

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Monday May 4, 2026 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA

1. Consideration of a request for a variance to allow an existing shed to remain within a public utility and drainage easement (PU&DE), including a 6-foot encroachment into the rear easement and a 6.5-foot encroachment into the side easement, for the property located at 630 E Jodi Lane in the R-1-21 zone.
2. Consideration of a request for a variance to construct a garage, reducing the required front yard setback along Cherry Street from 40 feet to 20 feet (a 20-foot reduction), for the property located at 728 W Cherry Street in the R-1-21 zone.
3. Open Forum.
4. 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 for a variance to allow an existing shed to remain within a public utility and drainage easement (PU&DE), including a 6-foot encroachment into the rear easement and a 6.5-foot encroachment into the side easement, for the property located at 630 E Jodi Lane in the R-1-21 zone.

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



Permit #
2026028 Staff Report
Summary for
Rear and Side Easement Encroachment Variance

Parcel ID(s): 22-010-0-0508
Property Address: 630 E Jodi Lane
Name: Daniel and Michell Holmes
Request: Rear and side Easement Encroachment Variance
Prepared By: Community Development Staff

Meeting Date: May 4, 2026
Public Hearing: May 4, 2026
Date: April 29, 2026
Current Zone: R-1-21
Acres:.34

PLANNING STAFF ANALYSIS AND COMMENTS

Request

Variance request to allow an existing shed to remain within a public utility and drainage easement (PU&DE).

Proposal

The applicant is requesting approval for an existing shed that currently encroaches into two separate easements on the property. The existing shed encroaches approximately **6 feet into the rear public utility** and drainage easement and approximately **6.5 feet into the side public utility and drainage easement**.

The structure has already been installed, and the applicant is requesting approval for the existing encroachment.

Zoning

R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size)

Lot Conditions

The subject property is a single-family residential lot located within the R-1-21 zoning district and contains multiple easements along the rear and side property lines. According to materials submitted by the applicant, the easements occupy approximately 0.082 acres of the backyard area, reducing the amount of usable yard space available for accessory structures.

Applicant's Hardship Statement

The applicant states that easements within the rear yard significantly reduce usable space and limit placement options for accessory structures. The applicant indicates that relocating the shed would be impractical and that the configuration of the easements creates constraints not typical of surrounding properties. A full hardship statement is included in the packet for review.

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 attributes the hardship to the presence and size of multiple easements within the rear yard, which reduce usable space and limit placement options for accessory structures. The Board must determine whether this condition constitutes a hardship unique to the property and not self-imposed.

Special Circumstances

The applicant identifies the presence of a storm drain easement running the length of the property as a condition not commonly found on surrounding properties. The Board must determine whether this creates a unique circumstance that justifies deviation from standard setback and easement requirements.

Property Rights

The applicant states that the shed does not interfere with the function or access of the storm drain system and that most utility providers have indicated no objection to the encroachment. The Board must evaluate whether the encroachment could impact existing or future utility access, drainage, or infrastructure needs.

Public Interest / General Plan

The Board must evaluate whether allowing the existing structure to remain within the easements could impact utility access, drainage functions, or future infrastructure needs. The applicant has submitted documentation showing that several utility providers have provided written consent for the encroachment; however, Grantsville City Public Works indicated that utility easements must remain as originally designed on the recorded plat.

Spirit of the Ordinance and Substantial Justice

The Board must determine whether allowing the existing shed to remain maintains the intent of utility and drainage easement protections 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 for low-density residential development; however, protection and accessibility of utility and drainage easements should be considered.

Impact on Surrounding Properties

The proposed shed and reduced setback are not anticipated to create significant impacts to adjacent properties. The Board should consider any potential effects related to easement access or maintenance.

Compatibility with Surrounding Development

Accessory structures such as sheds are common in residential areas. The Board should consider whether the proposed location, including reduced setback and easement encroachment, is consistent with surrounding development patterns.



