

Grantsville, Utah

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville Utah of Wednesday, 3rd day of *October 2001* at the hour of 7:00 p.m., there being present and answering roll call the following:

Merle E. Cole	Mayor
Craig Anderson	Council Member
Byron Anderson	Council Member
Kevin Hall	Council Member
Justin Linares	Council Member
Karen Watson	Council Member

Also Present:

Wendy Palmer	City Recorder
Ronald Elton	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting read and approved, the following ordinance/resolution was introduced in writing, read in full, and pursuant to a

Motion made by Council Member Justin Linares and seconded Craig Anderson for the original and the amendment and was adopted by following vote:

Yea: Unanimous

01-13 o

Opposed:

The ordinance/resolution was then signed by the Mayor in an open meeting and recorded by the City Recorder in the official records of Grantsville City, Utah. The ordinance is as follows:

ORDINANCE NO. 2001-13

AN ORDINANCE AMENDING CHAPTERS 14 AND 15 OF THE LAND USE DEVELOPMENT AND MANAGEMENT CODE OF GRANTSVILLE CITY BY ESTABLISHING MORE STANDARDIZED MINIMUM YARD SETBACK REGULATIONS FOR BUILDINGS IN THE AGRICULTURE, RURAL RESIDENTIAL, RESIDENTIAL AND MULTIPLE RESIDENTIAL ZONING DISTRICTS.

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This ordinance is for the purpose of establishing more standardized set back requirement for buildings in the A, RR-5, RR-1, R-1-21, R-1-12, R-1-8, RM-7 and RM-15 zoning districts, as recommended by the Planning Commission. The Grantsville City Council finds that this Ordinance will promote the safety, peace and general welfare of the residents of Grantsville City.

SECTION TWO: AMENDMENT TO CHAPTERS 14 AND 15. The regulations relating to minimum yard setback requirements as specified in Chapters 14 and 15 of the Land Use Development and Management Code of Grantsville City Code are hereby amended to read as follows:

CHAPTER 14

**MULTIPLE USE, AGRICULTURE
AND RURAL RESIDENTIAL DISTRICTS**

14.1 AGRICULTURAL DISTRICTS - A.

Minimum Yard Setback Requirements:

Front Yard for All Buildings.....30 feet.
Rear Yard for Main Building.....60 feet.
Side Yard for All Buildings, Each Side.....20 feet.
Rear Yard for Accessory Buildings7.5 feet.
On corner lots, 2 front yards and 2 side yards are required.

14.2 RURAL RESIDENTIAL DISTRICTS - RR.

RR-5

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Building.....50 feet.
- Side Yard for All Buildings, Each Side.....20 feet.
- Rear Yard for Accessory Buildings7.5 feet.
- On corner lots, 2 front yards and 2 side yards are required.

RR-1

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Building.....30 feet.
- Side Yard for All Buildings, Each Side.....15 feet.
- Rear Yard for Accessory Buildings7.5 feet.
- On corner lots, 2 front yards and 2 side yards are required.

CHAPTER 15
RESIDENTIAL AND MULTIPLE
RESIDENTIAL DISTRICTS

15.1 RESIDENTIAL DISTRICT - R-1-21.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Buildings.....30 feet.
- Side Yard for Main Building, Each Side10 feet.
- Side Yards for Accessory Buildings.....4 feet.
- Rear Yard for Accessory Buildings1 foot.
- On corner lots, 2 front yards and 2 side yards are required.

15.2 RESIDENTIAL DISTRICT - R-1-12.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Buildings.....30 feet.
- Side Yard for Main Building, Each Side.....7.5 feet.
- Side Yards for Accessory Buildings.....4 feet.
- Rear Yard for Accessory Buildings1 foot.
- On corner lots, 2 front yards and 2 side yards are required.

15.3 RESIDENTIAL DISTRICT - R-1-8.

Minimum Yard Setback Requirements:

Front Yard for All Buildings.....	30 feet.
Rear Yard for All Buildings.....	25 feet.
Side Yard for Main Building, Each Side.....	7.5 feet.
Side Yards for Accessory Buildings.....	4 feet.
Rear Yard for Accessory Buildings	1 foot.

