

AGENDA ITEM #8

Consideration of Ordinance 2021-36
amending the Grantsville City General
Plan and Future Land Use Map to amend
the Medium Density designation.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-36**

**AN ORDINANCE AMENDING THE GRANTSVILLE CITY COMPREHENSIVE
GENERAL PLAN AND FUTURE LAND USE MAP TO AMEND THE LAND USE
DESIGNATION FOR MEDIUM DENSITY**

BE IT ENACTED AND ORDAINED by the City Council of the City of Grantsville, Tooele County, State of Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the comprehensive general plan and future land use map of Grantsville City to amend the land use designation for Medium Density uses. After appropriate notice and completion of all necessary public hearings in compliance with the requirements of State law, the City Council has determined that it is in the best interests of Grantsville City and the health, safety and general welfare of its citizens to adopt this Ordinance in order to amend the Grantsville City General Plan Future Land Use Map.

SECTION TWO: AMENDMENT OF GENERAL PLAN. The General Plan, Text and Future Land Use Map, that constitute The 2020 General Plan for Grantsville City, Utah as amended, are hereby amended by designating Medium Density as 4 dwelling units per acre as identified in Exhibit "A", which is attached hereto and made a part hereof.

This amendment to the General Plan shall constitute an advisory guide for land use decisions and shall be made part of the previously adopted General Plan and Future Land Use Map.

SECTION THREE: REPEAL OF CONFLICTING PROVISIONS. All ordinances or provisions of the The 2020 Amended General Plan for Grantsville City, Utah or other City Ordinances that are in conflict with the provisions of this amendment are hereby repealed.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

Adopted, enacted and ordered that a summary be published, by the Grantsville City Council, this 18th day of August, 2021.

GRANTSVILLE CITY COUNCIL

BY MAYOR BRENT K. MARSHALL

ATTEST:

CHRISTINE WEBB, CITY RECORDER

(S E A L)

Date of Publication _____

Exhibit “A”

LEGEND Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future land use map for the City of Grantsville:

Commercial
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential
(Residential uses, allowing a maximum of 4 dwelling units per acre)

Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)

