

**GRANTSVILLE
ORDINANCE 2025-46**

**AN ORDINANCE AMENDING CHAPTER 7 OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE REGARDING CONDITIONAL USES**

WHEREAS, the City of Grantsville has adopted the Grantsville Land Use and Management Code (“GLUDMC”) to promote the public health, safety, and general welfare of the community; and

WHEREAS, WHEREAS, Chapter 7 of the GLUDMC establishes the purpose, procedures, standards, and requirements for the review and approval of Conditional Uses within the City; and

WHEREAS, WHEREAS, the Planning Commission conducted a duly noticed public meeting and reviewed proposed amendments to Chapter 7 on December 2, 2025, and thereafter voted to forward a favorable recommendation to the City Council; and

WHEREAS, WHEREAS, the City Council finds that the proposed amendments further the intent of the General Plan, provide clarity and consistency in the Conditional Use process, and promote orderly development within the City;

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

SECTION 1: AMENDMENT “7.15 Amendment Of A Conditional Use Permit” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:

- i. All additions, modifications, or changes are determined not to have significant impact beyond the site.

ii. Any decision of the Community Development Director, Zoning Administrator, or their designee may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Community Development Director, Zoning Administrator, or their designee determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

i. The proposed modification or amendment complies with the intent and purpose of these ordinances.

ii. Reasonable conditions may be attached, where and to the extent that the Planning Commission finds, that the imposition of the conditions will directly mitigate or eliminate some aspect of the proposed amendment that violate the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted.

iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

AFTER AMENDMENT

7.15 Amendment Of A Conditional Use Permit

(1) Once granted, a conditional use permit shall not be enlarged, changed, extended, increased in intensity, or relocated unless an application is made to amend the existing permit, and approval is given by the Planning Commission, except as provided below:

(a) The Community Development Director, Zoning Administrator, or their designee may administratively consider, approve, or disapprove modifications or changes which are consistent with the purpose and intent of this ordinance. In additional, such administrative determinations may be made only where the following conditions exist:

i. All additions, modifications, or changes are determined not to have significant impact beyond the site. Significant impact means any measurable or observable effect of a development or land use that extends beyond the property on which it occurs and materially affects neighboring properties, public infrastructure, or community resources, including but not limited to increases in traffic, noise, light, stormwater runoff, or changes to visual character or intensity of use. In determining whether a modification has a significant impact beyond the site, the Zoning Administrator shall consider objective data such as trip generation estimates, drainage calculations, hours of operation, and potential effects on adjoining land uses. The Administrator may require the applicant to provide supporting documentation as needed.

ii. The Zoning Administrator shall provide notice of any decision made to modify conditions to the Planning Commission, City Council, and the public on the City's website.

~~ii.~~ iii. Any decision of the Community Development Director, Zoning Administrator, or their designee may be appealed within 30 days to the Planning Commission.

(b) The Planning Commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the Community Development Director, Zoning Administrator, or their designee determines not to make an administrative determination as provided in (a) above and where the following requirements are met:

i. The proposed modification or amendment complies with the intent and purpose of these ordinances.

~~ii. Reasonable conditions may be attached, where and to the extent that the Planning Commission finds, that the imposition of the conditions will directly mitigate or eliminate some aspect of the proposed amendment that violate the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted. All conditions of approval, or any modifications of those conditions, shall be based on performance standards outlined in the GLUMDC and other adopted City regulations, standards, and specifications, unless negotiated separately in a master development agreement or other legally binding document.~~

iii. All decisions of the Planning Commission regarding approval, denial, the imposition of special conditions may be appealed to the City Council as provided in this Chapter.

SECTION 2: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.


SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL THIS 17TH DAY OF DECEMBER, 2025.

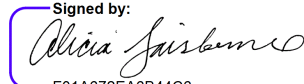
	AYE	NAY	ABSENT	ABSTAIN
Heidi Hammond	_____	_____	_____X_____	_____
Jolene Jenkins	_____X_____	_____	_____	_____
Jeff Williams	_____X_____	_____	_____	_____
Rhett Butler	_____X_____	_____	_____	_____
Jacob Thomas	_____X_____	_____	_____	_____

Presiding Officer

Attest

Signed by:

31473306108F4DF...

Neil Critchlow, Mayor, Grantsville

Signed by:

E01A672EA6B44C6...

Alicia Fairbourne, City Recorder,
Grantsville