On corner lots, 2 front yards and 2 side yards are required.

15.4 RESIDENTIAL DISTRICT - RM-7.

Minimum Yard Setback Requirements:

Front Yard for All Buildings.....	25 feet.
Rear Yard for All Buildings.....	20 feet.
Side Yard for Main Building, Each Side.....	7.5 feet.
Side Yard for Accessory Buildings.....	4 feet.
Rear Yard for Accessory Buildings.....	1 foot.

On Corner Lots, 2 front yards and 2 side yards are required.

15.5 MULTIPLE RESIDENTIAL DISTRICT - RM-15.

Minimum Yard Setback Requirements:

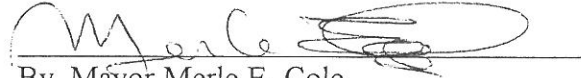
Front Yard for All Buildings.....	25 feet.
Rear Yard for All Buildings.....	20 feet.
Side Yard for Main Building, Each Side.....	7.5 feet.
Side Yard for Accessory Buildings.....	4 feet.
Rear Yard for Accessory Buildings.....	1 foot.

On Corner Lots, 2 front yards and 2 side yards are required.

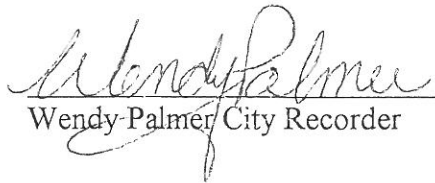
SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect immediately upon posting of complete copies hereof in three public places within Grantsville City, Utah as provided for by law.

Page Four
Ordinance 2001-13

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
THIS 3 DAY OF OCTOBER 2001.


By Mayor Merle E. Cole

ATTEST


Wendy Palmer City Recorder

(SEAL)

Date of First Posting 10-5-01

STATE OF UTAH)
)
COUNTY OF TOOELE) SS:

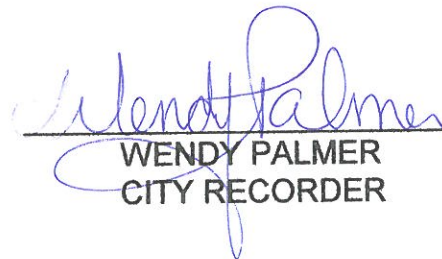
I, Wendy Palmer, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Grantsville City, (the "City"), according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6 (2), Utah Code Annotated 1953 as amended, I gave not less than twenty-four (24) hours public notice of agenda, date, time and place of the regular meeting held by the City Council of the City (the "City Council") on October 3rd 2002.

(a) Causing a Notice of Public Meeting, in the form attached hereto as Exhibit A, to be posted at the principal office of the City Council at 429 E. Main Street, Grantsville City, UT on September 28, 2001 at least twenty-four (24) hours before the convening of the meeting, said Notice of Public Meeting have continuously remained so posted and available for public inspection during the regular office hours of the City until the convening of the meeting; and

(b) Causing a copy of the Notice of Public Meeting, in the form attached hereto as Exhibit A to be provided on September 28, 2002, at least twenty-four (24) hours before the convening of the meeting, to Transcript Bulletin, a newspaper of general circulation with the geographic jurisdiction of the City, and to each local media correspondent, newspaper, radio station or television station which has requested notification of meetings of said City Council

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon, the official seal of Grantsville City, UT this 5th day of October 2001.