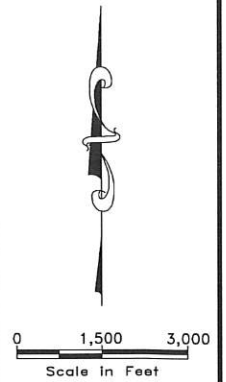
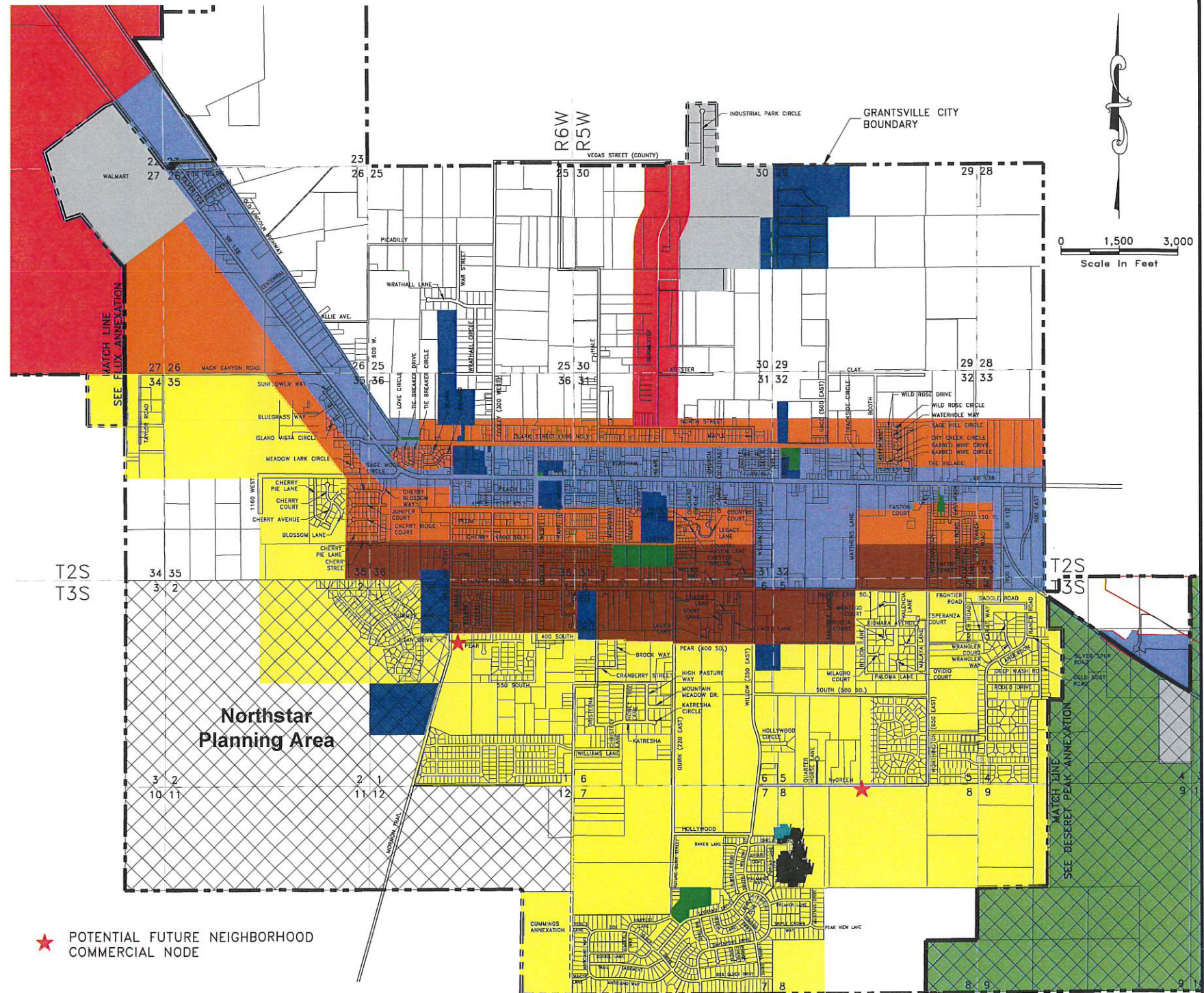
Rural Residential - 1
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

Rural Residential 2
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial
(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



GRANTSVILLE CITY FUTURE LAND USE MAP CITY CENTER

ADOPTED JANUARY 15, 2020
REVISED JULY 30, 2021



THE PURPOSE OF DESIGNATED PLANNING AREAS IS TO FOSTER A JOINT WORKING RELATIONSHIP BETWEEN THE LANDOWNER(S) OF LARGE PARCELS OR GROUPS OF PARCELS OF 500 ACRES OR GREATER TO CREATE A MASTER PLAN FOR THE AREA WITH A BALANCE OF USES BENEFICIAL TO BOTH THE DEVELOPMENT AND THE SURROUNDING COMMUNITY AND WILL ADEQUATELY ADDRESS THE POTENTIAL IMPACTS ON TRANSPORTATION, UTILITIES, AND OTHER PUBLIC SERVICES AND AMENITIES.



533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

GRANTSVILLE CITY

FUTURE LAND USE MAP

FLUX ANNEXATION

ADOPTED JANUARY 15, 2020
REVISED JULY 30, 2021



0 1,500 3,000
Scale in Feet

LEGEND
Future Land Use
Designations

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Medium Density Residential
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Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)

