



February 13, 2025
Board of Adjustments Meeting
Information Packet



GRANTSVILLE CITY PLANNING COMMISSION

**February 13, 2025
PUBLIC NOTICE**

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Board of Adjustments will hold a discussion on February 14, 2025 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The meeting is to consider action on the proposed deviations from the R-1-12 setbacks to go from 7.5 ft and 15 ft to 7.5 ft and 12 ft. located at 143 S Freedom Way. . You can view a copy of the proposed application online at the link below, by February 10, 2025

https://www.grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Dated this 10 day of February, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby More
Zoning Administrator

Use the link below to join Zoom Meeting

<https://us02web.zoom.us/j/81018915943>

Meeting ID: 810 1891 5943

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Thursday, February 13, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) Proposed deviations from the R-1-12 setbacks to go from 7.5 ft and 15 ft to 7.5 ft and 12 ft. located at 143 S Freedom Way.

AGENDA

1. Consideration of the proposed deviations from the R-1-12 setbacks to go from 7.5 ft and 15 ft to 7.5 ft and 12 ft. located at 143 S Freedom Way.
2. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community and Economic Development

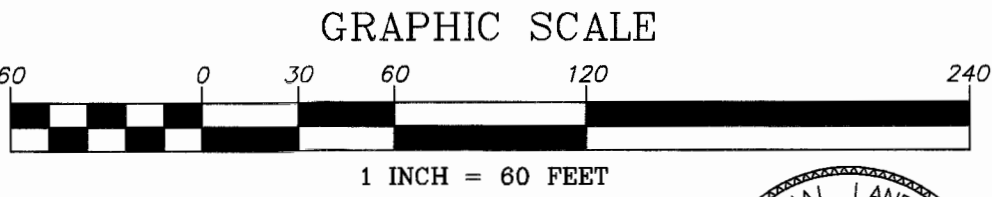
Join Zoom Meeting
<https://us02web.zoom.us/j/81018915943>
Meeting ID: 810 1891 5943

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.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

FINAL PLAT
SPRINGFIELD ESTATES SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 166346, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this plat in accordance with Section 17-23-17, have verified all measurements, divided said property into lots and streets, together with easements, hereafter to be known as

SPRINGFIELD ESTATES SUBDIVISION PHASE 2

and that the same has been correctly surveyed and has been or will be monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly boundary CHERRY GROVE SUBDIVISION PLAT A, a subdivision of Grantsville City, recorded March 16, 2000 as Entry No. 145105 in Book 614 at Page 33 in the office of the Tooele County Recorder, said point lies South 89°53'05" East 541.57 feet along the quarter section line to the northeast corner of said CHERRY GROVE SUBDIVISION PLAT A, South 1°28'25" West 148.15 feet along the easterly boundary of said CHERRY GROVE SUBDIVISION PLAT A, continuing along said easterly boundary, South 0°56'29" West 669.49 feet and South 0°57'21" West 163.52 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (Basis of Bearing for this description is South 0°22'33" East along the section line defined by Tooele County Survey monuments representing the West Quarter Corner and Southwest Corner of said Section 36.); thence along the boundary of SPRINGFIELD ESTATES SUBDIVISION PHASE 1 the following thirteen (13) courses:

- (1) South 89°16'34" East 166.72 feet;
- (2) North 0°49'46" East 104.84 feet;
- (3) South 89°10'14" East 33.00 feet;
- (4) North 0°49'46" East 0.885 feet;
- (5) South 89°10'14" East 33.00 feet;
- (6) South 0°49'46" West 128.39 feet;
- (7) South 89°16'34" East 337.397 feet;
- (8) North 0°20'17" West 133.11 feet;
- (9) North 89°39'43" East 33.00 feet;
- (10) South 0°20'17" East 1.07 feet;
- (11) North 89°39'43" East 33.00 feet;
- (12) South 0°20'17" East 107.72 feet;
- (13) South 89°16'34" East 165.833 feet to the southeast corner of said SPRINGFIELD ESTATES SUBDIVISION PHASE 1 and to the 40 acre line and westerly boundary of Southwest Addition of the City of Grantsville;

thence along said line, South 0°20'17" East 632.64 feet to intersect the northerly right-of-way line of Cherry Street as determined by a survey performed by Ensign Engineering found as File No. 2015-0062-01 in the records of said Tooele County Surveyor;

