

PUBLIC NOTICE

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

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Consideration of a request to reduce the required RM-7 front yard setback from 25 feet to 17 feet (an 8-foot reduction) for the property located at 248 S Willow Street.
2. Open Forum.
3. Adjourn.

Shelby Moore
Zoning Administrator
Grantsville City Community & Economic Development



[Join Zoom Meeting: https://us02web.zoom.us/j/4358843411](https://us02web.zoom.us/j/4358843411)

By Phone, Dial: 1-253-215-8782

Meeting ID: 435 884 3411

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.

AGENDA ITEM #1

Consideration of a request to reduce the required RM-7 front yard setback from 25 feet to 17 feet (an 8-foot reduction) for the property located at 248 S Willow Street.

Planning and Zoning
336 W. Main St.
Grantsville, UT 84029
Phone: (435) 884-1674



**Staff Report Summary for consideration of a request to reduce the required
RM-7 front yard setback from 25 feet to 17 feet (an 8-foot reduction)
for the property located at 248 S Willow Street.**

Parcel ID(s): 13-087-0-0008
Property Address: 248 S Willow Street
Applicant Name: Joseph Erickson
Request: Front yard setback deviation
Prepared By: Shelby Moore

Meeting Date: 03/05/2026
Public Hearing Date: 03/05/2026
Current Zone: RM-7
Acres: .49
Square Feet: 21,344

PLANNING STAFF ANALYSIS AND COMMENTS

Request

Variance from the RM-7 front yard setback requirement along **Chester Hollow Road**.

Proposal

Reduce the required front yard setback along Chester Hollow Road from **25 feet to 17 feet** (an 8-foot reduction).

Zoning

RM-7 (Single-Family Residential, 10,000 sq. ft. minimum lot size for corner lots)

Lot Conditions

The subject property is a corner lot, which results in two front yard setbacks. The requested variance applies to the frontage along **Chester Hollow Road**.

Applicant's Hardship Statement

The applicant states that the hardship results from the home being constructed prior to the development of the subdivision and the installation of Chester Hollow Road. When the subdivision was developed in 2000, the property became a corner lot, creating an additional front yard setback requirement that did not exist when the home was originally built. The applicant states that the layout of the lot and existing yard improvements make it difficult to construct the proposed garage while meeting the required setback.

Staff Analysis – Variance Criteria

Pursuant to **Grantsville Land Use Ordinance Section 3.25**, the Board of Adjustment must consider the following criteria when evaluating a variance request.

Hardship

The applicant states the hardship results from the property becoming a corner lot after subdivision development created an additional front yard setback requirement.

Special Circumstances

The property differs from many surrounding lots because the residence existed prior to the subdivision and roadway installation.

Property Rights

Approval of the variance would allow construction of a garage similar to accessory structures commonly found on residential properties in the area.

Public Interest / General Plan

The proposed garage location is near the entrance of a cul-de-sac along Chester Hollow Road and does not appear to create traffic or safety concerns.

Spirit of the Ordinance and Substantial Justice

The Board must determine whether reducing the setback from **25 feet to 17 feet** maintains the intent of the setback requirements while allowing reasonable use of the property.

Additional Considerations

Consistency with General Plan

The requested variance does not appear to conflict with the goals of the General Plan or the intent of the zoning ordinance for the RM-7 residential district.

Impact on Surrounding Properties

Due to the location of the proposed structure and remaining setback distance, staff does not anticipate significant impacts to adjacent properties.

Compatibility with Surrounding Development

The requested reduction is relatively minor and appears generally consistent with residential development patterns in the surrounding area.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



Phone: 435-884-1674
Web: Grantsvilleut.gov
ADD: 336 W Main Street

Variance Request Worksheet

Per Grantsville Land Use Ordinance 3.25 (Variance), the Appeal Authority may grant a variance only if the following five criteria are met.

