

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF CHAPTER 14, CHAPTER 15, CHAPTER 16, AND CHAPTER 19A OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

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 discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of Chapter 14, Chapter 15, Chapter 16, and Chapter 19a of the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821
One tap mobile
+16699009128,81282128821# US (San Jose)
+12532158782,81282128821# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
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Meeting ID: 812 8212 8821
Find your local number: <https://us02web.zoom.us/j/81282128821>

Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

14.1 Agricultural Districts - A

14.2 Purpose Of Rural Residential Districts - RR

14.3 RR-5 Development Restrictions

14.4 RR-2.5 Development Restrictions

14.5 RR-1 Development Restrictions

14.6 Codes And Symbols, Use Table 14.1

Amended 09/05 by Ordinance 2005-16B, 09/18 by Ordinance 2018-16

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

- (1) Minimum Lot Size:10 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.
- (4) Minimum Yard Setback Requirements: (Amended 9/01)
- Front Yard40 feet.
- Rear Yard60 feet
- Side Yard20 feet
- Rear Yard for Accessory Buildings7.5 feet
- On corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height45 feet
- (6) Required Improvements:
- Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs.

14.2 Purpose Of Rural Residential Districts - RR

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure.

These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size5 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street).....50-70 feet.

(4) Minimum Yard Setback Requirements:

- Front Yard40 feet.
- Rear Yard50 feet
- Side Yard20 feet

On corner lots, 2 front yards and 2 rear yards are required.

- (5) Maximum Building Height35 feet
Or a basement and 2 floors whichever is less.

- (6) Maximum Building Coverage10 percent

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

- (1) Minimum Lot Size2.5 acres
- (2) Minimum Width at Front and Rear Setback165 feet
- (3) Minimum Frontage (at the property line on a public street or an approved private street)50-70 feet

(4) Minimum Yard Setback Requirements:

- Front Yard40 feet
- Rear Yard for Main Structures30 feet
- Rear Yard for Accessory Bldg7.5 feet

Side Yard15 feet
 Total Width of Both Side Yards40 feet

On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments.

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size1 acre

(2) Minimum Width at Front and Rear Setback125 feet

(3) Minimum Frontage (at the property line on public street or an approved private street)
50-70 feet

(4) Minimum yard Setbacks Requirements

Front Yard40 feet

Rear Yard for Main Structures30 feet

Rear Yard for Accessory Bldg2 feet *

Side Yard for Accessory Buildings4 feet *

Side Yard for Main Structures 15 feet

Total width of both Side Yards40 feet

On corner lots, 2 front yards and 2 side yards are required (amended 06-07)

* (Setback shall be as listed or match the easement width whichever is greater)

(5) Maximum Bldg Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg Coverage20 %

(7) Required Improvements:

Street grading, ~~Street grading~~ Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

Amended 06/11 by Ordinance 2011-20

14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights.

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)50-70 feet

Minimum Yard Setback Requirements:

Front Yard40 feet

Rear Yard30 feet

Side Yard for Main Buildings Each Side7.55 */15 feet

Side Yard for Accessory Buildings4 feet *

Rear Yard for Accessory Buildings1 foot *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet

Or a basement and 2 floors whichever is less.

Maximum Building Coverage20 percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)45-60 feet

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard30 feet

Rear Yard for Main Buildings25 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings Each Side5 */15 7.5 feet

Side Yard for Accessory Buildings on a Corner Lot10 feet

Side Yard for Accessory Buildings. (~~Amended 7/97~~)
.....4 feet *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage35
percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights

Amended 11/13 by Ordinance 2013-23

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot area):7,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot.....6,000 sq. feet
Maximum Density7 d.u./acre of lot area as defined in Land Use Ordinance Chapter 2

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (along curb face on a public street or an approved private street)45-60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot (or match the easement width whichever is greater)

Side Yard for Main Building, Each Side7.55*/15 feet (if duplex buildings are attached at the property line, a setback of 15 feet on each side)

Side Yard for Accessory Buildings4 feet *

Set-backs for Accessory Buildings on a corner lot:

On the side of the Main Building4 feet *

On the rear of the Main Building1 foot *

On corner lots 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

Maximum Building Coverage of the lot area.....50 percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

15.6 Multiple Residential District RM-30

This zone was repealed 9/00 by Ordinance 2000-23.

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations

Chapter 16 Commercial And Industrial Districts

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.0 Vehicle queuing length requirements

(1) Companies with driveup windows will need to provide a queuing area for vehicles to be approved with their improvement plans.

(2) The plan needs to show room for 5 to 20 vehicles to queue up at the driveup window based on documentation of similar businesses. Vending for copy and general business will need to que fewer vehicle while fast food, coffee, and soda businesses will need a lot more queuing for vehicles.

16.1 Neighborhood Commercial District (C-N)

(1) The C-N 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.