(SEAL)



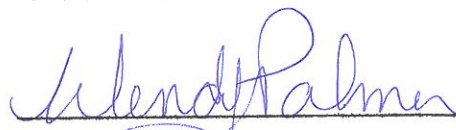
WENDY PALMER
CITY RECORDER

STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Wendy Palmer, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Grantsville City, (the "City"), State of Utah, and do further certify that the above and foregoing is a true and correct copy of an Ordinance/Resolution duly adopted by the City of Grantsville, by the City Council thereof at a meeting duly called and held in Grantsville, UT on the 3rd day of October 2001, at the hour of 7:00 O'clock p.m. of said day, and I certify that after its passage I caused to be published in the Tooele Transcript Bulletin on the 8th day of October 2001, or posted in three public places:

- City Hall – 429 E. Main – Grantsville
- Grantsville Drug Store – 5 West Main – Grantsville
- Soelberg's – 213 E. Main - Grantsville

(SEAL)



WENDY PALMER
CITY RECORDER

Grantsville, Utah

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville Utah of Wednesday, 5th day of September 2001 at the hour of 7:00 p.m., there being present and answering roll call the following:

Merle E. Cole	Mayor
Byron Anderson	Council Member
Craig Anderson	Council Member
Kevin Hall	Council Member
Justin Linares	Council Member
Karen Watson	Council Member

Also Present:

Wendy Palmer	City Recorder
Ronald Elton	City Attorney

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting read and approved, the following ordinance/resolution was introduced in writing, read in full, and pursuant to a

Motion made by Council Member Kevin Hall and seconded by Council Member Craig Anderson and was adopted by following vote:

Yea: Unanimous

01-13

Opposed:

The ordinance/resolution was then signed by the Mayor in an open meeting and recorded by the City Recorder in the official records of Grantsville City, Utah. The ordinance is as follows:

ORDINANCE NO. 2001-13

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Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This ordinance is for the purpose of establishing more standardized set back requirement for buildings in the A, RR-5, RR-1, R-1-21, R-1-12, R-1-8, RM-7 and RM-15 zoning districts, as recommended by the Planning Commission. The Grantsville City Council finds that this Ordinance will promote the safety, peace and general welfare of the residents of Grantsville City.

SECTION TWO: AMENDMENT TO CHAPTERS 14 AND 15. The regulations relating to minimum yard setback requirements as specified in Chapters 14 and 15 of the Land Use Development and Management Code of Grantsville City Code are hereby amended to read as follows:

CHAPTER 14

**MULTIPLE USE, AGRICULTURE
AND RURAL RESIDENTIAL DISTRICTS**

14.1 AGRICULTURAL DISTRICTS - A.

Minimum Yard Setback Requirements:

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Rear Yard for Main Building.....	60 feet.
Side Yard for All Buildings, Each Side.....	20 feet.
Rear Yard for Accessory Buildings	7.5 feet.
On corner lots, 2 front yards and 2 side yards are required.	

14.2 RURAL RESIDENTIAL DISTRICTS - RR.

RR-5

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Building.....50 feet.
- Side Yard for All Buildings, Each Side.....20 feet.
- Rear Yard for Accessory Buildings7.5 feet.
- On corner lots, 2 front yards and 2 side yards are required.

RR-1

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Building.....30 feet.
- Side Yard for All Buildings, Each Side.....15 feet.
- Rear Yard for Accessory Buildings7.5 feet.
- On corner lots, 2 front yards and 2 side yards are required.

CHAPTER 15
RESIDENTIAL AND MULTIPLE
RESIDENTIAL DISTRICTS

15.1 RESIDENTIAL DISTRICT - R-1-21.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Buildings.....30 feet.
- Side Yard for Main Building, Each Side10 feet.
- Side Yards for Accessory Buildings.....4 feet.
- Rear Yard for Accessory Buildings1 foot.
- On corner lots, 2 front yards and 2 side yards are required.

15.2 RESIDENTIAL DISTRICT - R-1-12.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
- Rear Yard for All Buildings.....30 feet.
- Side Yard for Main Building, Each Side.....7.5 feet.
- Side Yards for Accessory Buildings.....4 feet.
- Rear Yard for Accessory Buildings1 foot.
- On corner lots, 2 front yards and 2 side yards are required.