- Hardship – Literal enforcement of the land use ordinance would cause a hardship that is not necessary to carry out the general purpose of the ordinance.
- Special Circumstances – There are special circumstances specific to this property that do not generally apply to other properties in the same zoning district.
- Property Rights – Granting the variance is essential to the enjoyment of a substantial property right that other property owners in the same district already possess.
- Public Interest / General Plan – The variance will not substantially affect the General Plan and will not be contrary to the public interest.
- Ordinance Spirit & Justice – The spirit of the land use ordinance is observed, and substantial justice is done.

Acknowledgement

I, the undersigned, acknowledge that I have read and understand Grantsville Land Use Ordinance 3.25 (Variance), Sections 3–5, including the provisions regarding:

(3) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under this subsection, the board of adjustment may not find an unreasonable hardship unless:

- a) the alleged hardship is located on or associated with property for which the variance is sought; and
- b) the alleged hardship comes from circumstances peculiar to the property, not from conditions that are general in the neighborhood.

(4) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the board of adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

(5) In determining whether or not there are special circumstances attached to the property under Section 3.23(2)(b), the board of adjustment may find that special circumstances exist only if they:

- a) relate to the hardship complained of, and
- b) deprive the property of privileges granted to other properties in the same district.

I understand these requirements and agree to comply with the provisions of the ordinance.

Applicant Signature: _____

Date: _____

Please Note: Variance requests are rarely granted and carry no presumption of approval. Fees for a variance request are \$500 if reviewed by the Appeal Authority.

Hardship

Enforcing the 25-foot setback creates a hardship because our home was built before the subdivision and Chester Hollow Road existed. When the subdivision was developed in 2000, our property became a corner lot and we did not realize this would create an additional setback requirement. Because of the way the lot and existing yard improvements are laid out, the required setback prevents us from building the proposed garage without removing our fence and tearing up a yard that we have spent many years improving.

Special Circumstances

This property is different from most others in the neighborhood because the house was built before the subdivision and road were installed. The later development changed the lot configuration and setback requirements. Other homes in the subdivision were planned with those setbacks in mind, but ours was not.

Property Rights

Approving the variance would allow us to build a garage similar to what other homeowners in the area are able to have. Without the variance, the layout of our lot makes it very difficult to reasonably place the structure. We are simply trying to make normal residential improvements to our property.

Public Interest / General Plan

The proposed garage will not negatively impact the neighborhood or conflict with the General Plan. The property is located at the entrance of a cul-de-sac rather than on a main road, and we have spoken with the neighboring property owners, who do not have concerns with the request. The garage location still maintains space from the property line and utility easement and does not create safety or traffic issues.

Ordinance Spirit & Justice

Granting the variance would still respect the intent of the setback rules while recognizing the unique history of our property. The request allows reasonable use of the property without harming neighboring properties or changing the character of the area.

Chester Hollow — Road center line

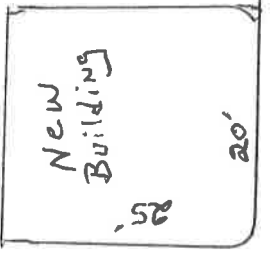
125.87'

25'
SETBACK

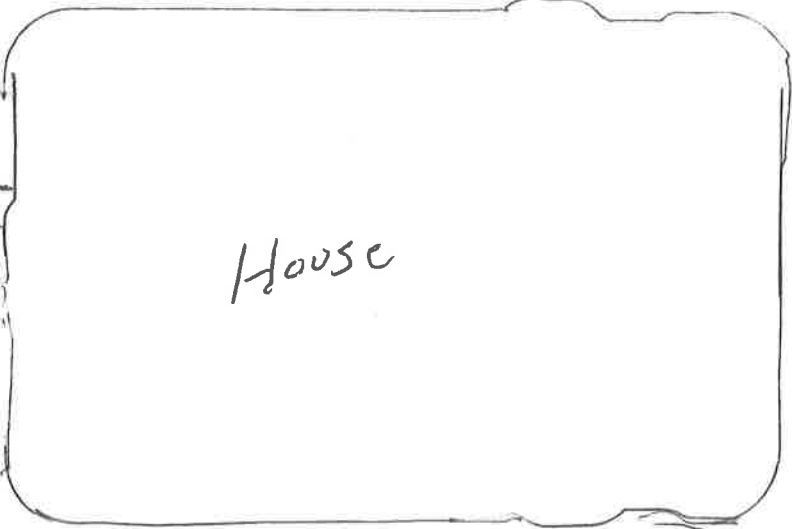
Back Fence

28'

