

**GRANTSVILLE
ORDINANCE 2019-22**

AMENDING PHASE DEVELOPMENT REQUIREMENT

**AN ORDINANCE AMENDING 21.4.3 OF THE GRANTSVILLE CITY LAND USE
MANAGEMENT AND DEVELOPMENT CODE TO UPDATE PHASE DEVELOPMENT
REQUIREMENTS**

WHEREAS, Grantsville City has required all subdivisions in the City be built in phases, with each phase limited to no more than 25 homes;

WHEREAS, a developer has been prohibited from applying for an additional phase in a subdivision until at least 70% of the lots from the previous phase were sold;

WHEREAS, Grantsville City placed these restrictions on subdivisions to protect against overbuilding in a recession;

WHEREAS, the City Council finds it necessary to amend the law to permit larger phases and approve additional phases without the 70% requirement;

WHEREAS, the City Council finds these amendments will promote the general health, safety, and 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** “21.4.3 Phase Development” 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

21.4.3 Phase Development

- (1) The final platting of subdivisions containing more than 25 lots shall be done in phases, except as provided in Subsection (3). Development shall be performed so that the phases will be contiguous and the required improvements will be continuous.
- (2) When off-site improvements are complete and approved by the city engineer, and the lots are 70 percent sold, the subdivider may submit the next phase for final plat approval.

(3) A preliminary and final plat including more than 25 lots will be accepted only upon the submission of evidence indicating that the market absorption rate is such, and the financial ability of the subdivider is such that the off-site improvements for all lots in the final plat will be completed within two years.

(4) Where it is prudent to engineer road or utility lines that extend into the next phase, such work may be done if shown in the prior phase.

AFTER AMENDMENT

21.4.3 Phase Development

(1) The final platting of subdivisions containing more than 25 lots shall be done in phases, except as provided in Subsection (3). Development shall be performed so that the phases will be contiguous and the required improvements will be continuous.

(2) When off-site improvements are complete and approved by the city engineer, and the lots are 70 percent sold, with dwellings having been constructed or with active building permits, the subdivider may ~~submit~~record the plat for the next phase ~~for final plat approval~~.

~~(3) A preliminary and final plat including more than 25 lots will be accepted only upon the submission of evidence indicating that the market absorption rate is such, and the financial ability of the subdivider is such that the off-site improvements for all lots in the final plat will be completed within two years~~ The City may accept phases including more than 25 lots, up to five lots greater per phase when the overall lot count of the subdivision contains fifteen or fewer lots beyond a number of lots divisible by 25, or where street or utility improvements must extend past five or fewer additional lots to connect onto existing improvements. The City reserves the right to consider other situations that might provide a public benefit and still allow for the completion of infrastructure and sale of 70% of the subdivided lots within the two-year expiration period. Any agreements between the City and Developer concerning phasing that allow greater than 25 lots per phase shall be included in the Development Agreement detailing the number of lots per each phase and a brief statement justifying the need for the additional lots in phases.


(4) Where it is prudent to engineer road or utility lines that extend into the next phase, such work may be done if shown in the prior phase.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL OCTOBER 02, 2019.

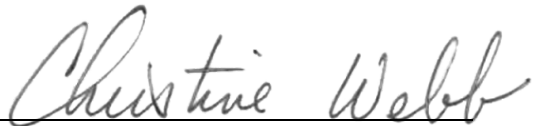
	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Neil Critchlow	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Krista Sparks	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Scott Stice	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jeff Hutchins	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

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 §10-3-711, 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