 General Plan” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

## BEFORE AMENDMENT

### 3.10 General Plan

(1) Grantsville City shall prepare and adopt a comprehensive, long range, general plan for the growth and development of the land within Grantsville City considering the present and future needs of the City and growth and development of the land.

(2) The plan may provide for:

(a) health, general welfare, safety energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities.

(b) the reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water, and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources; and

(e) the protection of urban development.

(f) the protection or promotion of moderate income housing;

(g) the protection and promotion of air quality;

(h) historic preservation;

(i) identifying future uses of the land that are likely to require and expansion or significant modification of services or facilities provided by each affected entity;

(j) an official map;

(3)

(a) The Planning Commission shall provide notice as provided in Section 1.18(1), of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The Planning Commission shall make and recommend to the legislative body a proposed general plan for the area within the city.

(c) The plan may include areas outside the boundaries of the city if, in the planning

commission's judgment, those areas are related to the planning of the city's territory.

(d) Except as otherwise provided by or with respect to a city's power of eminent domain, when the plan of a city involves territory outside the boundaries of the city if, the city may not take action affecting the territory without the concurrence of the county or other municipalities affected.

(4)

(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendation for the following plan elements:

(i) a land use element that;

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate, and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan, and

(iii) an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the State legislature's determination that cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate

income housing within the planning horizon, which means or techniques may include a recommendation to:

- (A) rezone for densities necessary to assure the production of moderate income housing;
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
- (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
- (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
- (G) consider utilization of affordable housing programs administered by the Department of Community and Economic Development.

(5) The proposed general plan may include:

- (a) an environmental element that addresses:
  - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
  - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
  - (i) historic preservation; and
  - (ii) the diminution or elimination of blight; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) any other element the city council considers appropriate.

## AFTER AMENDMENT

### 3.10 General Plan

(1) Grantsville City shall prepare and adopt a comprehensive, long range, general plan for the growth and development of the land within Grantsville City considering the present and future needs of the City and growth and development of the land.

(2) The plan may provide for:

(a) health, general welfare, safety energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities.

(b) the reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water, and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources; and

(e) the protection of urban development.

(f) the protection or promotion of moderate income housing;

(g) the protection and promotion of air quality;

(h) historic preservation;

(i) identifying future uses of the land that are likely to require and expansion or significant modification of services or facilities provided by each affected entity;

(j) an official map;

(3)

(a) The Planning Commission shall provide notice as provided in Section 1.18(1), of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the Planning Commission initiates the process of preparing its recommendation.

(b) The Planning Commission shall make and recommend to the legislative body a proposed general plan for the area within the city.

(c) The plan may include areas outside the boundaries of the city if, in the planning commission's judgment, those areas are related to the planning of the city's territory.

(d) Except as otherwise provided by or with respect to a city's power of eminent domain, when the plan of a city involves territory outside the boundaries of the city if, the city may not take action affecting the territory without the concurrence of the county or other municipalities affected.

(4)

(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendation for the following plan elements:

(i) a land use element that;

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate, and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan, and

(iii) an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the State legislature's determination that cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Community and Economic Development.

(5) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation; and

(ii) the diminution or elimination of blight; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) any other element the city council considers appropriate.

**SECTION 7: AMENDMENT “3.27 Zoning Administrator Authority And Duties”** of the Grantsville Land Use Ordinances is hereby *amended* as follows:

#### BEFORE AMENDMENT

##### 3.27 Zoning Administrator Authority And Duties

(1) The zoning administrator is a land use authority and is authorized as an enforcing officer for all chapters of this land use ordinance. The zoning administrator shall be appointed by the mayor with the advice and consent of the city council. Assistant zoning administrators may also be appointed in the same manner as the administrator and shall have the same authority as the zoning administrator. The zoning administrator is hereby authorized to enforce this code and all provisions thereof, and shall do so by any legal means available to him, including but not limited to the following:

(a) Advise the building official on the issuance of building permits. When the zoning administrator gives written notification to the building official and applicant that an intended use, building, or structure would be in violation of this code, such written notification shall be presumption of illegality and the building official shall not issue a building permit for such use, building, or structure. (If the offices of building official and zoning administrator are held

concurrently by one person, this person shall detail the violation in writing on the permit refusal notification.)

(b) Inspect the uses of buildings, structures or land to determine compliance with the code. Such inspections shall be made at reasonable times.

(c) Issue notices of violation wherever buildings or lands are being used contrary to the provisions of this code. (This shall be done by providing notice in writing on any person engaged in said use and posting such notice on the premises.)

(d) Inform the mayor or city council of all code violations and recommend specific courses of action with regard to such violations which are not being resolved through established zoning procedures.

(e) Maintain a file of code violations and action to be taken on such violations.

(f) Upon authorization in the matrix of any zoning district, the zoning administrator, shall approve a conditional use permit if reasonable conditions can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances.

## AFTER AMENDMENT

### 3.27 Zoning Administrator Authority And Duties

(1) Primary responsibility for administering and enforcing this title shall be delegated to the Zoning Administrator. Except as otherwise specifically provided in this title, the Zoning Administrator may designate a staff person or staff persons to carry out these responsibilities. Upon delegation, the designated staff member shall assume all duties, responsibilities, and authority of the zoning administrator with respect to the delegated functions. This delegation shall be in writing and specify the scope of duties and duration of the delegation. The staff person(s) to whom such delegations are made shall be referred to in this title as the "Designated Zoning Administrator".

(2) The zoning administrator is a land use authority and is authorized as an enforcing officer for all chapters of this land use ordinance. The zoning administrator shall be appointed by the mayor with the advice and consent of the city council. Assistant zoning administrators may also be appointed in the same manner as the administrator and shall have the same authority as the zoning administrator. The zoning administrator is hereby authorized to enforce this code and all provisions thereof, and shall do so by any legal means available to ~~him~~them, including but not limited to the following:

(a) Advise the ~~B~~building ~~O~~fficial on the issuance of building permits. When the zoning administrator gives written notification to the building official and applicant that an intended use, ~~building, or structure~~ would be in violation of this code, such written notification shall be presumption of illegality and the building official shall not issue a building permit for such use,

building, or structure. ~~(If the offices of building official and zoning administrator are held concurrently by one person, this person shall detail the violation in writing on the permit refusal notification.)~~

(b) Inspect the uses of buildings, structures or land to determine compliance with the code. Such inspections shall be made at reasonable times.

(c) Issue notices of violation wherever ~~buildings or~~ lands are being used contrary to the provisions of this code. (This shall be done by providing notice in writing on any person engaged in said use and posting such notice on the premises.)

(d) Inform the mayor or city council of all code violations and recommend specific courses of action with regard to such violations which are not being resolved through established zoning procedures.

(e) Maintain a file of code violations and action to be taken on such violations.

(f) Upon authorization in the matrix of any zoning district, the zoning administrator, shall approve a conditional use permit if reasonable conditions can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances.

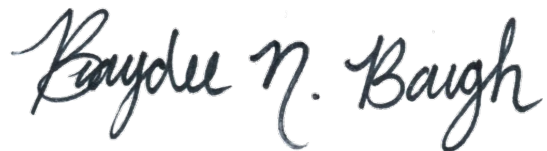
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL JANUARY 30, 2025.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Heidi Hammond	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jolene Jenkins	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jeff Williams	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Rhett Butler	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jacob Thomas	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

Attest

Presiding Officer

\_\_\_\_\_  
Neil Critchlow, Mayor, Grantsville



\_\_\_\_\_  
Braydee Baugh, City Recorder,  
Grantsville