Yard Fence



Property Line



152.96' North

Willow St

E. MATTHEWS SUBDIVISION AMENDED (2nd)

(AMENDING PARCELS 12 & 3)

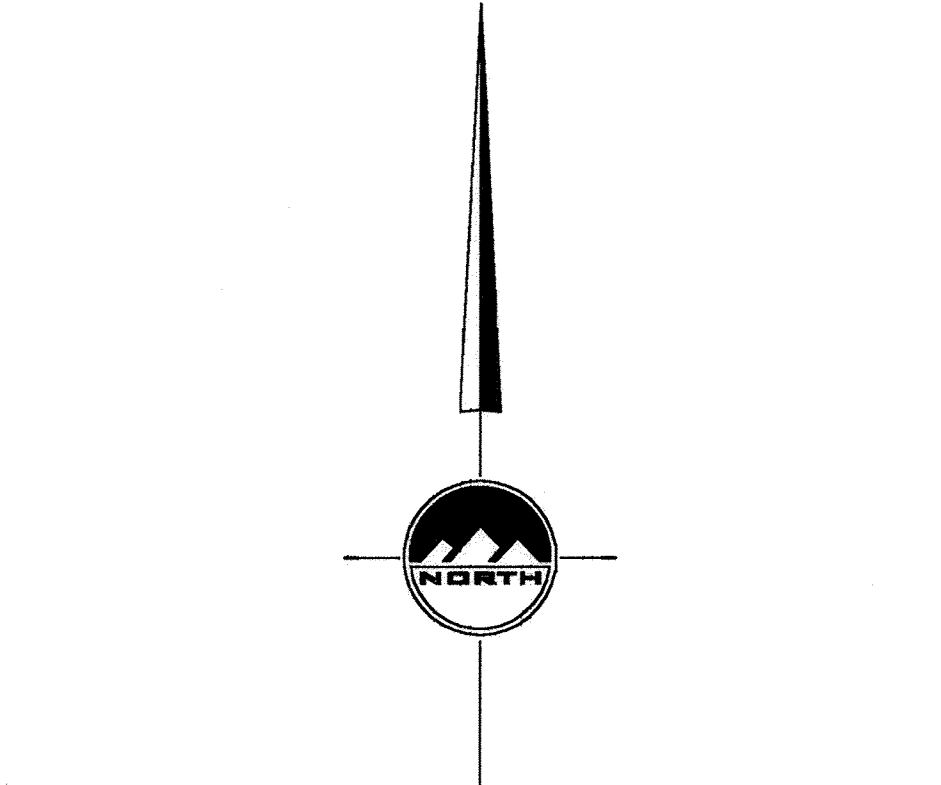
