

**GRANTSVILLE
ORDINANCE 2019-08**

PUD OPEN SPACE AMENDMENT

**AN ORDINANCE AMENDING CHAPTER 12, SECTION 1(B) OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE TO CHANGE THE OPEN SPACE
REQUIREMENT FOR A PLANNED UNIT DEVELOPMENT.**

WHEREAS, The purpose of this ordinance is to amend Chapter 12, Section 1(b) of the Grantsville City Land Use and Management Code to change the percentage of land required to be dedicated as open space.

WHEREAS, the City currently requires a developer seeking a Planned Unit Development to dedicate 50 percent (50%) of the total parcel acreage of the property as open space.

WHEREAS, the City Council finds that 50 percent (50%) is not feasible or necessary and hereby amends the requirement so a developer need only dedicate 30 percent (30%) of the total parcel acreage as open space.

WHEREAS, the City Council finds that this amendment will promote and protect the health, safety and general welfare of the citizens of Grantsville City.

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

SECTION 1: **AMENDMENT** “12.1 Purpose” of the Grantsville Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

12.1 Purpose

(1) A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

- (a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;
- (b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. At least 50% of the total parcel acreage shall be open space with at least 30% of the total parcel acreage area dedicated to open space and improved open space. The open space and improved open space shall conform to the requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;
- (c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;
- (d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and
- (e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

AFTER AMENDMENT

12.1 Purpose

(1) A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

- (a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;


- (b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 5310% of the total parcel acreage shall be open space ~~with at least 350% of the total parcel acreage area dedicated to open space and dedicated as improved open space.~~ All Planned Unit Development projects shall conform at a minimum with The open space and improved open space ~~shall conform to the~~ requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected;
- (c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;
- (d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and
- (e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL APRIL 17, 2019.

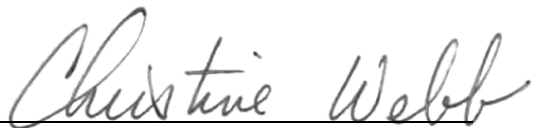
	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Neil Critchlow	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Krista Sparks	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Scott Stice	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jeff Hutchins	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Brent K. Marshall, Mayor, Grantsville



Christine Webb, City Recorder
Grantsville



CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §122-122-194 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

- 1) *Grantsville City Hall*
- 2) *Tooele Transcript Bulletin*
- 3) *Utah Public Notice Website*
- 4) *www.grantsvilleut.gov*

on the above referenced dates.

Attest



Christine Webb, City Recorder,
Grantsville