

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.
- b) Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).
- c) Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

AGENDA

1. Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.
2. Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.
3. Consideration of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.
4. Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.
5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).
6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).
7. Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.
8. Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes.
9. Report from Zoning Administrator
10. Open Forum for Planning Commissioners.
11. Report from City Council.
12. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development



Scan QR code to join Zoom meeting.

Join Zoom Meeting
<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419

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.



Grantsville City Planning Commission

**April 17, 2025
Public Hearing**

Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025**, at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **Proposed sportsman permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the RM-7 zone.**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025**.

Dated this 4th day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

**April 17, 2025
Public Hearing**

Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

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 Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:

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

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 3rd day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**



Shelby Moore
Zoning Administrator

Scan QR code above or use the link below to join Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

**April 17, 2025
Public Hearing**

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community_economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025**.

Dated this 25th day of March, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

**April 17, 2025
Public Hearing**

Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **proposed consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community__economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 4th day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



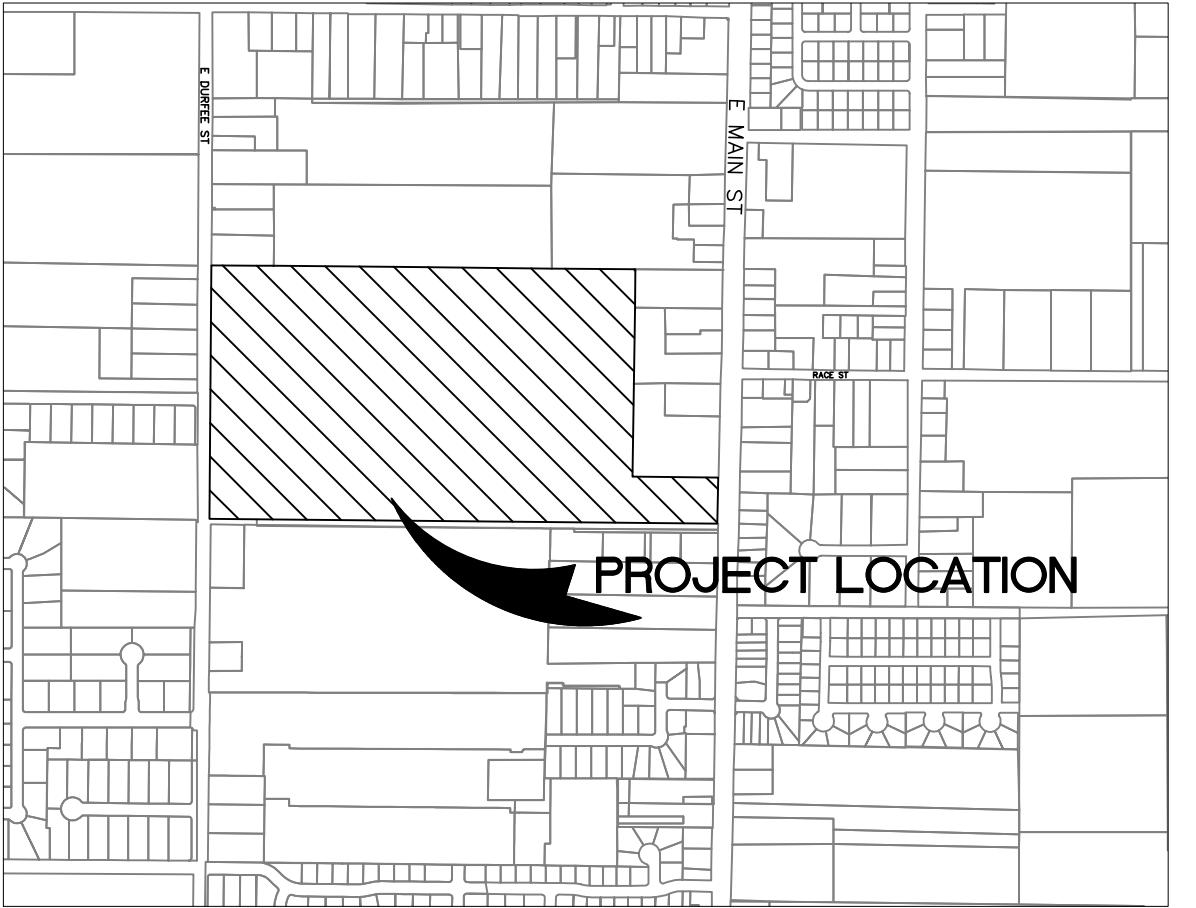
Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419