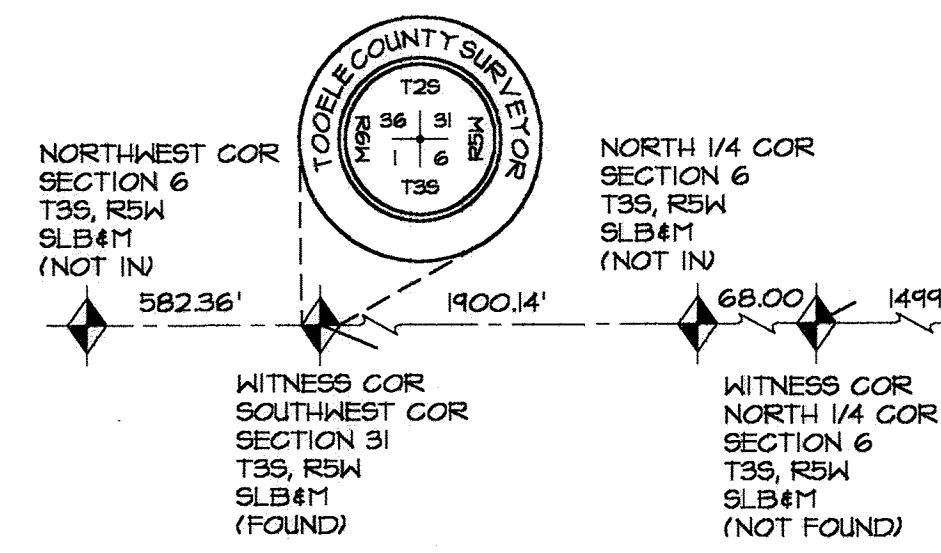
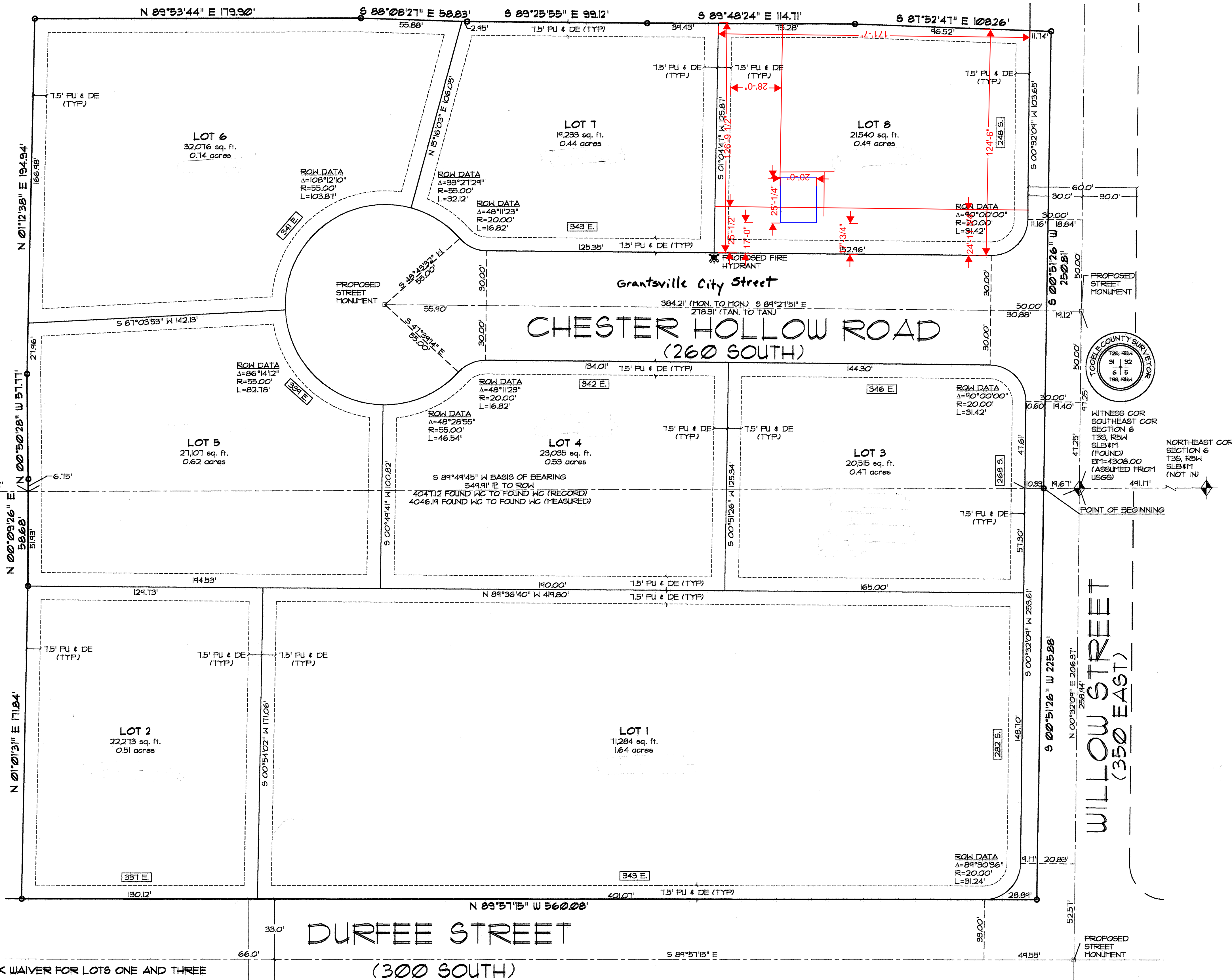
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
AND ALSO IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