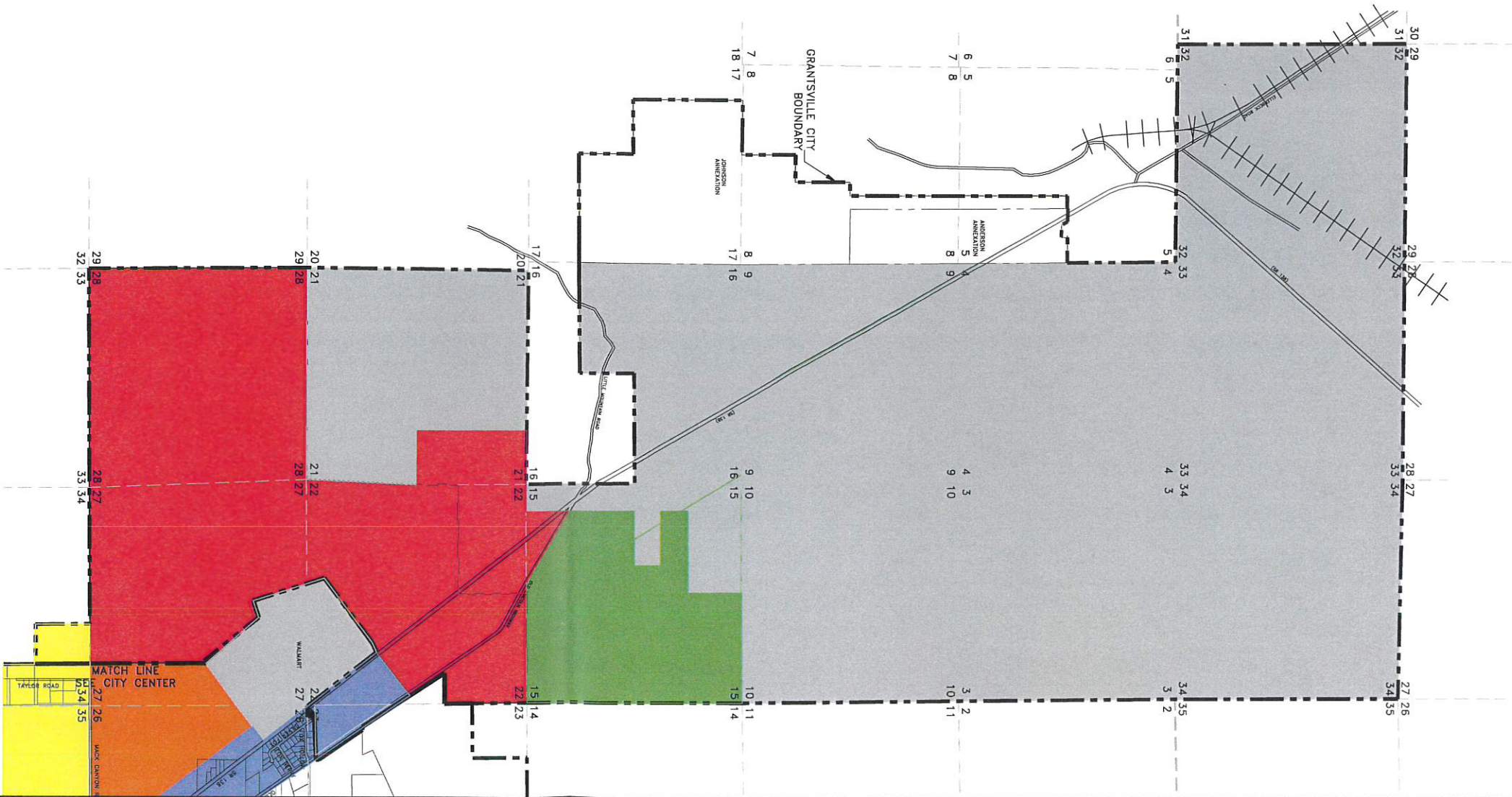
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MEMORANDUM



DATE: July 29, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING
TO BE HELD AUGUST 18, 2021**

City Council Agenda Items #8: Consideration of Ordinance 2021-36 amending the Grantsville City General Plan and Future Land Use Map to amend the Medium Density designation.

