

**GRANTSVILLE  
ORDINANCE 2021-21**

**SINGLE LOT DEVELOPMENTS**

**AN ORDINANCE AMENDING CHAPTER 24 OF THE GRANTSVILLE CITY  
LAND USE MANAGEMENT AND DEVELOPMENT CODE TO INCLUDE  
FURTHER GUIDANCE FOR SINGLE LOT DEVELOPMENTS**

**WHEREAS**, the City Council previously adopted rules and regulations to permit single lot developments in the City; and

**WHEREAS**, the City Council hereby amends Chapter 24 of the GLUDMC to include additional rules and regulations.

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

**SECTION 1:**        **AMENDMENT** “Chapter 24 Small Residential Development” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

Chapter 24 Small Residential Development

AFTER AMENDMENT

Chapter 24 ~~Small Residential~~Single Lot Development

**SECTION 2:**        **AMENDMENT** “24.1 Purpose” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

24.1 Purpose

(1) The purpose of this chapter is to ensure compliance with city development and land use standards for single-family residential construction on metes and bounds parcels outside of recorded subdivisions or condominiums. This chapter applies to all construction on existing metes and bounds parcels in the city and does not apply to the subdivision of land. This chapter describes the process and requirements for obtaining approval to construct a single lot development (SLD) in the city.

## AFTER AMENDMENT

### 24.1 Purpose

(1) The purpose of this chapter is to ensure compliance with city development and land use standards for ~~single-family residential~~ construction on metes and bounds parcels outside of recorded subdivisions or condominiums. This chapter applies to all construction on existing metes and bounds parcels in the city and does not apply to the subdivision of land. This chapter describes the process and requirements for obtaining approval to construct a single lot development (SLD) in the city.

**SECTION 3: AMENDMENT “24.5 Application Review”** of the Grantsville Land Use Ordinances is hereby *amended* as follows:

## BEFORE AMENDMENT

### 24.5 Application Review

(1) The application shall be reviewed by the Planning and Zoning Administrator (Administrator) and other city staff as the Administrator deems necessary. The Administrator shall review the application for compliance with the applicable land use and zoning ordinances. The City Engineer shall review the construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this title and all other applicable ordinances of the city and the state. The Administrator may approve the SLD if the application fully complies with the applicable land use ordinances and is found by the City Engineer to comply with the improvement standards required by this title and if all easements are correctly described and located. If the SLD complies, the developer's engineer shall prepare an estimate of the construction costs for all proposed public improvements. If the SLD application or the construction plans do not comply, the Administrator shall return the plans to the applicant with comment. Once all application requirements have been met, redline corrections made, revised plans submitted, fees paid and bond posted, a building permit may be obtained.

(2) If any waivers or exceptions to the code are required, any associated building permit review and approval shall be put on hold and the SLD application shall go before City Council at the earliest practical public meeting to determine the status of the waivers and exceptions that will be required. Any exceptions or waivers granted shall be included in a development agreement.

## AFTER AMENDMENT

### 24.5 Application Review

(1) ~~The~~ The application shall be reviewed by the Planning and Zoning Administrator (Administrator) and other city staff as the Administrator deems necessary. The Administrator shall review the application for compliance with the applicable land use and zoning ordinances. The City Engineer shall review the construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this title and all other applicable ordinances of the city and the state. The Administrator may approve the SLD if the application fully complies with the applicable land use ordinances and is found by the City Engineer to comply with the improvement standards required by this title and if all easements are correctly described and located. If the SLD complies, the developer's engineer shall prepare an estimate of the construction costs for all proposed public improvements. If the SLD application or the construction plans do not comply, the Administrator shall return the plans to the applicant with comment. Once all application requirements have been met, redline corrections made, revised plans submitted, fees paid and bond posted, a building permit may be obtained.

(2) If any waivers or exceptions to the code are required, any associated building permit review and approval shall be put on hold and the SLD application shall go before City Council at the earliest practical public meeting to determine the status of the waivers and exceptions that will be required. Any exceptions or waivers granted shall be included in a development agreement.

**SECTION 4:**            AMENDMENT “24.6 Plat Required” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

#### BEFORE AMENDMENT

##### 24.6 Plat Required

(1) If the city finds that dedication of land or public improvements is required, the applicant will be required to provide a plat and additional drawings describing the public improvements. The plat shall go before the City Council for approval. A Development Agreement may be required to clarify the responsibilities of the applicant and the city with respect to dedicated public improvements as well as other applicable land use requirements.

#### AFTER AMENDMENT

##### 24.6 Plat Required

(1) If the city finds that dedication of land or public improvements is required, the applicant will be required to provide a plat and additional drawings describing the public improvements. The plat shall go before the City Council for approval. A Development Agreement may be required to clarify the responsibilities of the applicant and the city with respect to dedicated public improvements as well as other applicable land use requirements.

**SECTION 5:**        **AMENDMENT** “24.7 Timely Commencement Of Construction” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

24.7 Timely Commencement Of Construction

(1) An SLD approval shall remain valid for one year from the date of approval. If a building permit is not obtained, fees paid and the foundation of the main building installed within one year of the approval, the SLD approval shall be void.

**AFTER AMENDMENT**

24.7 Timely Commencement Of Construction

(1) An SLD approval shall remain valid for one year from the date of approval. If a building permit is not obtained, fees paid and the foundation of the main building installed within one year of the approval, the SLD approval shall be void.

**SECTION 6:**        **AMENDMENT** “24.8 Appeals” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

24.8 Appeals

The applicant that has submitted an application tot he City under this Chapter, may appeal any decision made by the planning and zoning administrator or planning commission regarding the proposed SLD to the City Council, whose decision shall be final. Any such decision appealed from shall be presented to the City Recorder in writing within 30 days after the entry of the decision appealed from. The City Council shall consider the appeal within 60 days of receipt of the written approval.

**AFTER AMENDMENT**

24.8 Appeals

(1) The applicant that has submitted an application tot he City under this Chapter, may appeal any decision made by the planning and zoning administrator or planning commission regarding the proposed SLD to the City Council, whose decision shall be final. Any such decision appealed from shall be presented to the City Recorder in writing within 30 days after the entry of the decision appealed from. The City Council shall consider the appeal within 60 days of


receipt of the written approval.

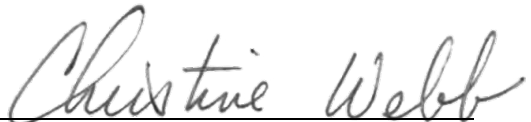
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL MAY 05, 2021.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Jewel Allen	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Darrin Rowberry	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Krista Sparks	<u>      </u>	<u>      </u>	<u>  X  </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

  
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Christine Webb, City Recorder  
Grantsville