Front or Corner Yard15 feet

Interior Side YardNone If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height35 feet or a basement and 2 floors whichever is less.

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial

Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet Interior

Side Yard15 feet

Rear Yard30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions. _

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.3 General Commercial District (C-G)

(1) The purpose of the **C-G** General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.4 Central Development District (C-D)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended '97)

Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yardby approval

Interior Side Yardby approval

Rear Yardby approval

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard25 feet
Interior Side Yard10 feet Rear Yard
.....25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

(2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall

be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

- (v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;
- (vi) existing site and post-contour cross sections typical of regrading designs designs;
- (vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;
- (viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;
- (ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and
- (f) an operations plan that outlines:
 - (i) proposed hours of operation;
 - (ii) traffic safety measures proposed on existing roads and streets adjoining the site;
 - (iii) the location, arrangement and dimensions of loading and processing facilities;
 - (iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;
 - (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
 - (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
 - (vii) appropriation and use of necessary water rights;
 - (viii) onsite control of surface and storm water drainage;
 - (ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:
 - (A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.
 - (x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;
 - (xi) UDOT permit if accessing a state highway;
 - (xii) methods of fugitive dust suppression for processing and site operations.
- (2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.
- (5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.
- (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
- (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
- (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
- (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
- (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
- (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
- (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
- (13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.7.1 Conditional Uses

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.3 Application

(1) All applications for conditional use permits shall be accompanied by the following materials:

- (a) application form;
- (b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;
- (c) Evidence of capability to complete the project, which includes:
 - (i) A statement of the applicants ability to post performance bonds or other financial assurance;
 - (ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;
 - (iii) Liability insurance coverage;
- (d) a site plan showing:

- (i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;
 - (ii) dimensions;
 - (iii) locations, clearances, and rights-of-ways, easements, utility lines; and
 - (iv) Property lines and names of adjoining property owners;
 - (v) Ingress and egress;
 - (vi) General geologic and top soils data from a qualified source;
 - (vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.
- (e) a reclamation plan addressing:
- (i) types of existing dominant vegetation;
 - (ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;
 - (iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;
 - (iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:
 - (1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.
 - (v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;
 - (vi) existing site and post-contour cross sections typical of regrading designs designs;
 - (vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;
 - (viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;
 - (ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and
- (f) an operations plan that outlines:
- (i) proposed hours of operation;
 - (ii) traffic safety measures proposed on existing roads and streets adjoining the site;
 - (iii) the location, arrangement and dimensions of loading and processing facilities;
 - (iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

- (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
 - (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
 - (vii) appropriation and use of necessary water rights;
 - (viii) onsite control of surface and storm water drainage;
 - (ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:
 - (A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.
 - (x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;
 - (xi) UDOT permit if accessing a state highway;
 - (xii) methods of fugitive dust suppression for processing and site operations.
- (2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

- (5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.
- (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
- (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
- (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
- (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
- (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
- (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
- (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
- (13) Sufficient restroom facilities shall be provided at each location for employee use; and
- (14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.8 Codes And Symbols And Use Table 16.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 16.1 Use Regulations

Chapter 19a Mixed Use District

[19a.1 Purpose And Intent](#)

[19a.2 Permitted Uses](#)

[19a.3 Minimum Lot Sizes](#)

[19a.4 Setbacks/Yard Requirements](#)

[19a.5 Minimum Lot Frontage](#)

[19a.6 Maximum Height Of Structures](#)

[19a.7 Minimum Dwelling Size](#)

[19a.8 Landscaping Requirement](#)

[19a.9 Exceptions](#)

Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16

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.

(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.~~ (SEE 19a.9)

HISTORY

Amended by Ord. [2021-13](#) on 4/28/2021

Amended by Ord. [2021-35](#) on 8/18/2021

19a.2 Permitted Uses

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family dwellings is 4,000 square feet per unit.

(2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.

(3) MINIMUM LOT SIZE FOR MULTI-UNIT DWELLINGS IS 4000'² FOR EACH UNIT.

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: ~~20~~²⁵ feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than ~~20~~²⁵ feet to the front property line.

(b) Sides: ~~8/10~~^{7.5} feet (~~minimum combined~~). (~~1 SIDE / SECOND SIDE~~) ²⁵

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: ~~20~~²⁵ feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear ~~5~~^{7.5} feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

HISTORY
Amended by Ord. [2021-13](#) on 4/28/2021

19a.5 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than ~~35~~⁵⁰ feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

19a.6 Maximum Height Of Structures

~~2 STORIES ABOVE STREET OR 35' W/EVER 75' LESS.~~

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street.

HISTORY
Amended by Ord. [2021-13](#) on 4/28/2021

19a.7 Minimum Dwelling Size

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.8 Landscaping Requirement

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

19a.9 Exceptions

~~15~~¹⁵

(1) Heights of three (3) stories above grade at street and fifteen (15) units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.

HISTORY

Adopted by Ord. [2021-13](#) on 4/28/2021