

# **AGENDA ITEM #7**

Consideration of Ordinance 2021-35  
amending the Grantsville City Zoning  
Map designation for the Mixed Use zone.

**GRANTSVILLE  
ORDINANCE 2021-35**

**MIXED USE ZONING AMENDMENT**

**AN ORDINANCE AMENDING CHAPTER 19A.1 OF THE GRANTSVILLE CITY  
LAND USE MANGEMENT AND DEVELOPMENT CODE AND GRANTSVILLE  
CITY ZONING MAP TO IMPROVE THE MIXED USE ZONING DESIGNATION**

**WHEREAS**, the City has created the Mixed Use zoning designation to promote the construction and management of mixed use property, combining residential and commercial, for the benefit of the entire community; and

**WHEREAS**, the City Council hereby finds that proscribing height and density restrictions within the mixed use zone is in the best interest of the City, health, safety, and welfare.

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

**SECTION 1:**        **AMENDMENT** “19a.1 Purpose And Intent” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

## AFTER AMENDMENT

### 19a.1 Purpose And Intent

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(4) 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 fits the scale of the surrounding properties in the zone.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Jewel Allen	_____	_____	_____	_____
Darrin Rowberry	_____	_____	_____	_____
Krista Sparks	_____	_____	_____	_____
Scott Stice	_____	_____	_____	_____
Jeff Hutchins	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Brent K. Marshall, Mayor, Grantsville

\_\_\_\_\_  
Christine Webb, City Recorder  
Grantsville

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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**

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### **City Council Agenda Items #7: Consideration of Ordinance 2021-35 amending the Grantsville City Zoning Map designation for the Mixed Use zone.**

#### **Staff Comments:**

We need to amend the Mixed Use Designation description on the Zoning Maps to match the Mixed Use Designation description that is on the Future Land Use Maps.

These are the current descriptions:

**Zoning Maps – MU zone description:** 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 acre 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.

**Future Land Use Maps – 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 fits the scale of the surrounding properties in the zone.

#### **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 Zoning Map definition for the MU zone.**

Commission Member Gary Pinkham stated that he prefers the way the mixed use is worded versus the MU description.

Commission Member Jaime Topham stated the MU is specific in the definition whereas the Mixed Use is a broader definition.

Attorney Brett Coombs advised that after listening to developers, the Mixed Use is going to be used a lot more and will benefit the community.

Commission Member Erik Stromberg advised the number of units are inconsistent.

Shay Stark advised that when the code was amended, it was to fit the future land use map.

**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: "With this one, we decided to adopt the future land use maps description of Mixed Use and replace the MU zone description on the city zoning map.

**Jaime made the motion to recommend approval to amend the Grantsville City Zoning Map designation for the MU zone by adopting the future land use map description of Mixed Use to maintain consistency with the ordinance.**

**Commission Member Erik Stromberg 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 GRANTSVILLE CITY ZONING MAP DESIGNATION FOR THE MIXED USE ZONE.**

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 Grantsville City Zoning Map designation for the Mixed Use Zone 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](mailto:kclark@grantsvilleut.gov)

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

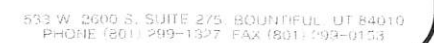
Meeting ID: 815 6281 2926  
One tap mobile  
+13462487799,,81562812926# US (Houston)  
+16699009128,,81562812926# US (San Jose)

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>



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.





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 3 dwelling units per acre)

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

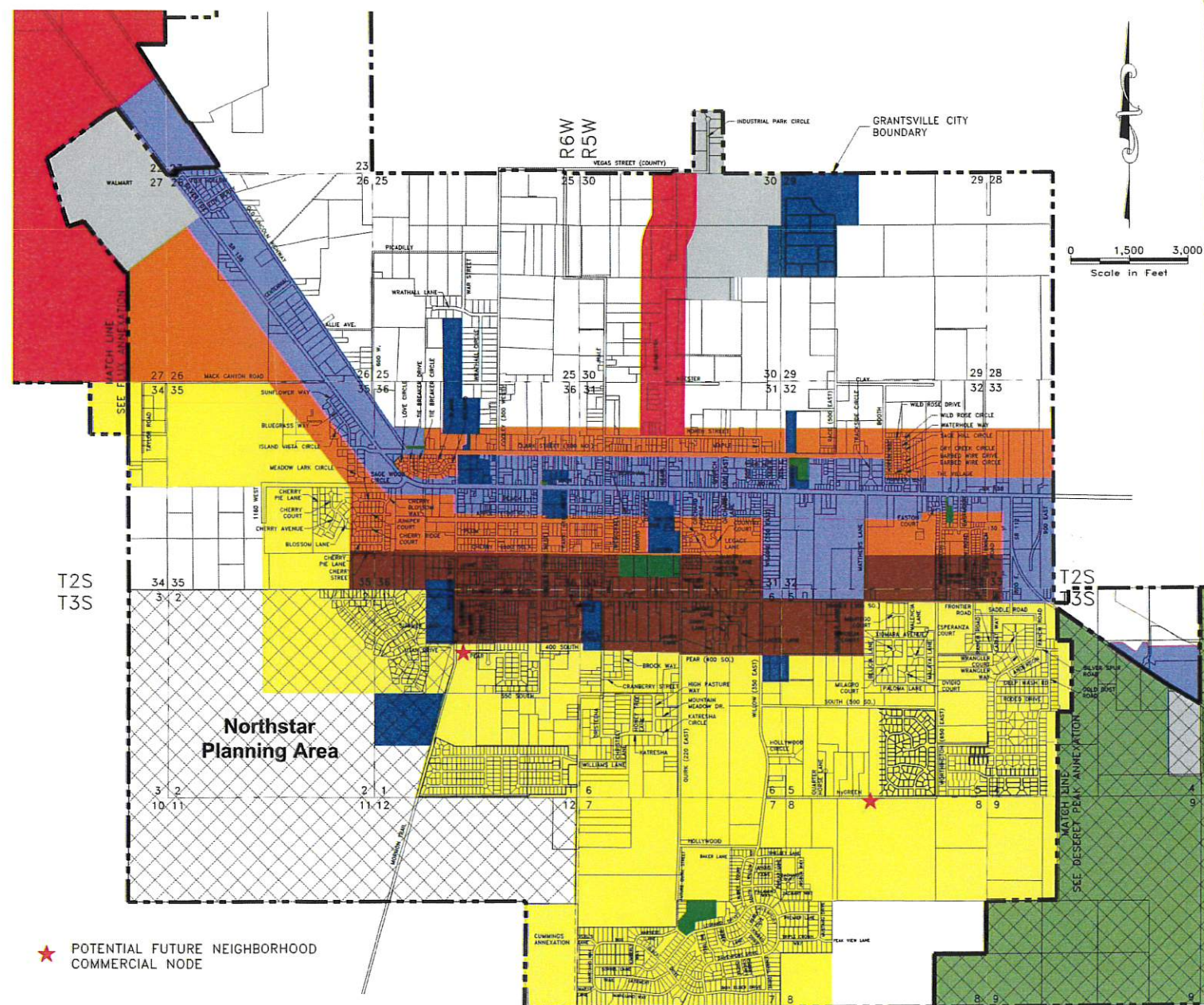
Rural Residential - 1  
(Residential use with applicable rural land  
uses, allowing 1 dwelling unit per one to ten  
acres)