thence along the westerly extension of said northerly right-of-way line and along an old fence line, North 89°33'29" West 815.72 feet (record = 823 feet) to intersect the easterly boundary of the property formerly owned by Darrell Didericksen; thence along said easterly boundary and the easterly boundary of CHERRY GROVE PLAT C P.U.D., recorded July 26, 2007 as Entry No. 289791 in the office of said Tooele County Recorder, North 0°57'21" East 573.105 feet to the northeast corner of said P.U.D.; thence North 89°32'39" West 0.03 feet to the southeast corner of said CHERRY GROVE SUBDIVISION PLAT A;

thence along the easterly boundary of said CHERRY GROVE SUBDIVISION PLAT A North 0°57'21" East 60.69 feet to the Point of Beginning.

The above described parcel of land contains approximately 517,869 square feet in area or 11.889 acres divided into twenty-five (25) lots and three (3) public streets.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots and streets, together with easements as set forth, hereafter to be known as:

SPRINGFIELD ESTATES SUBDIVISION PHASE 2

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use.

The undersigned owners also hereby convey to Grantsville City and to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility & drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owners also hereby convey any other easements as shown hereon and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.

In witness whereof the owners have hereunto set their hands this _____ day of _____ A.D., 202__.

SHANE BRET WATSON

CARI JO WATSON

ACKNOWLEDGMENT

STATE OF UTAH
County of _____ s.s.

On the _____ day of _____, A.D. 202__, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, Shane Bret Watson and Cari Jo Watson, who being by me duly sworn, did say that they are the owners of the above-described tract of land and said Shane Bret Watson and Cari Jo Watson duly acknowledged to me that the within and foregoing Owner's Dedication was signed by them for the uses and purposes therein stated.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

RESIDING IN: _____

NOTES:

- Offset pins to be placed in the top of curb on the extension of all side lot lines and on 5/8" x 24" rebar with yellow plastic caps marked "Hathcock - LS 166346" to be placed at all other lot corners.
- Owners of Lots 13-18 and 23-26 agree to maintain the on-site underground storm water retention areas, designated hereon, as approved by the City Engineer, and constructed by the Developer/Builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or place any impervious surfaces in the area shown on this plat to be reserved for such purposes. This requirement shall run with the property and shall apply to all future owners of these Lots.
- The theoretical positions of the southeast corner of Lot 117, CHERRY GROVE SUBDIVISION PLAT A and the northeast corner of Lot 319, CHERRY GROVE PLAT C P.U.D., do not coincide. Mathematically, the southeast corner of Lot 117 lies South 0.09' and West 0.03' from the northeast corner of Lot 319. Since CHERRY GROVE SUBDIVISION PLAT A is senior to PLAT C P.U.D. and the found rebar and cap agree with the theoretical (mathematical) position of the southeast corner of Lot 117, this point was held.

MONUMENT TABLE

MON. NORTHING EASTING

M1 N=7387943.7261 E=1367459.7875

M2 N=7387927.8100 E=1367512.6963

M3 N=7387926.6773 E=1367604.7147

M4 N=7387927.4598 E=1368004.2673

M5 N=7387910.8810 E=1368007.9053

M6 N=7387914.0595 E=1367595.8455

LEGEND

FOUND TOOELE COUNTY DEPENDENT RESURVEY MONUMENT

FOUND REBAR & CAP (AS NOTED)

5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK - L.S. 166346" (SEE NOTE 1)

FOUND STREET CENTERLINE MONUMENT

RECORD BEARINGS OR DISTANCES

REQUIRED STREET CENTERLINE MONUMENT

13' x 13' ON-SITE STORM WATER RETENTION AREA (SEE NOTE 2).

BOUNDARY COORDINATE (TYP)

LINE TABLE

LINE NO. BEARING LENGTH

L1 S 0°20'17" E 21.95'

L2 S 41°44'38" W 24.094'

L3 S 0°49'46" E 21.59'

L4 S 40°41'18" E 24.359'