UNDER THE P.U.D. APPROVAL, THE FOLLOWING WAIVERS ARE GRANTED:

- WIDTH OF ROAD REDUCED TO 30.00 FEET TOTAL SURFACE.
- SIDEWALK CURB AND GUTTER.
- WATER REQUIREMENTS FOR DEVELOPER.

NOTES:

- BENCHMARK ELEVATION = 4308.00 (ASSUMED FROM USGS), LOCATED AT THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 31, T2S, R5W, SLB#1M.
- UPON RECORDATION OF THIS PLAT "CHESTER HOLLOW ROAD" IS HEREBY DEDICATED TO THE CITY OF GRANTSVILLE AS A PUBLIC RIGHT-OF-WAY.



ENSIGN
engineering • planning • surveying
90 East Fort Union Boulevard, Suite 100 (801) 255-0529
Midvale, Utah 84047 fax (801) 255-4448
Tooele, Utah (435) 643-3590

- ### LEGEND
- 1.5" 1.5" PUBLIC UTILITY & DRAINAGE EASEMENT
 - * FIRE HYDRANT (PROPOSED)
 - ** FIRE HYDRANT (EXISTING)
 - ◆ SECTION CORNER MONUMENT
 - MONUMENT TO BE SET
 - ◆ SET REBAR & CAP AT EACH LOT AND THE PLAT BOUNDARY CORNERS

SIDEWALK WAIVER FOR LOTS ONE AND THREE
THE OWNERS OF LOTS ONE AND THREE AGREE TO IMMEDIATELY INSTALL OR PAY FOR THE INSTALLATION OF SIDEWALK, CURB AND GUTTER OR OTHER FUTURE IMPROVEMENTS TO DURFEE AND/OR WILLOW STREET UPON THE REQUEST OF GRANTSVILLE CITY, AS MAY BE DETERMINED NECESSARY. THE AGREEMENT TO INSTALL OR PAY FOR THE INSTALLATION OF SAID IMPROVEMENTS IS A COVENANT RUNNING WITH THE LAND AND SUBSEQUENT OWNERS OF THESE LOTS ASSUME THIS SAME OBLIGATION WHEN THEY ACQUIRE TITLE TO ONE OF THESE LOTS.

TOOELE COUNTY BOARD OF HEALTH
APPROVED THIS 26TH DAY OF SEPTEMBER, A.D., 2000
[Signature]
TOOELE COUNTY BOARD OF HEALTH

APPROVAL AS TO FORM THIS 26TH OF September, A.D., 2000
[Signature]
GRANTSVILLE CITY ATTORNEY

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
9-26-2000 DATE
[Signature]
GRANTSVILLE CITY ENGINEER

TOOELE COUNTY SURVEYOR
APPROVED THIS 14 DAY OF Sept., A.D., 2000
[Signature]
TOOELE COUNTY SURVEYOR

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS 14 DAY OF Sept., A.D., 2000
[Signature]
CHAIRMAN, PLANNING COMMISSION

GRANTSVILLE CITY COUNCIL
APPROVED THIS 20 DAY OF Sept., A.D., 2000
[Signature]
Attest, Recorder

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334575, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as E. MATTHEWS SUBDIVISION AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the section line said point being South 89°44'45" West 491.17 feet along said section line to a witness corner and South 89°44'45" West 19.67 feet along said section line from the Northeast Corner of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian and running:
thence South 0°51'26" West 225.88 feet to the north line of Durfee Street (300 South);
thence North 89°51'15" West 560.08 feet along said north line to the extension of an existing fence line;
thence North 1°01'31" East 111.84 feet to and along said fence line;
thence North 0°09'26" East 58.68 feet along said fence line;
thence North 1°12'38" East 194.44 feet along said fence line to a fence corner;
thence North 89°53'44" East 119.40 feet along an existing east West fence;
thence South 88°08'21" East 58.83 feet along said fence line;
thence South 89°25'55" East 49.12 feet along said fence line;
thence South 89°48'24" East 14.71 feet along said fence line;
thence South 81°52'41" East 108.26 feet along and beyond said fence line;
thence South 0°51'26" West 250.81 feet to the point of beginning.
Contains 8 Lots, 6.20 acres.

