

PUBLIC NOTICE:

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Wednesday, January 24, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

AGENDA:

1. Consideration to approve the Variance Request to Grantsville Land Use Code 15.4 (Minimum Yard Setback Requirements and Secondary Access) for Cody and Sidney Nebeker for 468 S High Pasture Way.
2. Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/89280437919>

Meeting ID: 892 8043 7919

Cavett Eaton

Grantsville City Planning Administrator

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

AGENDA ITEM #1

Consideration to approve the Variance Request to Grantsville Land Use Code 15.4 (Minimum Yard Setback Requirements and Secondary Access) for Cody and Sidney Nebeker for 468 S High Pasture Way.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023144

Grantsville City Board of Adjustment Regular Meeting

Parcel ID: 22-006-0-0118 **Meeting Date:** January 24, 2024

Property Address: 468 S High Pasture Way **Current Zone:** R-1-21

Applicant Name: Cody and Sidney Nebeker

Request: Secondary access to detached garage onto 500 South Street, variance for accessory building setbacks.

Prepared by: Cavett Eaton

Planning Staff The Planning and Zoning Administrator recommends approval of

Recommendation: this variance.

PROJECT DESCRIPTION

This request is for a Consideration to approve a front yard (corner lot) setback of 30' and to allow secondary access to a detached garage on 500 South at the residence of 468 S High Pasture Way (Cody and Sidney Nebeker).

Homeowner advised that no curb or gutter has been installed at this time.

ZONE CONSIDERATIONS

Standard	Proposed	Compliance Verified
<u>6.14 Driveway Regulations</u> <u>6.14.2 Secondary Access Permit Required</u> 1. Permit 1. A driveway permit is required prior to the construction of a secondary access to any lot. 2. Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.	Application for variance has been submitted, Secondary Access Permit will follow upon approval of variance. The owners site plan indicates	

3. Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter. 4. Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter. 5. The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable. <u>6.14.5 Residential Districts</u> A. Residential Districts 1. The following restrictions shall apply to single family detached, single family attached and two family dwellings: b. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width. e. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares. g. Driveways shall not be closer than: 1. Twelve feet (12') to each other; and 2. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway. i) Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares. HISTORY Adopted by Ord. 2021-23 on 5/19/2021	that there will be no adverse impacts. Cody Christensen, City Inspector, will follow-up with inspections if approval is granted. Driveways shall be limited to thirty feet (30') in width. Complies Complies Secondary Driveway must be no closer that ten feet (10') from property line to the West.	
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15.1 Residential District R-1-21 <u>Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.</u> Minimum Frontage (at the property line on a public street or an approved private street)70 feet Minimum Yard Setback Requirements: Front Yard40 feet. Rear Yard30 feet On corner lots, 2 front yards and 2 side yards are required.	On a corner lot, our code considers both street sides to be the "front" of the lot and the required set back in this zone is 40 feet. The variance is to reduce this to 30 feet. The street for this driveway and future garage is 500 South.
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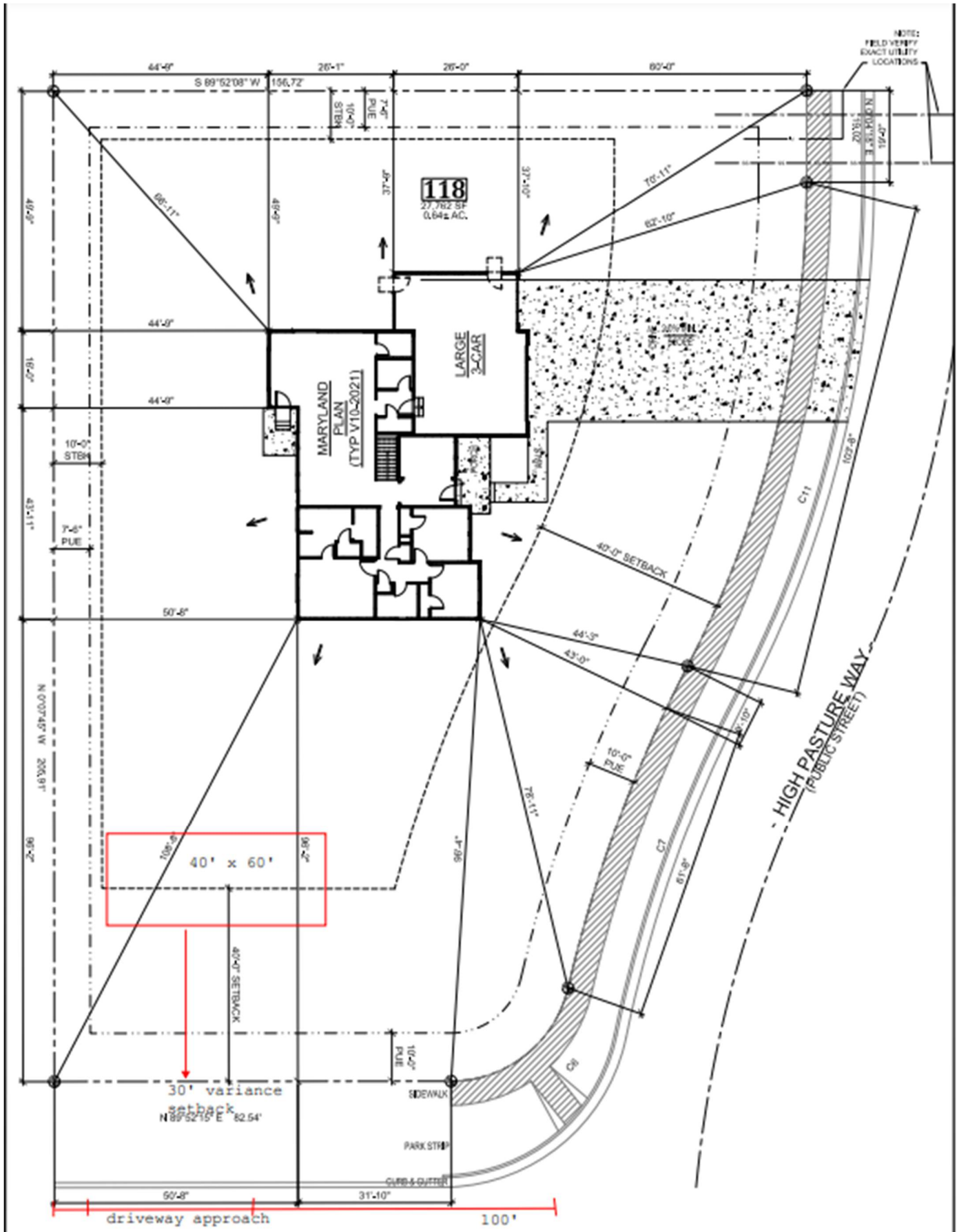
ISSUES OF CONCERN/ PLANNING STAFF RECOMMENDATION

No concerns as per proposed. The Planning and Zoning Administrator finds this request reasonable and appropriate, and recommends approval of this variance.

Exhibit A



Exhibit B



AGENDA ITEM #2

Adjourn.