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: 3/1/2024

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:

Our property presents a unique and significant hardship due to the unusually large easements that occupy **0.082 acres** of our **0.220-acre** backyard—**37.3% of the entire yard**. This portion of the property is effectively unusable for normal residential purposes, and this limitation exists *before* the shed is even considered. The size and placement of these easements severely restrict where any accessory structure can be located without creating new conflicts or violations.

Relocating the shed is not a simple or practical solution. Moving it would require hiring professionals, preparing new ground, and potentially removing or altering existing landscaping. There is also a real risk of damaging the shed during relocation. Additionally, the shed currently stores essential tools, equipment, and seasonal items, so moving it would disrupt our ability to maintain and use our property during the transition.

There are also safety and security concerns. The neighbors closest to the shed have dogs that frequently dig under the shared fence and have entered our yard on multiple occasions. The shed's current placement helps create a buffer in that area. If it were moved, we would have a security gap until we could install a new barrier fence, which adds further cost and hardship.

All of these challenges stem directly from the unusually large easements on our lot. These easements limit our usable space, restrict placement options, and create burdens that would not exist on a typical residential property. For these reasons, the current shed location is the only practical and reasonable option available to us.

Special Circumstances:

Our property includes a **12-foot storm drain easement** that runs the entire length of the south property line. Only a small number of homes in our area have this easement, and it significantly restricts the usable portion of our yard. Because permanent structures cannot be placed within the easement, our options for locating a shed are extremely limited compared to neighboring properties without this constraint.

Property Rights:

The requested variance is essential to preserving a substantial property right — specifically, the ability to maintain customary residential storage and to reasonably use the property in a manner consistent with surrounding homes. Due to the unique configuration of the lot, including the placement of multiple easements that significantly restrict usable space, relocating the shed to meet the setback requirement would force it into the center of the yard. This would create an impractical and atypical layout that is inconsistent with normal residential use.

Strict application of the ordinance, given these unique site constraints, would effectively deprive us of a basic and customary residential function. The variance therefore allows reasonable use of the property without undermining the intent of the zoning code or creating any adverse impact on neighboring properties.

Public Interest/General Plan:

Granting the variance is **not contrary to the public interest**. The shed's current placement does not interfere with the public utility easement, as there are **no active utilities located within that portion of the easement**, and its position has **no effect on the function, access, or maintenance** of the existing storm drain system.

We have obtained **written confirmation from all but one utility provider** stating that they have no objection to the shed remaining in its current location, even though it encroaches into the easement. The **only utility actually present** in this easement is the storm drain, and the shed does **not impede access, operation, or maintenance** of that line in any way.

Because the shed does not obstruct utilities, does not limit future utility access, and does not create any adverse impact on public infrastructure or services, allowing it to remain in place is fully consistent with the public interest.

The shed does not negatively affect surrounding property values. Several homes in the neighborhood have sheds or other permanent structures in similar locations, showing that this type of placement is consistent with the character of the area and its established use patterns. In the Mustang Ridge subdivision more broadly, there are at least 40 sheds located within easements, further demonstrating that such placement is common and compatible with the neighborhood

For these reasons, allowing the shed to remain in its current location aligns with community standards, does not hinder utility operations, and does not harm the public interest.

Ordinance Spirit & Justice:

Granting this variance is consistent with the intent of the land use ordinance because the fundamental purpose of the public utility easement—to preserve access for utilities and to protect public health and safety—remains fully preserved. The minor encroachment does not impede utility access, does not interfere with existing or future utility operations, and does not create any risk to the public.

Substantial justice is served by allowing the encroachment to remain. Denial of the variance would impose a significant and unnecessary hardship on the property owner, while providing no meaningful benefit to the public. The structure is already in place, poses no functional conflict with the easement, and removing or relocating it would create a disproportionate burden.