SEPT 20 2000 Date
Douglas J. Kinsman License no. 334575
PROFESSIONAL LAND SURVEYOR
DOUGLAS J. KINSMAN
STATE OF UTAH

SURVEYOR'S NARRATIVE

The purpose of this survey was to provide boundary and topographic information to assist in the design of streets and lots for a subdivision known as E. Matthews Subdivision Amended. The base of bearing is the section line between two witness corners to the Northeast Corner and the Northwest Corner of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian with a record bearing and distance of North 89°44'45" East 4047.12 feet and a measured distance of 4046.19 feet. All other monuments, as found, are shown hereon.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

E. MATTHEWS SUBDIVISION AMENDED (2nd)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof, I have hereunto set my hand and seal this 20 day of September, A.D., 2000.

[Signatures]
Ernest W. Matthews
Joseph D. Erickson
Scott E. Matthews
Vicky B. Matthews
Laurie F. Erickson
Sheila Matthews

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Tooele ss.
On the 26 day of September, A.D., 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, in said State of Utah, the signer(s) of the above Owner's dedication, 12 in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC
Residing at Grantville, UT My commission expires Jan 31, 2001

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Tooele ss.
On the 26 day of September, A.D., 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, in said State of Utah, the signer(s) of the above Owner's dedication, 12 in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

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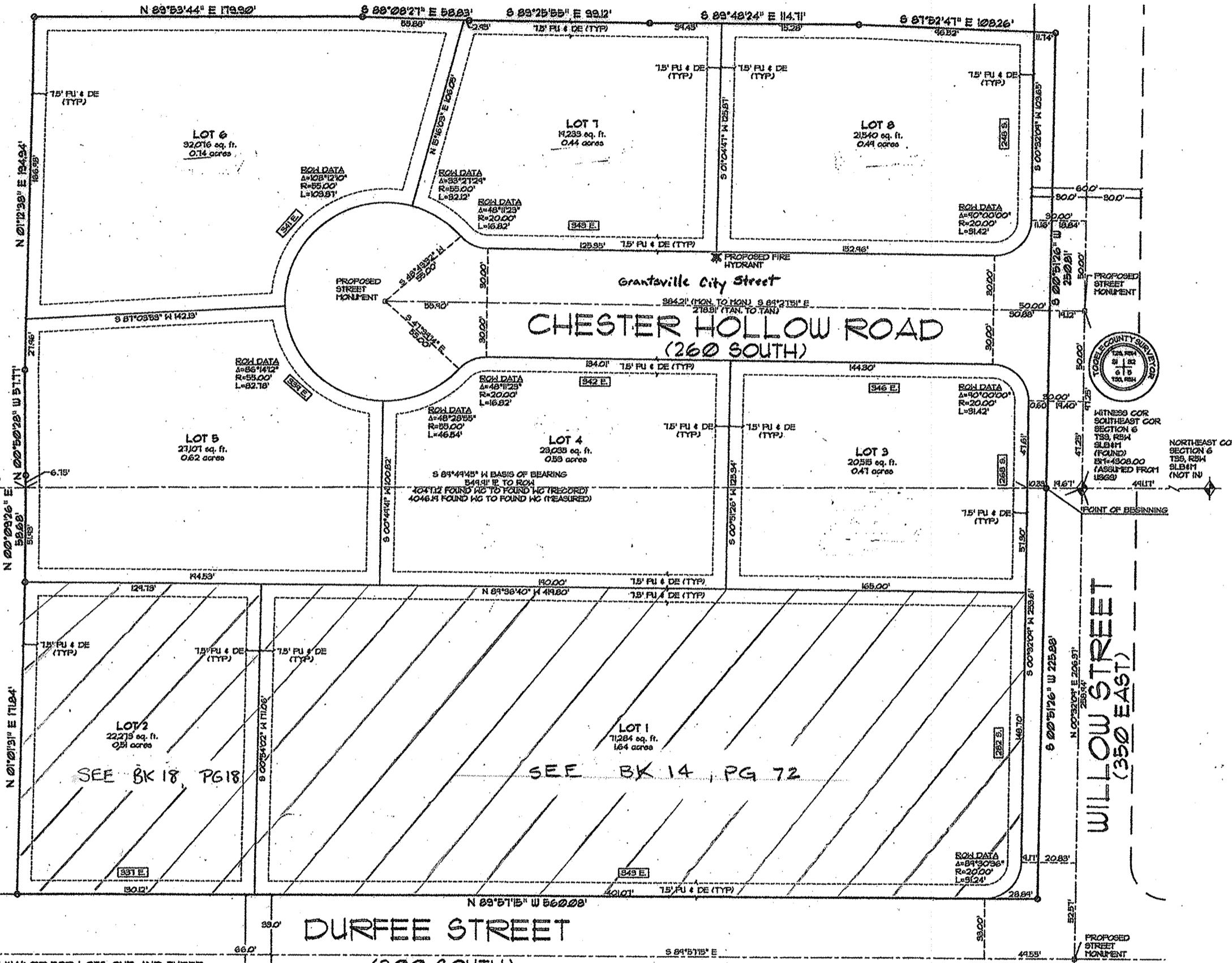
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AND ALSO IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Paul Matthews Entry #156962
DATE 12/10/00 TIME 11:34am BOOK 653 PAGE 418
42 00 FEES
[Signature]
CLERK, TOOELE COUNTY