CURVE TABLE

C1	9.84'	18.50'	30°29'15"	S 16°04'23" W	9.73'	5.04'
C2	13.69'	60.00'	13°04'07"	S 24°46'57" W	13.66'	6.87'
C3	57.41'	60.00'	54°49'29"	S 9°09'51" E	55.25'	32.12'
C4	65.28'	60.00'	65°28'37"	S 6°08'04" E	58.00'	33.12'
C5	63.04'	60.00'	60°11'57"	S 55°31'22" W	60.18'	34.78'
C6	20.99'	18.50'	65°01'07"	S 57°55'57" W	19.88'	11.79'
C7	194.87'	60.00'	185°53'53"	S 61°37'48" E	119.84'	1165.56'
C8	20.83'	18.50'	64°49'10"	S 67°08'54" E	19.83'	11.75'
C9	65.75'	60.00'	62°47'16"	S 56°07'56" E	62.51'	36.62'
C10	57.42'	60.00'	54°49'41"	S 65°03'35" W	55.25'	31.12'
C11	57.68'	60.00'	55°04'57"	S 10°06'17" W	55.49'	31.29'
C12	14.02'	60.00'	13°31'18"	S 24°07'51" E	13.99'	7.04'
C13	8.84'	18.50'	30°29'13"	S 15°34'53" E	9.73'	5.04'
C14	194.87'	60.00'	186°05'11"	S 62°13'06" W	119.83'	1128.57'
C15	29.31'	18.50'	60°46'48"	S 45°03'07" W	28.34'	18.75'
C16	29.19'	18.50'	90°23'15"	S 44°21'51" E	28.25'	18.63'

BOUNDARY COORDINATE TABLE

NO. NORTHING EASTING

1 N=7387764.2279 E=1367569.3594

2 N=7387869.0569 E=1367570.8771

3 N=7387868.5792 E=1367603.8736

4 N=7387869.4644 E=1367603.8864

5 N=7387868.9867 E=1367636.8830

6 N=7387740.6096 E=1367635.0244

7 N=7387736.3470 E=1367972.3943

8 N=7387869.4549 E=1367971.6090

9 N=7387864.6498 E=1368004.6084

10 N=7387868.5770 E=1368004.6147

11 N=7387868.7717 E=1368037.6141

12 N=7387761.0558 E=1368038.2427

13 N=7387758.9607 E=1368004.0694

PLANNING COMMISSION

APPROVED THIS 12th DAY OF December, 2022 BY THE GRANTSVILLE CITY PLANNING COMMISSION.

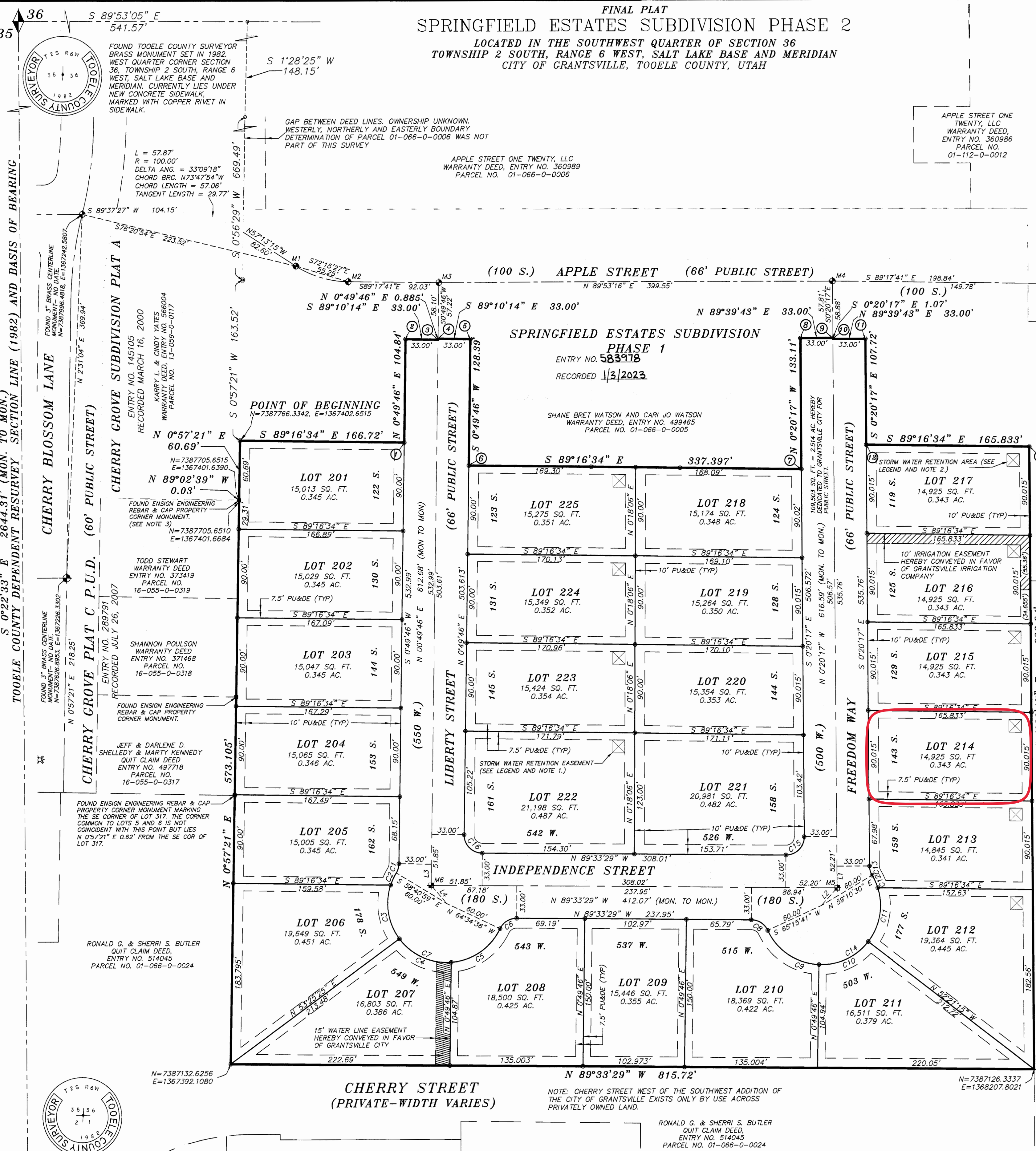
CHAIR, GRANTSVILLE CITY PLANNING COM.