15.3 RESIDENTIAL DISTRICT - R-1-8.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....30 feet.
 - Rear Yard for All Buildings.....25 feet.
 - Side Yard for Main Building, Each Side.....7.5 feet.
 - Side Yards for Accessory Buildings.....4 feet.
 - Rear Yard for Accessory Buildings1 foot.
- On corner lots, 2 front yards and 2 side yards are required.

15.4 RESIDENTIAL DISTRICT - RM-7.

Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....25 feet.
 - Rear Yard for All Buildings.....20 feet.
 - Side Yard for Main Building, Each Side.....7.5 feet.
 - Side Yard for Accessory Buildings.....4 feet.
 - Rear Yard for Accessory Buildings.....1 foot.
- On Corner Lots, 2 front yards and 2 side yards are required.

15.5 MULTIPLE RESIDENTIAL DISTRICT - RM-15.

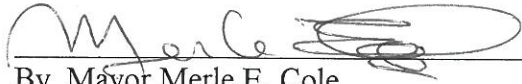
Minimum Yard Setback Requirements:

- Front Yard for All Buildings.....25 feet.
 - Rear Yard for All Buildings.....20 feet.
 - Side Yard for Main Building, Each Side.....7.5 feet.
 - Side Yard for Accessory Buildings.....4 feet.
 - Rear Yard for Accessory Buildings.....1 foot.
- On Corner Lots, 2 front yards and 2 side yards are required.

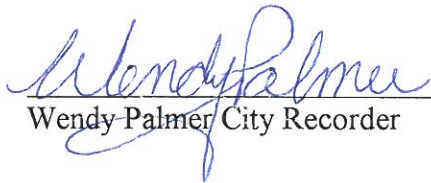
SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect immediately upon posting of complete copies hereof in three public places within Grantsville City, Utah as provided for by law.

Page Four
Ordinance 2001-13

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
THIS 3 DAY OF OCTOBER 2001.


By Mayor Merle E. Cole

ATTEST


Wendy Palmer City Recorder

(S E A L)


Date of First Posting 10-5-01

STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Wendy Palmer, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Grantsville City, (the "City"), State of Utah, and do further certify that the above and foregoing is a true and correct copy of an Ordinance/Resolution duly adopted by the City of Grantsville, by the City Council thereof at a meeting duly called and held in Grantsville, UT on the 3rd day of October 2001, at the hour of 7:00 O'clock p.m. of said day, and I certify that after its passage I caused to be published in the Tooele Transcript Bulletin on the 9th day of October 2001, or posted in three public places:

- City Hall – 429 E. Main – Grantsville
- Grantsville Drug Store – 5 West Main – Grantsville
- Soelberg's – 213 E. Main - Grantsville

(SEAL)



WENDY PALMER
CITY RECORDER

STATE OF UTAH)
)
COUNTY OF TOOELE) SS:

I, Wendy Palmer, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Grantsville City, (the "City"), according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6 (2), Utah Code Annotated 1953 as amended, I gave not less than twenty-four (24) hours public notice of agenda, date, time and place of the regular meeting held by the City Council of the City (the "City Council") on October 3, 2001.

(a) Causing a Notice of Public Meeting, in the form attached hereto as Exhibit A, to be posted at the principal office of the City Council at 429 E. Main Street, Grantsville City, UT on September 30, 2001 at least twenty-four (24) hours before the convening of the meeting, said Notice of Public Meeting have continuously remained so posted and available for public inspection during the regular office hours of the City until the convening of the meeting; and

(b) Causing a copy of the Notice of Public Meeting, in the form attached hereto as Exhibit A to be provided on September 30, 2001, at least twenty-four (24) hours before the convening of the meeting, to Transcript Bulletin, a newspaper of general circulation with the geographic jurisdiction of the City, and to each local media correspondent, newspaper, radio station or television station which has requested notification of meetings of said City Council

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon, the official seal of Grantsville City, UT this 5th day of October 2001.