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.



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.



# 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:

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

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**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)

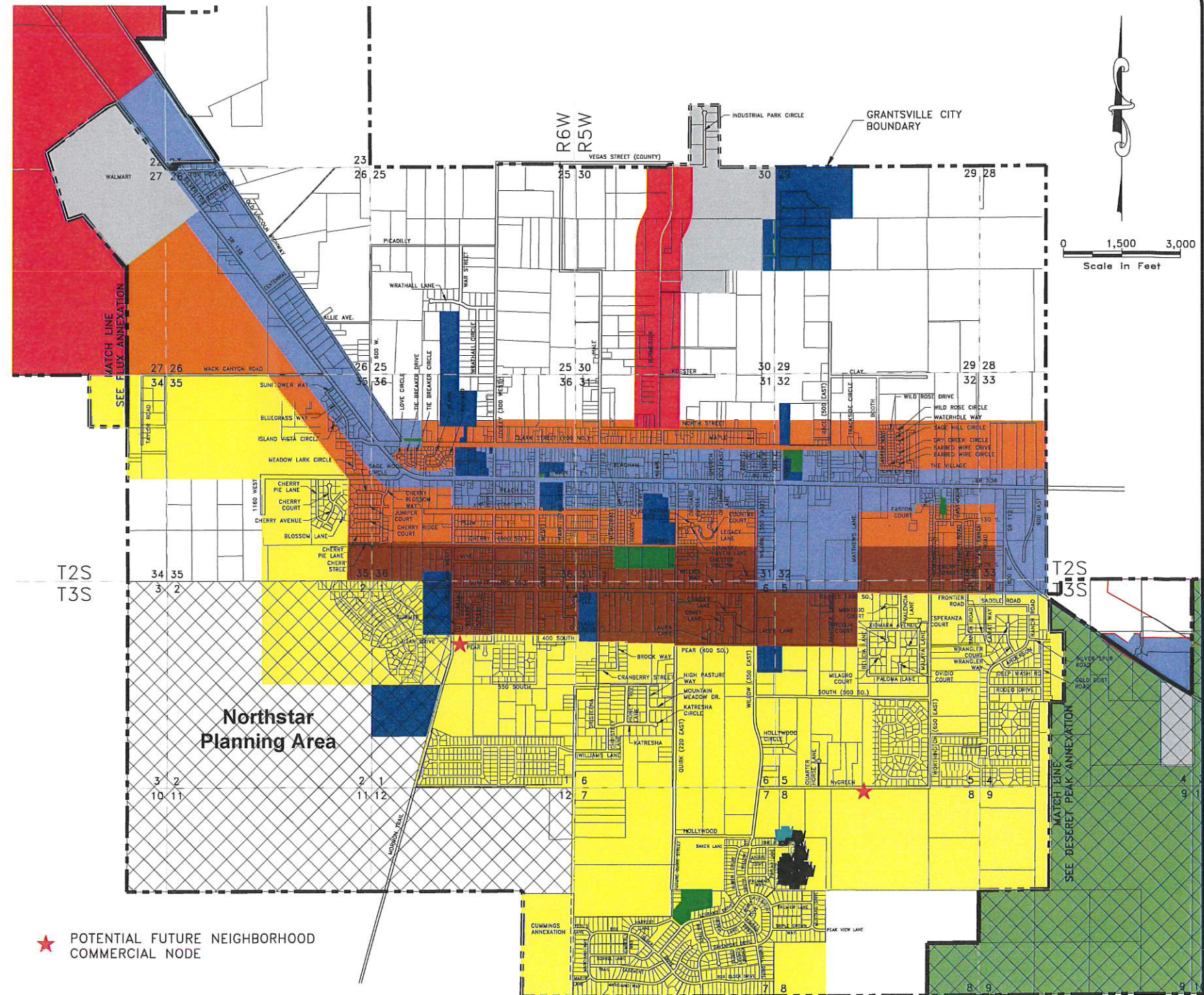
**Rural Residential - 1**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

**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 215, SPANISH FORK, UT 84410  
PHONE (801) 298-1327 FAX (801) 298-0153