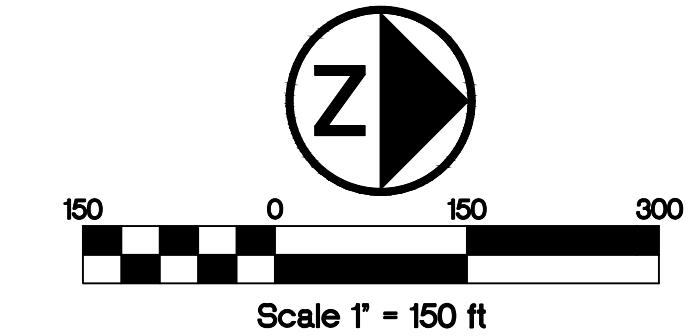
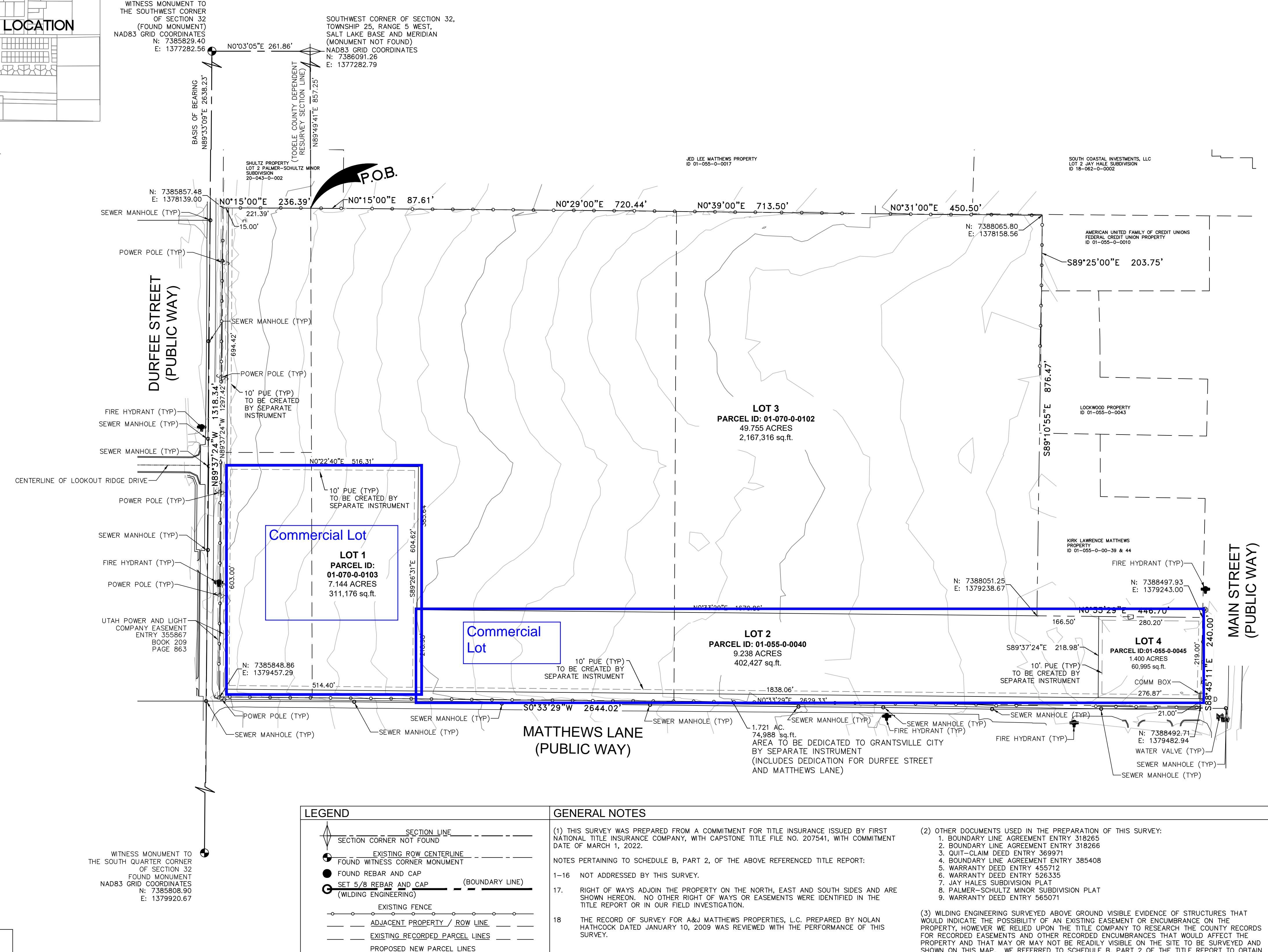
MATTHEWS PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
LOT LINE ADJUSTMENT EXHIBIT