(SEAL)



WENDY PALMER
CITY RECORDER

ORDINANCE NO. 2001-14

AN ORDINANCE AMENDING CHAPTER 15 OF THE LAND USE DEVELOPMENT AND MANAGEMENT CODE OF GRANTSVILLE CITY BY ESTABLISHING LARGER MINIMUM LOT SIZES FOR CORNER LOTS LOCATED IN THE R-1-8, RM-7 AND RM-15 ZONING DISTRICTS.

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This ordinance is for the purpose of requiring larger minimum lot sizes for corner lots in the R-1-8, RM-7 and RM-15 zoning districts. The City Council finds that the building setback regulations requiring two front yards and two side yards in the R-1-8, RM-7 and RM-15 zoning districts, results in many existing lots from being developed. This ordinance is intended to apply prospectively to the creation of corner lots in the R-1-8, RM-7 and RM-15 zoning districts and to ensure that the new lots created in these zones are more easily developed.

SECTION TWO: AMENDMENT TO CHAPTER 15. The minimum lot size regulations, as contained in Sections 15.3, 15.4 and 15.5 of Chapter 15 of the Land Use Development and Management Code of Grantsville City Code are hereby amended to read as follows:

**CHAPTER 15
RESIDENTIAL AND MULTIPLE
RESIDENTIAL DISTRICTS**

15.3 RESIDENTIAL DISTRICT - R-1-8.

Minimum Lot Size.....8,000 square feet.
Minimum Lot Size for Corner Lots.....10,000 square feet.

15.4 MULTIPLE RESIDENTIAL DISTRICT - RM-7.

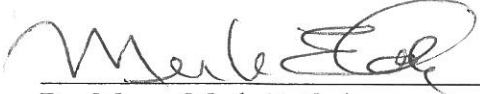
Minimum Lot Size.....7,000 square feet.
Minimum Lot Size for Corner Lots.....10,000 square feet.
Additional lot area for each additional dwelling unit.....6,000 square feet.

15.5 MULTIPLE RESIDENTIAL DISTRICT - RM-15.


Minimum Lot Size.....7,000 square feet.
Minimum Lot Size for Corner Lots.....10,000 square feet.
Additional lot area for each additional dwelling unit.....6,000 square feet.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect immediately upon posting of complete copies hereof in three public places within Grantsville City, Utah as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
THIS 21 DAY OF NOVEMBER, 2001.


By Mayor Merle E. Cole

ATTEST


Wendy Palmer City Recorder

(SEAL)

Date of First Posting 11-23-01

ORDINANCE NO. 2001-15

AN ORDINANCE AMENDING CHAPTER 21 OF THE GRANTSVILLE CITY LAND USE DEVELOPMENT AND MANAGEMENT CODE BY ENACTING A NEW SECTION PROVIDING FOR AND REGULATING RURAL SUBDIVISIONS.

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. The purpose of this Ordinance is to provide for a Rural Subdivision option to assist the City to achieve the goals of the Grantsville City General Plan, to encourage a mix and diversity of lot sizes, to allow flexibility and creativity in subdivision design, to preserve and protect environmentally sensitive areas, to provide an opportunity for residential living in a rural atmosphere where the keeping of animals and other agricultural and rural activities is preserved, to provide an opportunity for the provision of desired amenities, and to encourage the preservation of the “rural open spaces” of the City.

SECTION TWO: AMENDMENT. Chapter 21 of the Grantsville City Land Use Management and Development Code, entitled Subdivision Regulations, is hereby amended by the enactment of a new Section 12 entitled Rural Subdivisions, which is hereby adopted and which shall be included in said Code and shall read as follows:

**CHAPTER 21
SUBDIVISION REGULATIONS
Section 12
Rural Subdivisions**

21.12.1 PURPOSE AND INTENT.

The Rural Subdivision option is provided and designated to achieve the goals of the Grantsville City General Plan, to encourage a mix and diversity of lot sizes, to allow flexibility and creativity in subdivision design, to preserve and protect environmentally sensitive areas, to provide an opportunity for residential living in a rural atmosphere where the keeping of animals and other agricultural and rural activities is preserved, to provide an opportunity for the provision of desired amenities, and to encourage the preservation of the “rural open spaces” of the City.