Additionally, several neighboring properties contain sheds and other permanent structures within the same easements, including some with electrical service. Allowing those encroachments to persist while denying this variance would create an appearance of inconsistent or arbitrary decision-making. A fair and equitable application of the ordinance requires that similar situations be treated similarly, and granting this variance aligns with that principle.

Mustang Ridge Rd



Jodi Ln



634 E

509

0.30 acres
13253 sqft

630 E

508

0.34 acres
14866 sqft

12.0' STORM DRAIN
EASEMENT IN
FAVOR OF
GRANTSVILLE CITY
ENTRY#

$N89^{\circ}51'55''W$ 2

MUSTA
PH
ENTRY

29 E

$S85^{\circ}07'57''W$
101.59

$S37^{\circ}03'33''W$
161.02
5.0' SIDE POLE
(TYPICAL)

155.20

165.16

$N0^{\circ}08'05''E$ 347.82

4'-0"

12x16

11.88

9'-3"

12'-0"

ANG RIDGE
HASE 1
RY# 468529

12.0'
E
GRA
ENT

116

115

114



Total Backyard Easement: 0.082 acres (37.3%)

Total Usable Backyard: 0.138 acres (62.7%)

Total Backyard Area: 0.220 acres (100%)

1 SITE PLAN

SCALE: 1/16" = 1'-0" [1:192]