OWNER OF RECORD

SHANE BRET WATSON AND CARI JO WATSON
WARRANTY DEED, ENTRY NO. 499465
PARCEL NO. 01-066-0-0005

CHERRY STREET

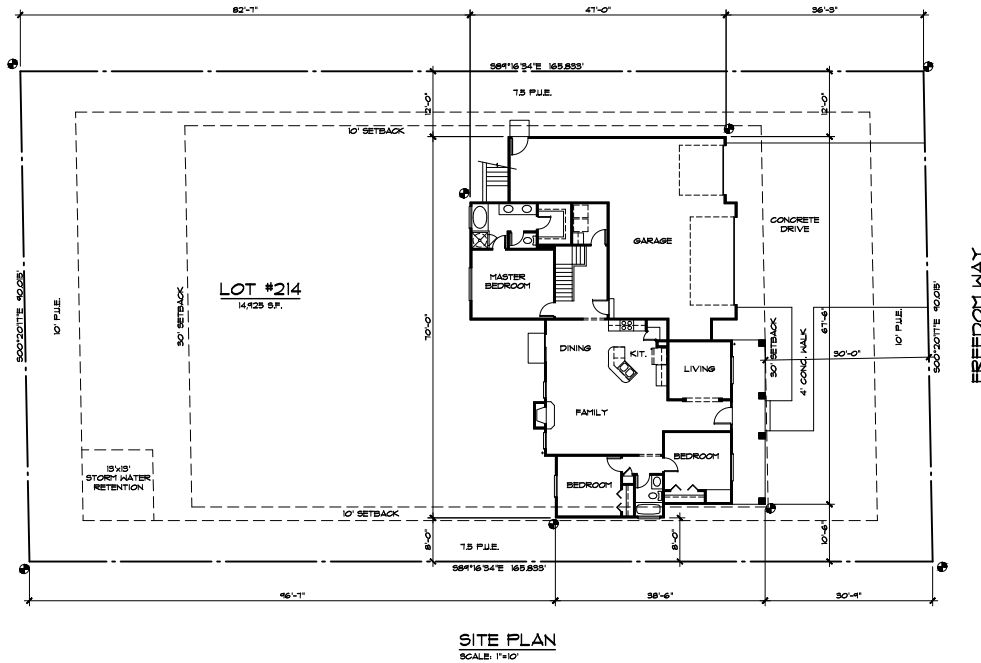
(2 CHAINS WIDE [132'] PUBLIC STREET)