VICINITY MAP

SCALE: 1' = 1000'
GRANSTVILLE, UTAH



SURVEYOR'S CERTIFICATE:

TITLE DESCRIPTION

PARCEL 1 (TAX ID NO: 01-055-0-0045): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 00°3'29" EAST 975.04 FEET ALONG SAID SECTION LINE, OR OTHER LAMINATED MONUMENT, FROM THE POINT OF BEGINNING, BY A LINE OF UNMARKED RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIC OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'29" EAST 2638.14 FEET, ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 32); THENCE FROM SAID POINT OF BEGINNING, BY A LINE OF UNMARKED RESURVEY WITNESS MONUMENT ALSO IN DURFEE STREET, A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 32, THENCE FROM SAID POINT OF BEGINNING, BY A LINE OF UNMARKED RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIC OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°49'41" EAST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°39'00" EAST 535.53 FEET; (2) NORTH 00°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 203.75 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 89°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO: 01-055-0-0040): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIC OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 32); THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 2177.97 FEET; THENCE SOUTH 89°41'42" EAST 1320.75 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 975.04 FEET TO INTERSECT THE TOOELE COUNTY DEPARTMENT RESURVEY SECTION LINE, THENCE ALONG SAID SECTION LINE, SOUTH 89°49'41" WEST 1319.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (TAX ID NO: 01-070-0-0102): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LIES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°3'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIC OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°3'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET, THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 2177.97 FEET; THENCE SOUTH 89°41'42" EAST 1320.75 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 975.04 FEET TO INTERSECT THE TOOELE COUNTY DEPARTMENT RESURVEY SECTION LINE, THENCE ALONG SAID SECTION LINE, SOUTH 89°49'41" WEST 1319.72 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (TAX ID NO: 01-070-0-0103): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°3'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIC OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED NORTHWEST CORNER OF SECTION 5 LIES NORTH 00°3'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET, THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 2177.97 FEET; (4) NORTH 00°33'29" WEST 240.00 FEET; (5) SOUTH 89°23'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" WEST 659.17 FEET; THENCE SOUTH 89°37'24" WEST 659.17 FEET; THENCE NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET, THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 2177.97 FEET; (4) NORTH 00°33'29" WEST 240.00 FEET; (5) SOUTH 89°23'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" WEST 659.17 FEET; THENCE SOUTH 89°37'24" WEST 659.17 FEET; THENCE NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 69.259 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK ON THE GROUND THE EXTERIOR BOUNDARY OF THE FOUR SUBJECT PARCELS, IN PREPARATION FOR A SUBDIVISION OF THE PROPERTY FOR EASEMENTS, OTHER SURVEY LINES THAT ARE REFERENCED IN THE DEEDS WERE LOCATED AND ARE SHOWN ON THE SURVEY. THE SUBJECT PROPERTY BOUNDARY MATCHED THE LOCATION OF SAID FENCE LINES. SEVERAL EXISTING PROPERTY CORNER MARKERS WERE FOUND AND ACCEPTED AS LOCATIONS DEMARCATING THE BOUNDARY.