Staff Comments:

During the last couple months, we have had some rezone requests where the property is in the Medium Density Land Use Designation on the General Plan Future Land Use map. It has been brought to our attention that the Medium Density designation definition doesn't match any of the zoning designations on our zoning map. So far we have approved 2 rezones where the properties have fallen into this designation. The rezones have been rezoned to the R-1-12 zone which is one of the closest zonings to the Medium Density designation of 3 units per acre. My proposal is to amend the Medium Density designation to match the R-1-12 zoning which is 4 units per acre. The other option is to remove the designation all together and extend the Low Density designation to the north. The Low Density designation allows 2 units per acre which matches our R-1-21 zoning designation.

The Planning Commission held a public hearing on this agenda item on July 8, 2021:

Chairman Brian Pattee opened the public hearing at 7:09 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:10 p.m.

The Planning Commission held a work meeting to discuss amending the Grantsville City General Plan and Future Land Use Map.

Kristy Clark was present for this item. She advised that she sent a memo out regarding this change.

Commission Chair Brian Pattee asked if the Land Use Ordinance had an R-1-12?

Kristy Clark answered yes and stated that the current zoning map does not have a designation for 3 units per acre. She suggested changing the Future Land Use Map Medium Density designation to have 4 units per acre or get rid of the medium density designation all together. Kristy Clark explained that she would prefer to amend the General Plan as opposed to the zoning map because the zoning map would require public notices.

Commission Chair Brian Pattee stated that he would prefer 1/3 acre lots and the community would prefer 1/2 acre lots.

Commission Member Jaime Topham noted that the city has a significant amount of 1/2 acre lots, and there needs to be an area with smaller lots that are more affordable.

Commission Member Gary Pinkham noted that the Zoning map needs to be cleaned up as far as definitions.

Commission Member Jaime Topham inquired if the city needed to maintain the definition of the zoning because of the zones currently on the map.

City Attorney Brett Coombs advised that the definition of the zone can change, but it does not mean it changes the zones of people who are within that area already.

The Planning Commission recommended approval of this item with some discussion and the motion is at the end of the discussion:

Commission Member Jaime Topham stated: "I think we had discussed adopting the R-1-12 as the designation for medium density rather than the 3 units per acre."

Commission Member Erik Stromberg stated: "I think we want to change it to say 4 units per acre so it will match up with the R-1-12 zoning."

Commission Member Jaime Topham made the motion to recommend approval to amend the Grantsville City General Plan and Future Land Use Map amending the Medium Density Designation to state "four units per acre" instead of "three". Commission Member Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously.

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND THE MEDIUM DENSITY RESIDENTIAL DESIGNATION OF THE GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on July 8, 2021 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment to the Medium Density Designation of the Grantsville City General Plan and Future Land Use Map and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. July 8, 2021.

Dated this 25th day of June, 2021.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov