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

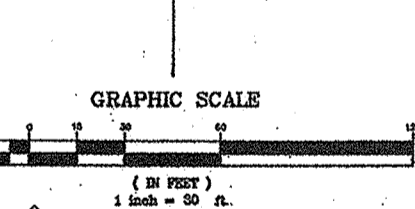
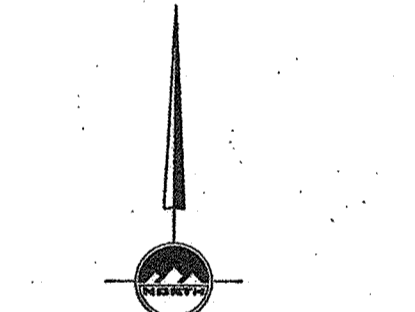
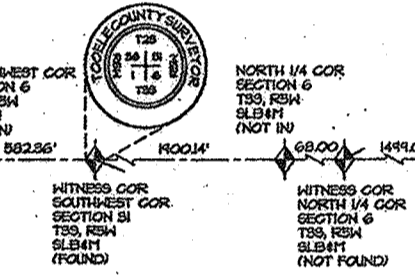
E. MATTHEWS SUBDIVISION AMENDED (2nd)
(AMENDING PARCELS 12 & 13)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
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TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



UNDER THE P.L.D. APPROVAL,
THE FOLLOWING WAIVERS ARE GRANTED:
WIDTH OF ROAD REDUCED TO 30.00 FEET TOTAL SURFACE.
SIDEWALK CURB AND GUTTER.
WATER REQUIREMENTS FOR DEVELOPER.

NOTES:
BENCHMARK ELEVATION = 4308.00 (ASSIGNED FROM USGS)
LOCATED AT THE WITNESS CORNER TO THE SOUTHEAST CORNER
SECTION 31, T2S, R5W, S1/4E1/4.