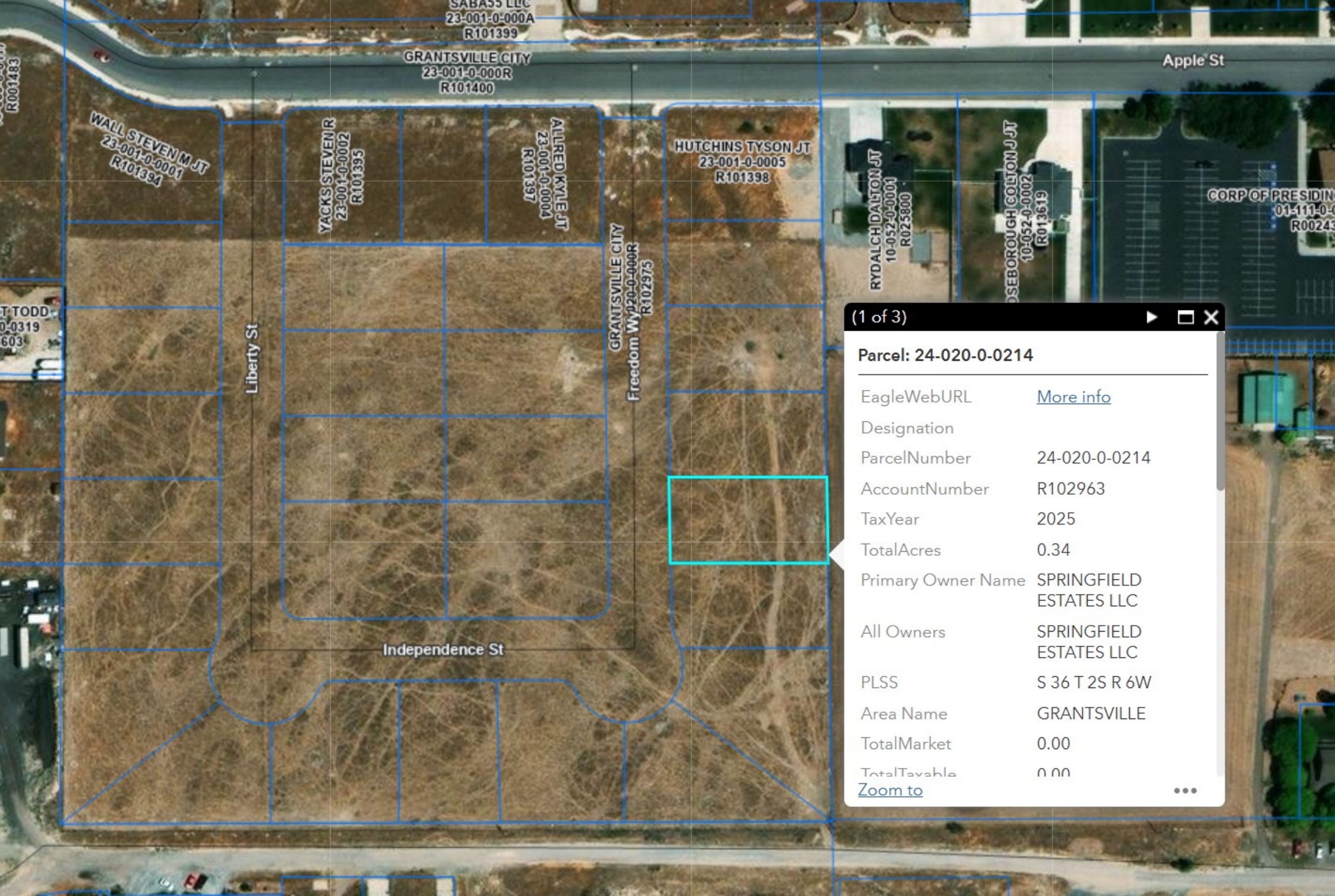
THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO ENSURE ACCURACY, HEARTHSTONE DESIGN ASSUMES NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS, ETC.

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DRAINAGE WATER SHALL DRAIN TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

ELEVATIONS (ASSUMED)
TOP OF FTG (8' FND.) = 91'-0"
TOP OF FTG (4' FND.) = 90'-0"
GARAGE = 95'-6"
TOP OF FND. = 99'-0"
MAIN FLOOR = 100'-0"



143 SOUTH FREEDOM WAY
GRANTSVILLE, UTAH



(1 of 3) ▶ □ ✕

Parcel: 24-020-0-0214

EagleWebURL	More info
Designation	
ParcelNumber	24-020-0-0214
AccountNumber	R102963
TaxYear	2025
TotalAcres	0.34
Primary Owner Name	SPRINGFIELD ESTATES LLC
All Owners	SPRINGFIELD ESTATES LLC
PLSS	S 36 T 2S R 6W
Area Name	GRANTSVILLE
TotalMarket	0.00
TotalTaxes	0.00
Zoom to	

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