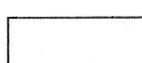










Join Zoom Meeting
<https://us02web.zoom.us/j/81562812926>

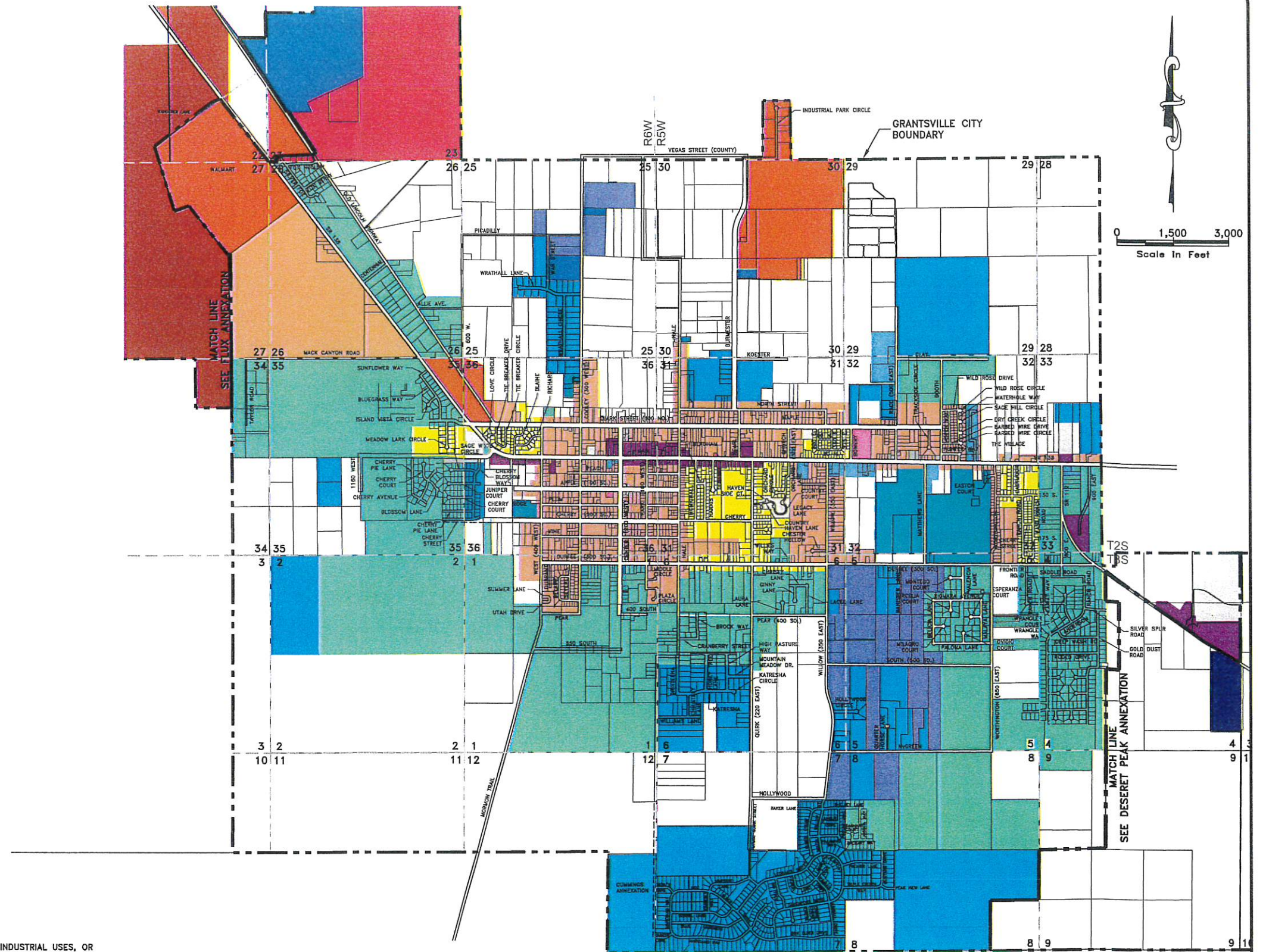
Meeting ID: 815 6281 2926
One tap mobile
+13462487799,,81562812926# US (Houston)
+16699009128,,81562812926# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 815 6281 2926
Find your local number: <https://us02web.zoom.us/j/81562812926>

LEGEND

	A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
	RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
	RR-2.5	2.5 ACRE LOT MINIMUM.
	RR-1	1 ACRE LOT MINIMUM.
	R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
	R-1-12	12,000 SQUARE FEET IN SIZE.
	R-1-8	8,000 SQUARE FEET IN SIZE.
	RM-15	8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
	RM-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
	CN	NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
	CS	60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
	CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
	MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
	MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
	MG-EX	MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
	PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
	CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
	MU	AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