SATELLITE VIEW

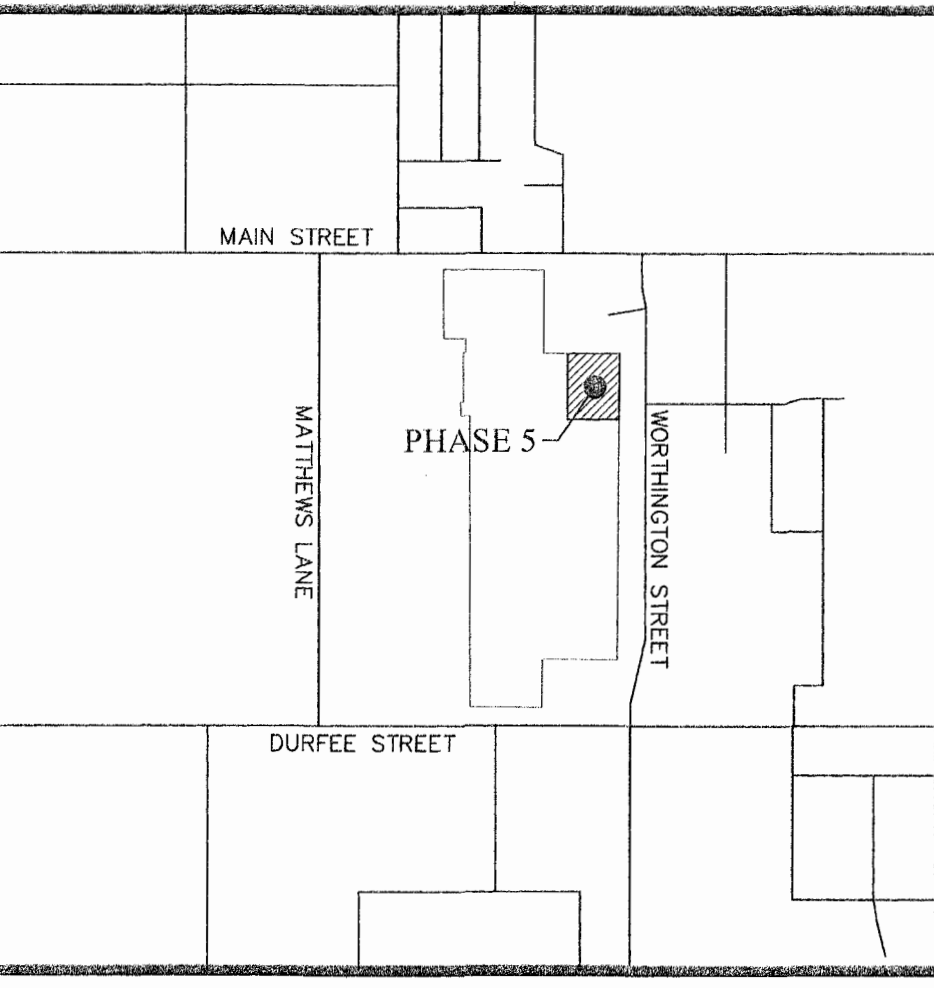
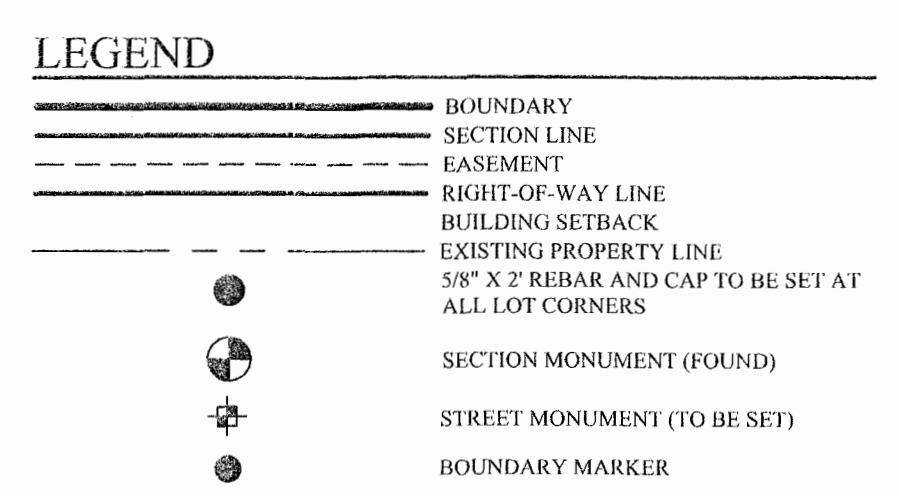
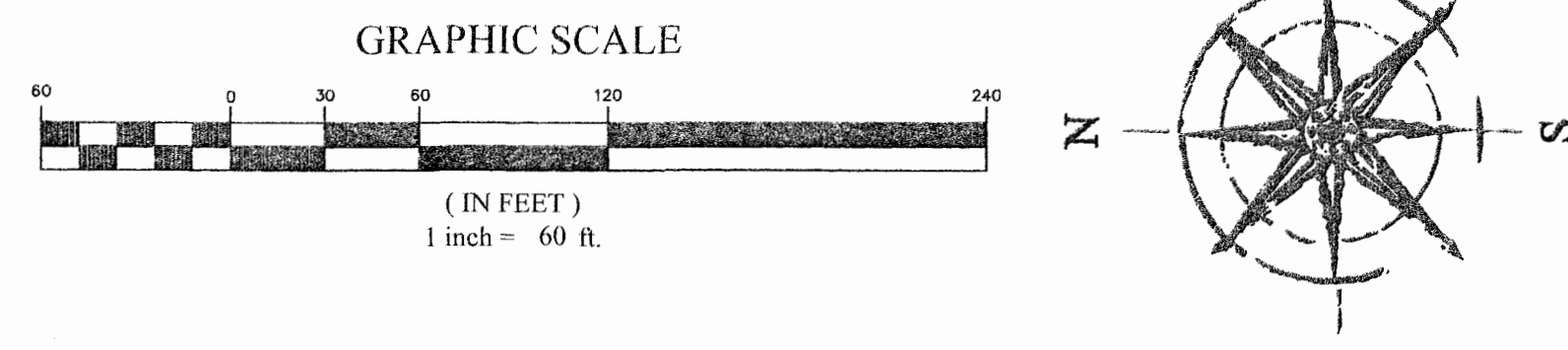
SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor in the State of Utah, License No. 10516507, in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Professional Land Surveyor
Spencer W. Llewellyn
Certificate No. 10516507
12/23/2020
Date

