

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Tuesday, March 4, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALEGENCE

AGENDA

1. Consider of the proposed deviations from the R-1-12 lot coverage to go from 3,546 sq. ft. to 4,746 sq. ft. located at 393 Emma Street
2. Consideration of the proposed deviations from the R-1-12 lot coverage to go from 2,926 sq. ft. to 4,426 sq. ft. located at 583 Sagebrush Ln.
3. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development

Join Zoom Meeting
<https://us02web.zoom.us/j/89790458744>

Meeting ID: 897 9045 8744

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.



GRANTSVILLE CITY BOARD OF ADJUSTMENTS

**March 4th, 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 March 4th, 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 lot coverage to go from 3,546 sq. ft. to 4,746 sq. ft. located at 393 Emma Street. You can view a copy of the proposed application online at the link below, by February 28, 2025

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

Dated this 28 day of February, 2025

**BY ORDER OF THE GRANTSVILLE
BOARD OF ADJUSTMENTS**

Shelby More
Zoning Administrator

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Staff Report Summary for the proposed deviations from the R-1-12 lot coverage to go from 3,546 sq. ft. to 4,746 sq. ft. located at 393 Emma Street.

Property Address: 393 Emma St
Applicant Name: Ezra Stocker
Request: Lot Coverage
Prepared By: Shelby Moore

Meeting Date: March 4th, 2025
Public Hearing Date: March 4th, 2025
Current Zone: R-1-21

Planning Staff Explanation: Consideration the proposed deviations from the R-1-12 lot coverage to go from 3,546 sq. ft. to 4,746 sq. ft. located at 393 Emma Street, placing them 357.60 sq. ft. over the allow coverage.

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural 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.

Minimum Lot Size:21,780 sq. feet (1/2 acre)

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)70 feet

Minimum Yard Setback Requirements:

Front Yard30 feet.

Rear Yard30 feet

Side Yard for Main Buildings5*/15 feet

Side Yard (Amended 4/98)4 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 two (2) floors, whichever is less

Maximum Building Coverage20%

LEGEND:

- LOT LINE
- - - BUILDING SETBACK
- - - EASEMENT (PUE)
- - - FLOW LINE
- SLOPE DIRECTION

GFE = GARAGE FLOOR ELEVATION @ DOOR
TOW = TOP OF WALL ELEVATION (PROPOSED)
TBC = TOP BACK OF CURB
BOW = BACK OF SIDEWALK
EG = EXISTING GRADE
GB = GRADE BREAK
FG = FINISH GRADE

- IR = IRRIGATION STUB
- W = WATER METER
- S = SEWER METER
- SD = STORM DRAIN
- FH = FIRE HYDRANT
- SL = STREET LIGHT
- FU = VARIOUS UTILITIES

BUILDING SETBACK:

- 40'-0" FRONT SETBACK
- 30'-0" REAR SETBACK
- 10'-0" SIDE SETBACK
- 40'-0" SIDE SETBACK (CORNER)
- 10'-0" REAR SETBACK (CORNER)

PUBLIC UTILITY EASEMENTS:

- 10'-0" FRONT PUE (ALONG ALL ROADWAYS)
- VARIES - REAR PUE (AS SHOWN)
- VARIES - SIDE PUE (AS SHOWN)