21.12.2 DEFINITIONS.

For the purposes of this Section the following definitions shall apply:

(1) Common Open Space: Essentially unimproved land located within a rural subdivision which is not individually owned and is intended for the use or enjoyment of owners within the rural subdivisions, or land that may be provided by dedication, set aside, designation, or reservation, or other means, for use by others who are owners within the rural subdivision, such land(s) having a minimum area of at least twenty percent (20%) of the area of the entire subdivision site.

(2) Private Open Space: A privately owned separate lot for the use and enjoyment of the owner, the area of which is a minimum of twice (2x) the minimum lot size required by the zoning district in which the rural subdivision is located.

21.12.3 USE REGULATIONS.

(1) A Rural Subdivision may be allowed, or required, in the Agricultural Districts (A) and Rural Residential Districts (RR), by the Planning Commission and the City Council. All use requirements of the zoning district in which the Rural Subdivision is proposed shall apply and compliance with all applicable provisions of this Ordinance and all other applicable Local, State and Federal laws is required.

21.12.4 GENERAL REQUIREMENTS.

(1) All applications for a Rural Subdivision shall be presented to the City as required by the provisions of Chapter 21 of this Ordinance and providing the information required for a subdivision application as required therein.

(2) The total number of lots allowed in a Rural Subdivision shall be the same as the number permitted by the lot area requirements of the zoning district, or districts, in which the proposed Rural Subdivision is located. Any lands used for schools, churches, and any other uses shall not be included in the area for determining the maximum number of allowed lots.

(3) The area and location of any common open space areas or any private open space areas provided through the Rural Subdivision option, shall be of a size and location sufficient to achieve the purposes of this Chapter, as reviewed and recommended by the Planning Commission and approved by the City Council.

(4) The proposed Rural Subdivision shall be in a single ownership or the Rural Subdivision application shall be filed jointly by all of the owners of the property.

- (5) The property adjacent to the proposed Rural Subdivision shall not be adversely affected and the Planning Commission and City Council will require the subdivision to be designed to achieve compatibility with adjacent uses.

21.12.5 DEVELOPMENT STANDARDS.

- (1) **Minimum Lot Area.** The minimum lot area allowed by a Rural Subdivision may be reduced below the area normally required by the zoning district in which the subdivision is located, as recommended by the Planning Commission, and as approved by the City Council, but in no case shall the minimum area for any lot proposed be less than fifty percent (50%) of the minimum lot size required by the zoning district in which the rural subdivision is located.

- (2) **Minimum Lot Width and Yard Setback.** The minimum lot width and yard requirements of a Rural Subdivision may be reduced below the width and yard normally required by the zoning district in which the subdivision is located, as recommended by the Planning Commission, and as approved by the City Council.

- (3) **Use and Height Regulations.** Use and height regulations shall be the same as for the zoning district in which the Rural Subdivision is located.

21.12.6 DESIGN REQUIREMENTS.

- (1) **Subdivision Design.** All subdivisions proposed as a Rural Subdivision shall provide a minimum of twenty percent (20%) of the entire subdivision area as Common Open Space, as defined herein, or a minimum of twenty percent (20%) of all lots proposed shall provide Private Open Space, as defined herein.

- (2) **Building Design.** The Applicant for a Rural Subdivision shall provide information and material identifying the proposed architectural design and architectural elements, consistent with an agricultural and rural design theme, for all proposed principal and accessory buildings to be located within the Rural Subdivision, including allowed building materials, to be reviewed by the Planning Commission and approved by the City Council.

- (3) **Multiple Use Traits.** All Rural Subdivisions may provide, and the Planning Commission and City Council may require, a multiple use pedestrian and equestrian trail system within the Rural Subdivision and shall, if required, provide appropriate connections to other existing or proposed trails, as required by the Planning Commission and City Council.

- (4) **Equestrian Facilities.** The applicant for a Rural Subdivision may provide, and the Planning Commission and City Council may require, information and materials identifying proposed equestrian facilities and amenities to be reviewed by

the Planning Commission and approved by the City Council.