ENSIIGN
Engineering, planning, surveying
100 East Fort Union Boulevard, Suite 100
Provo, Utah 84047
Phone: (801) 256-0628
Fax: (801) 256-4449
Cell: (435) 848-3580

SIDEWALK WAIVER FOR LOTS ONE AND THREE
THE OWNERS OF LOTS ONE AND THREE AGREE TO IMMEDIATELY
INSTALL OR PAY FOR THE INSTALLATION OF SIDEWALK, CURB
AND GUTTER OR OTHER FUTURE IMPROVEMENTS TO DURFEE
AND/OR WILLOW STREET UPON THE REQUEST OF GRANTSVILLE
CITY, AS MAY BE DEEMED NECESSARY. THE AGREEMENT TO
INSTALL OR PAY FOR THE INSTALLATION OF SAID IMPROVEMENTS
IS A COVENANT RUNNING WITH THE LAND AND SUBSEQUENT
OWNERS OF THESE LOTS ASSUME THIS SAME OBLIGATION WHEN
THEY ACQUIRE TITLE TO ONE OF THESE LOTS.

<p>TOOELE COUNTY BOARD OF HEALTH APPROVED THIS <u>26th</u> DAY OF <u>SEPTEMBER</u>, A.D. 20<u>00</u></p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>26th</u> OF <u>September</u>, A.D. 20<u>00</u></p>	<p>ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT BY ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p>	<p>TOOELE COUNTY SURVEYOR APPROVED THIS <u>26</u> DAY OF <u>Sept.</u>, A.D. 20<u>00</u></p>	<p>GRANTSVILLE CITY PLANNING COMMISSION APPROVED THIS <u>14</u> DAY OF <u>Sept.</u>, A.D. 20<u>00</u></p>	<p>GRANTSVILLE CITY COUNCIL APPROVED THIS <u>20</u> DAY OF <u>Sept.</u>, A.D. 20<u>00</u></p>
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SURVEYOR'S CERTIFICATE
I, Douglas J. Kinsman, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334875, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, hereinafter to be known as E. MATTHEWS SUBDIVISION AMENDED (2nd), and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
Beginning at a point on the section line said point being South 89°41'45" West 411.1 feet along said section line to a witness corner and South 89°41'45" West 116.7 feet along said section line from the Northeast corner of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:
thence South 0°51'26" West 225.88 feet to the north line of Durfee Street (300 South);
thence North 89°51'19" West 560.08 feet along said north line to the extension of an existing fence line;
thence North 1°01'31" East 1124.4 feet to and along said fence line;
thence North 0°42'26" East 58.68 feet along said fence line;
thence North 0°52'02" East 311.7 feet along said fence line;
thence North 1°23'38" East 114.44 feet along said fence line to a fence corner;
thence North 89°18'44" East 119.90 feet along an existing east-west fence;
thence South 89°02'21" East 58.83 feet along said fence line;
thence South 89°02'21" East 432.2 feet along said fence line;
thence South 89°42'24" East 114.71 feet along said fence line;
thence South 81°52'41" East 108.26 feet along and beyond said fence line;
thence South 0°51'26" West 250.81 feet to the point of beginning.
Contains 8 Lots, 620 acres.

DATE: Sept 20, 2000
Date
DOUGLAS J. KINSMAN
License No. 334875

SURVEYOR'S NARRATIVE
The purpose of this survey was to provide boundary and topographic information to assist in the design of streets and lots for a subdivision known as E. Matthews Subdivision Amended. The basis of bearing in the section line between the witness corners to the Northeast corner and the Northeast corner of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian with a record bearing and distance of North 89°41'45" East 4047.12 feet and a measured distance of 4046.4 feet. All other monuments, as found, are shown herein.

OWNER'S DEDICATION
Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereinafter known as the

E. MATTHEWS SUBDIVISION AMENDED (2nd)
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.
In witness whereof, I have hereunto set my hand and seal this 20 day of September, A.D. 2000.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Tooele
On the 20 day of September, 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, in said State of Utah, the signers of the above Owner's dedication, to-wit: in person, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

E. MATTHEWS SUBDIVISION AMENDED (2nd)
(AMENDING PARCELS 12 & 13)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
AND ALSO IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

RECORDED
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE OFFICE OF
Paul Matthews Entry #154962
DATE 12/18/00 TIME 11:58 AM BOOK 653 PAGE 418
42-00
FEE \$

370333- E. MATTHEW FAMILY SUBDIVISION 18-18 6/12/12 gw



Chester Hollow Rd

Willow St