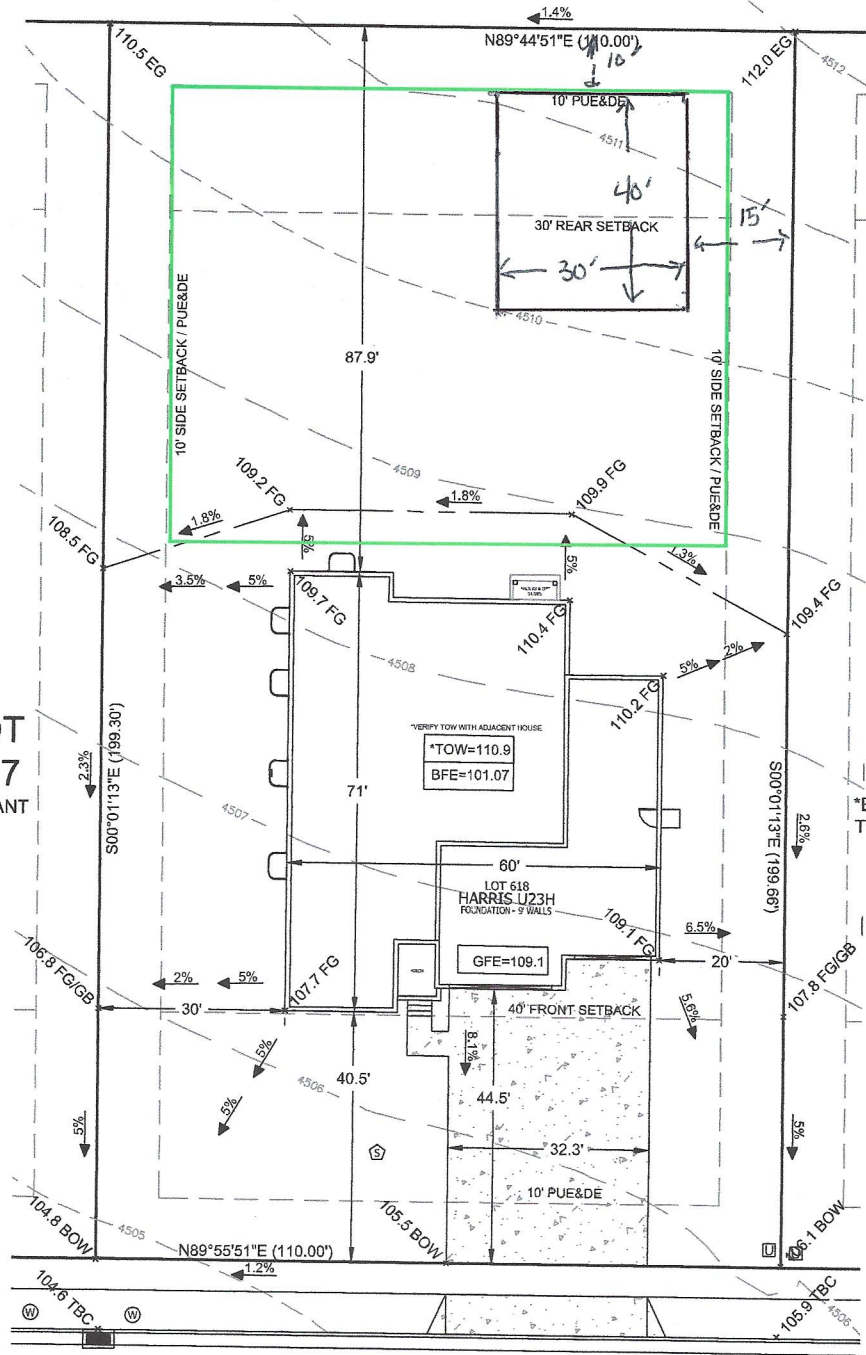
APPROVED
REVIEWED BY CODE COMPLIANCE
06/13/2024 4:58:35 PM



0' 10' 30' 60'

Scale 1" = 30'

LOT 617
*VACANT



LOT 619
*EX HOUSE
TOW=111.7

EMMA STREET

PLOT PLAN - LOT 618
Wells Crossing
393 West Emma Street
21,942 SF or 0.50 AC

BUILDER:



UTAH
10150 S. Centennial Parkway, Suite 110
Sandy, Utah 84070 (801) 743-7440

Prepared By:



NOTES:

1. All storm water and dirt will be kept on site during construction until final landscaping is done.
2. Street, curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
3. Gravel bags to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.
4. During construction, wetland areas shall be protected by silt fence, sand bags, or straw bales as req'd.
5. Berms or swales may be required along property lines to prevent storm water flow into adjacent lots. Final grading shall blend in with adjacent lots.
6. Contractor shall locate service laterals and verify lateral elevation before setting house to grade.
7. The elevation of the lowest floor slab elevation shall be not less than 3 feet above recorded water table.
8. Slope finish grade away from home 5% min. within 10 feet measured perpendicular to the face of the wall.
9. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from building.

PLAN: HARRIS U23H

ELEVATION: A

HOME OWNER SIGNATURE: _____

DATE _____

SUPERINTENDENT SIGNATURE: _____

DATE _____

** SUBJECT TO ANY CHANGES NECESSARY MADE AT THE DISCRETION OF RICHMOND AMERICAN HOMES WITH CITY APPROVAL **

DATE PRINTED:05-20-24



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Dated this 28 day of February, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby More
Zoning Administrator

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Permit # 23025

Staff Report Summary for the proposed deviations from the R-1-12 lot coverage to go from 2,926 sq. ft. to 4,426 sq. ft. located at 583 Sagebrush Ln.