GRANTSVILLE CITY

ZONING MAP

CITY CENTER



REVISÉD AUGUST 2015



533 W. 2600 S., SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

LEGEND

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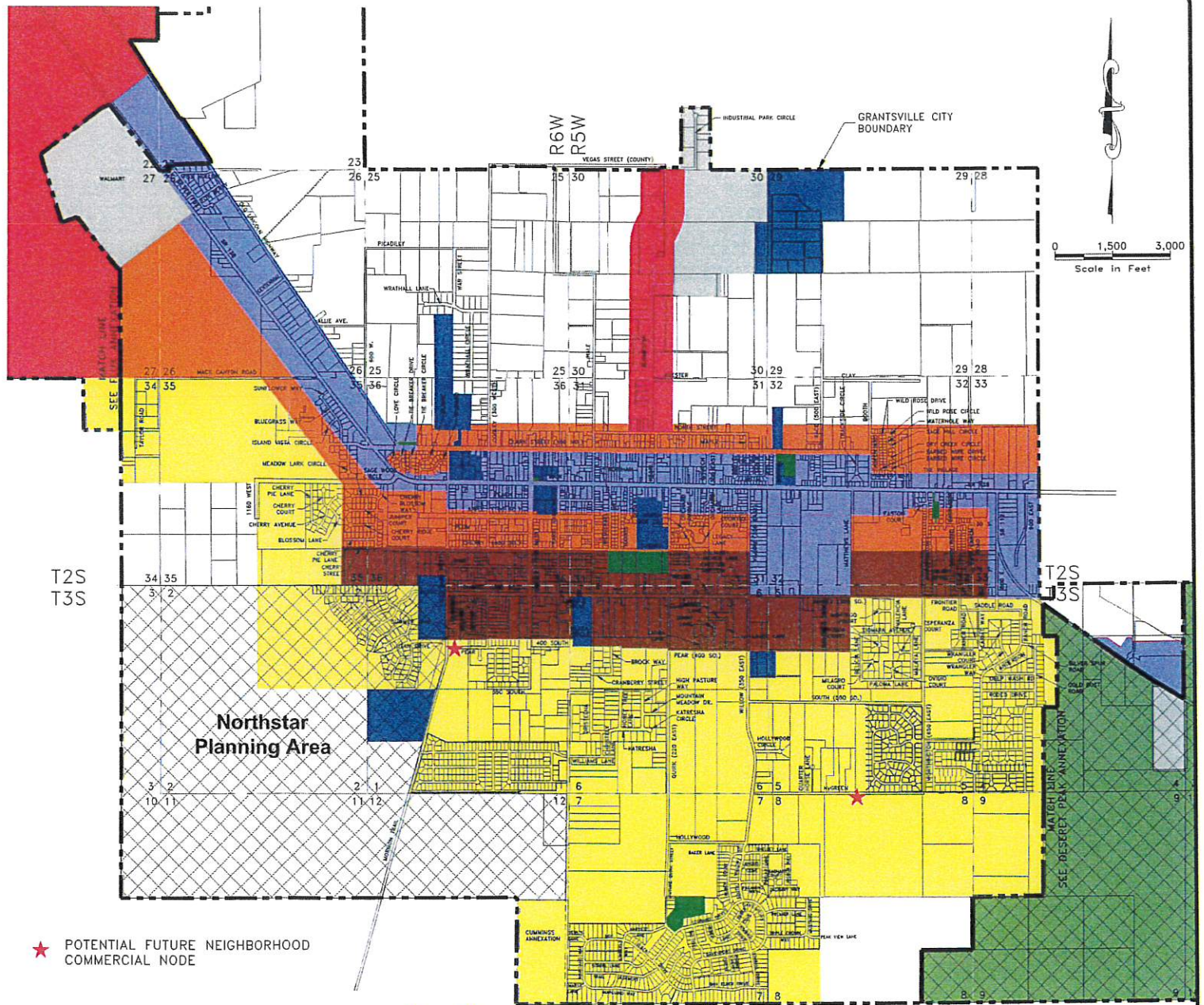
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GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER
ADOPTED JANUARY 15, 2020



The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.