MUSTANG RIDGE SUBDIVISION
PHASE 5
(INCLUDING A PARTIAL VACATION
OF LOT 4, JOHNSON COUNTRY ESTATES
MINOR SUBDIVISION)
FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 32,
T2S, R5W, S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



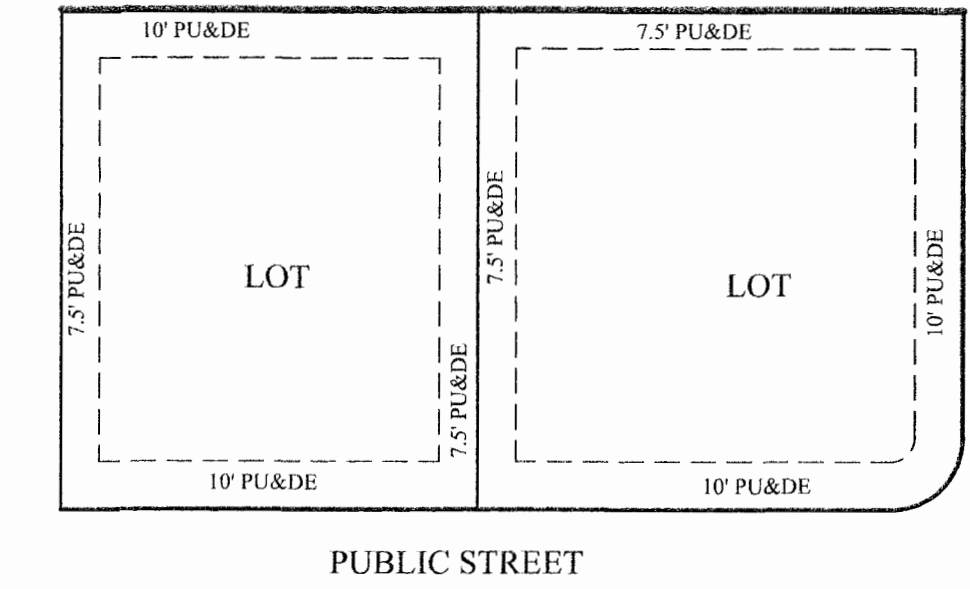
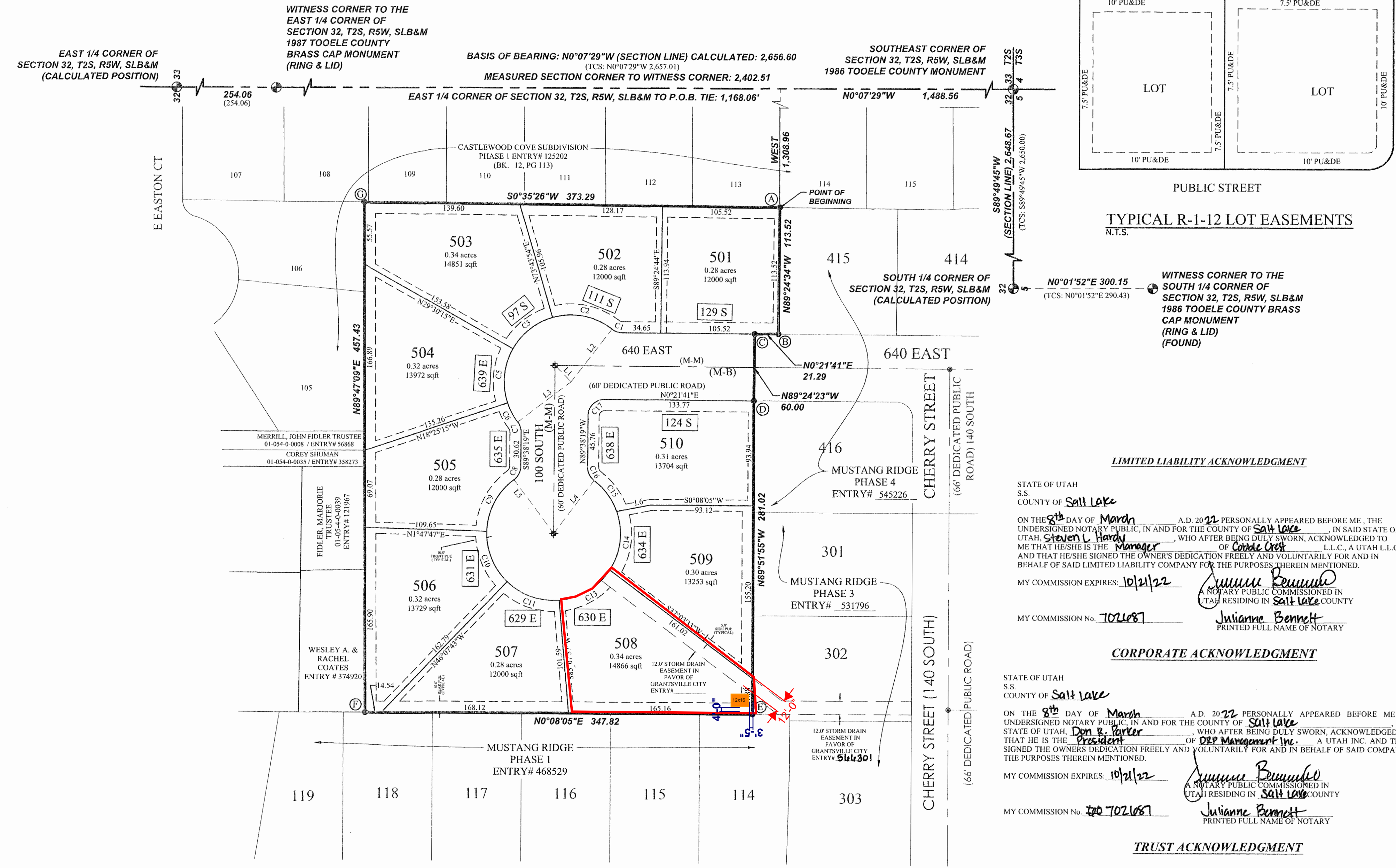
VICINITY MAP
APPROXIMATE SCALE = 1:1200