(5) Road and Street Design. All proposed roads and streets within a Rural Subdivision shall comply with the Rural Roadway Design and Construction Standards of the City.

(6) Fencing. The applicant for a Rural Subdivision shall provide the proposed fencing scheme for the Rural Subdivision to be reviewed by the Planning Commission and approved by the City Council.

(7) Other. The applicant may propose, and the Planning Commission and City Council may require other subdivision information, features and amenities in order to meet the purposes of this Chapter and the goals of the City's General Plan.

21.12.7 OPEN SPACE - PROVISION AND MAINTENANCE.

(1) All common open space areas shall be maintained in accordance with a plan, presented by the applicant, and reviewed and recommended by the Planning Commission, and approved by the City Council.

(2) The applicant for a Rural Subdivision approval may be required to provide a guarantee, determined by the City Council, and consistent with the applicable requirements of the City, sufficient to guarantee the completion of any required improvements for the common open space area(s).

21.12.8 SUBMISSION OF APPLICATION.

(1) An application for a Rural Subdivision shall be submitted to the City in accordance with this Ordinance and shall be accompanied by a subdivision application as applicable.

SECTION THREE: REPEALER. Any Grantsville City Ordinance or regulation in conflict with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

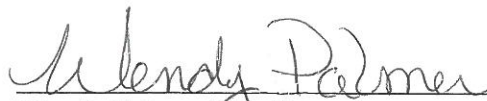
SECTION FOUR: EFFECTIVE DATE. This ordinance shall take effect immediately upon the posting of complete copies of this Ordinance in three public places within Grantsville City, Utah as provided for by law.

Page Five
Ordinance 2001- 15

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH, THIS 21 DAY OF NOVEMBER 2001.


MAYOR MERLE E. COLE

ATTEST


Wendy Palmer City Recorder

Date of Posting 11-23-01

(SEAL)

ORDINANCE NO. 2001- 16

AN ORDINANCE AMENDING AND THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH. (RR-5 TO RR-1 AT NYGREEN AND WILLOW STREETS)

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by adopting the recommendation of the Grantsville City Planning Commission, to rezone property located on the corner of Nygreen and Willow Streets in Grantsville City from a RR-5 zoning designation to a RR-1 zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcel from a RR-5 (Rural Residential - 5 Acre Minimum Lot Size) zoning designation to a RR-1 (Rural Residential - 1 Acre Minimum Lot Size) zoning designation, as defined by the Grantsville City zoning regulations:

Lot 6, South Willow Subdivision, Amended No. 1, a Subdivision of Grantsville City, Tooele County, State of Utah.

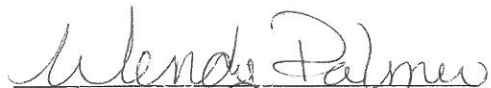
SECTION TWO: EFFECTIVE DATE. This ordinance shall take effect upon the posting of complete copies hereof in three public places within Grantsville City, as provided for by law.

Ordinance 2001-16
Page Two

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH THIS 21 DAY OF NOVEMBER, 2001.


MAYOR MERLE E. COLE

ATTEST:


Wendy Palmer, City Recorder

(SEAL)

Date of Posting 11-23-01

ORDINANCE NO. 2001-17

AN ORDINANCE AMENDING THE LAND USE DEVELOPMENT AND MANAGEMENT CODE OF GRANTSVILLE CITY BY CHANGING THE OPEN AREA REQUIREMENTS RELATED TO THE KEEPING OF ANIMALS AND HORSES IN CERTAIN RESIDENTIAL ZONING DISTRICTS.

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the open space requirements for animals kept for family food production and for the keeping of horses as conditional uses in the R1-12, R-1-21 and RM-7 zoning districts. The current regulation requires certain sizes of open areas for the keeping of different animals, but does not allow the inclusion of stables, barns and pens as a part of the required open area. The Grantsville City Council finds that it is reasonable to include the area of stables, barns and pens as a part of the open space requirements for animals regulated by Table 15.1 provided these areas are accessible by the regulated animals.