Property Address: 583 Sagebrush Ln.
Applicant Name: Brian Leavitt
Request: Lot Coverage
Prepared By: Shelby Moore

Meeting Date: March 4th, 2025
Public Hearing Date: March 4th, 2025
Current Zone: R-1-21

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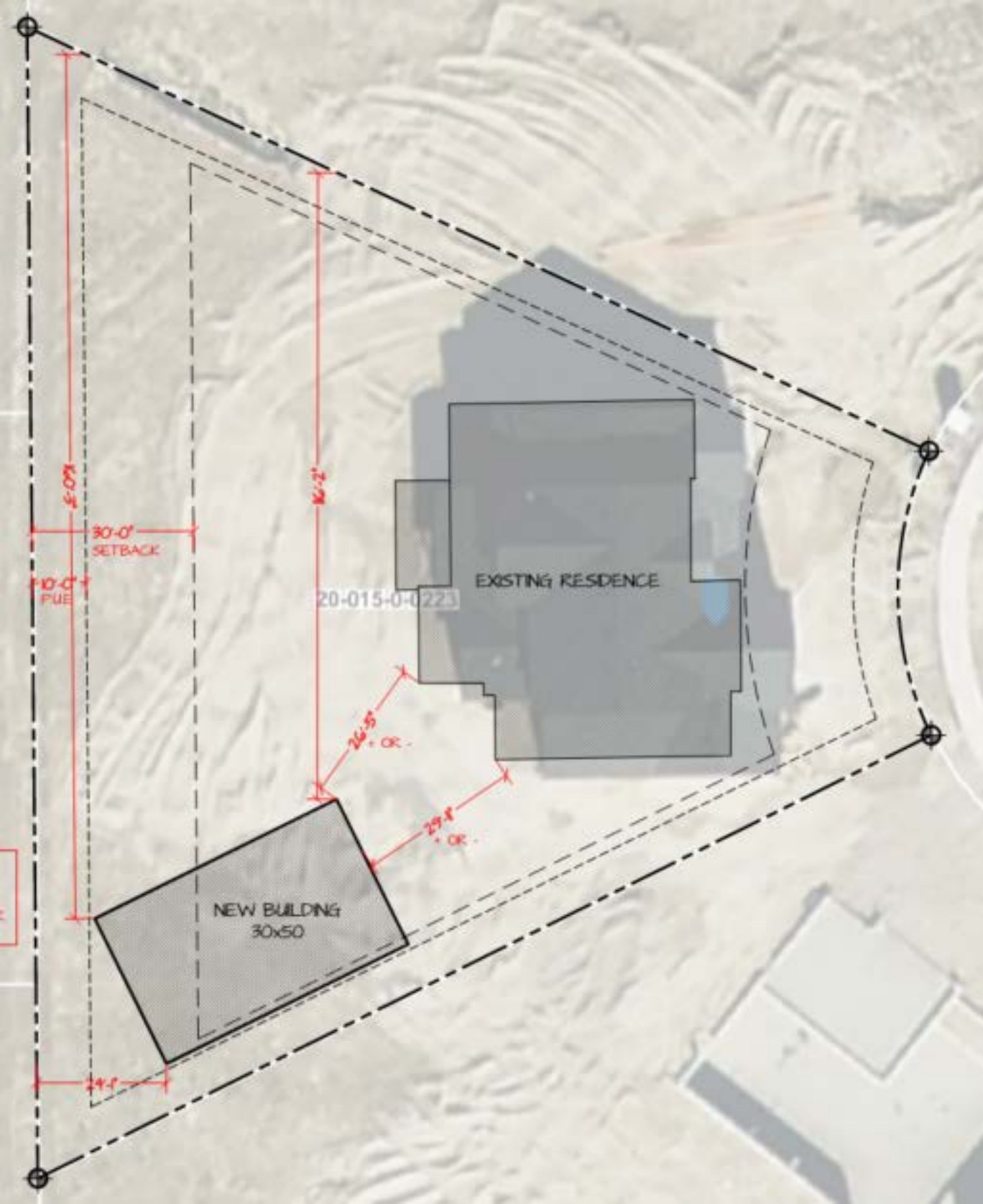
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Minimum	Yard	Setback	Requirements:	Front	Yard
.....				30 feet.	Rear Yard
.....				30 feet	Side Yard for
Main Buildings				5*/15 feet	Side Yard (Amended
4/98)				4 feet*	Rear Yard for Accessory
Buildings				1 foot*	On corner lots, 2 front yards and 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 two (2) floors, whichever is less Maximum Building Coverage
.....20%



EXISTING RESIDENCE

20-015-0-0223

NEW BUILDING
30x50

30'-0"
SETBACK

10'-0"
PUE

26'-5"
+/- OR -

29'-8"
+/- OR -

14'-8"

16'-2"

16'-0"