

**Action Summary:**

|                                                  |          |
|--------------------------------------------------|----------|
| #1 Variance for maximum fence height- Brookman   | Approved |
| #2 Variance for maximum building coverage- Giron | Approved |
| #3 Variance for minimum yard setback- Weber      | Approved |

**MINUTES OF THE GRANTSVILLE CITY BOARD OF ADJUSTMENT MEETING, HELD ON JUNE 6, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00 P.M.**

**Board Members Present:** Chairman: Wade Sandberg, Willard Hammond, Rick Storrer

Barbara Yauney arrived at 6:25 PM.

**Board Members Absent:** Mike Worthington

**Appointed Officers and Employees Present:** Zoning Administrator Shelby Moore, Community and Economic Development Administrative Assistant Jaina Bassett

**Citizens and Guests Present:** Christopher & Melanie Brookman, Julio & Camille Giron, Patrick Weber

**Citizens and Guests Present on Zoom:** Michael House

**Commission Chair Wade Sandberg called the meeting to order at 6:15 PM.**

**PUBLIC NOTICE:**

**The Grantsville City Board of Adjustments will hold a Regular Meeting at 6:00 p.m. on Thursday, June 6, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:**

**AGENDA:**

**1. Consideration of the variance request for Grantsville Land Use Ordinances 4.16 Clear View of Intersecting Streets, 4.17 Fences May Be Required, and 4.18 Maximum Height of Fences, Wall, and Hedges “Maximum Fence Height” for Melanie Brookman, located at 1204 N. Old Lincoln Hwy.**

Christopher and Melanie Brookman were present for this agenda item. It was noted that a large development is planned for the property adjacent to theirs, and they would like to have a barrier

between the incoming density and themselves. They noted that the taller fence would provide more privacy and a sound barrier between them and the future development. Board Chair Wade Sandberg noted that the site triangles have been addressed and preserved in the site plan.

**Wade Sandberg made a motion to approve the variance request for Grantsville Land Use Ordinances 4.16 Clear View of Intersecting Streets, 4.17 Fences May Be Required, and 4.18 Maximum Height of Fences, Wall, and Hedges “Maximum Fence Height” for Melanie Brookman, located at 1204 N. Old Lincoln Hwy. Rick Storrer seconded the motion. The vote is as follows: Wade Sandberg “Aye,” Rick Storrer “Aye,” Barbara Yauney “Aye,” Willard Hammond “Aye.” The motion carried unanimously.**

**2. Consideration of the variance request for Grantsville Land Use Ordinance 15.1 Residential District R-1-21, “Maximum Building Coverage” for Julio Giron, located at 648 E. Cedar Ct.**

Julio and Camille Giron were present for this agenda item. They noted that the maximum building coverage for their zone allows a shop that is much smaller than their desired shop size. It was noted that all setbacks will be met, and the Board Members had no concerns regarding this proposal.

**Barbara Yauney made a motion to approve the variance request for Grantsville Land Use Ordinance 15.1 Residential District R1-21, “Maximum Building Coverage” for Julio Giron, located at 648 E. Cedar Ct. Willard Hammond seconded the motion. The vote is as follows: Wade Sandberg “Aye,” Rick Storrer “Aye,” Barbara Yauney “Aye,” Willard Hammond “Aye.” The motion carried unanimously.**

**3. Consideration of the variance request for Grantsville Land Use Ordinance 14.3 RR-5 Development Restrictions “Minimum Yard Setback” for Patrick Weber, located at 628 N. Warr St.**

Patrick Weber was present for this agenda item. He noted that there is no current side yard setback for his zoning designation. Chairman Sandberg noted that because there is no setback for accessory buildings in the code, the rear yard setback would be recommended. Chairman Sandberg also mentioned that this proposal is to have the barn 7.5 feet away from the property line to avoid the utility easement. It was noted that the Board Members had no concerns regarding this proposal.

**Wade Sandberg made a motion to approve the variance request for Grantsville Land Use Ordinance 14.3 RR-5 Development Restrictions “Minimum Yard Setback” for Patrick Weber, located at 628 N. Warr St. Rick Storrer seconded the**

**motion. The vote is as follows: Wade Sandberg “Aye,” Rick Storrer “Aye,” Barbara Yauney “Aye,” Willard Hammond “Aye.” The motion carried unanimously.**

**4. Adjourn.**

**Rick Storrer made a motion to adjourn. Barbara Yauney seconded the motion. The vote is as follows: Wade Sandberg “Aye,” Rick Storrer “Aye,” Barbara Yauney “Aye,” Willard Hammond “Aye.” The motion carried unanimously. The meeting ended at 6:15 PM.**