SECTION TWO: AMENDMENT. The use regulations for “Family Food Production and the Raising of Horses” in Table 15.1 USE REGULATIONS for Residential and Multiple Residential Districts (Chapter 15) of the Grantsville City “Land Use Development and Management Code,” is hereby amended to read as follows:

Table 15.1 USE REGULATIONS.

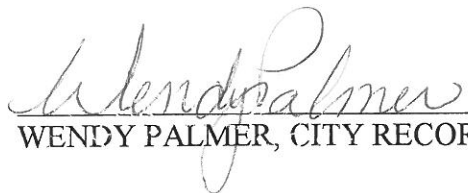
USE	Residential R-1-			Multiple Residential		
	8	12	21	7	15	30
FAMILY FOOD PRODUCTION, AND THE RAISING OF HORSES. The first large animal (fully grown) shall have 10,000 Sq. Feet of accessible open area and each additional large animal shall have an additional 2,000 Sq. Feet of open area; Each medium sized animal (fully grown) shall have 4,000 Sq. Feet of accessible open area, and each small sized animal (fully grown) shall have 500 Sq. feet of accessible open area. The area of stables, barns, and pens accessible to regulated animals may count towards the open area requirements, No animal shall be kept, corralled, penned, or raised within 100 feet from a neighboring residential dwelling unit.	-	C	C	C	-	-

SECTION THREE: EFFECTIVE DATE. This ordinance shall take effect immediately upon the posting of complete copies hereof in three public places within Grantsville City, Utah as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH, THIS 21 TH DAY OF NOVEMBER, 2001.


BY MAYOR MERLE COLE

ATTEST:


WENDY PALMER, CITY RECORDER

(SEAL)

Date of Posting 11-23-01

Public Notice:

Grantsville City Council will hold its regular meeting Wednesday, October 3, 2001. The meeting to be held at 429 E. Main, Grantsville, UT 84029 beginning at 7:00 p.m.

Public Hearings:

1. Consideration of amendment of building set back requirements for all zoning districts
2. Consideration of potential eligible projects for which funding may be applied under the CDBG Small Cities Program for 2002-2003.

AGENDA

1. Approval of the minutes of the previous meetings.
2. Alan Johnson – Heritage Grove requesting change in phase one boundary.
 - a. Request Grantsville City approve installation of sewer line South on Worthington Street.
3. Consideration of new business licenses:
 - a. Mike Warr, 180 N. Taylor Road- Mobile Welding Service.
 - b. Ted Fields-814 E. Saddle Road- Handyman business
4. Pat Yadon- Consideration of Minor Subdivision on the corner of Quirk and Durfee Streets
5. Consideration of salary step increase.
6. Consideration of property issues at 378 W. Clark Street.
7. Consideration of Water impact fees.
8. Considerations of challenge to conditional use permit for Willow Elementary School progress report traffic/safety study -
9. Consideration of Ordinances and Resolutions:
 - a. Considerations of ordinance to amend the Land Use Management Code as it relates to secondary water requirements and adopt a formula for figuring the average irrigated acre.
 - b. Consideration of amendment of the Land Use Management code amending the building set back requirements for all zoning districts.
10. Affordable Housing Plan.
11. Tooele County Housing Authority request for CDBG Sponsorship.
12. Report of Utah League Conference
13. Report of Land Use Law Conference – Craig Anderson & Ron Elton
14. Award bid for construction of an Electric sign at City Hall.
15. Consideration of engineer/architect request for proposal for new fire station.
16. Old Lincoln Highway celebration.
17. Consideration of setting special City Council Meeting to Canvas Primary Election Results.
18. Approval of bills.
19. Other Business.
20. Executive session to discuss pending litigation and acquisitions.
21. Adjourn.

Wendy Palmer
City Recorder

In compliance with the American with Disability Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at least 3 days in advance of the meeting that will be attended by calling 884-3411.