Curve Table with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD DIRECTION, CHORD LENGTH. Lists curves C1 through C17 with their respective measurements.

Line Table with columns: LINE, DIRECTION, LENGTH. Lists lines L1 through L6 with their measurements. Also includes NAD83 State Plane Coordinates for points A through G.

- NOTES
1. 5/8\"/>

SOIL: THE SUBSURFACE SOILS ENCOUNTERED AT THE SITE
CONSIST OF APPROXIMATELY 1/2 FOOT OF TOPSOIL OVERLYING
CLAY THAT EXTENDS THE FULL DEPTH INVESTIGATED,
APPROXIMATELY 31 FEET. SOME SAND LAYERS WERE
ENCOUNTERED WITHIN THE CLAY. 1 TO 4 PERCENT SLOPES.



TYPICAL R-1-12 LOT EASEMENTS
N.T.S.

WITNESS CORNER TO THE SOUTH 1/4 CORNER OF SECTION 32, T2S, R5W, SLB&M 1986 TOOELE COUNTY BRASS CAP MONUMENT (RING & LID) (FOUND)

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Salt Lake
ON THE 8th DAY OF March A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Steven L. Hardy, who after being duly sworn, acknowledged to me that he is the Manager of Cobble Crest LLC, a Utah L.L.C. and that he signed the OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Salt Lake
ON THE 8th DAY OF March A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Don R. Parker, who after being duly sworn, acknowledged to me that he is the President of DRP Management Inc., a Utah Inc. and that he signed the OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

TRUST ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Salt Lake
ON THE 8th DAY OF March A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Steven L. Hardy, who after being duly sworn, acknowledged to me that he is the Trustee of Cobble Crest LLC, a Utah L.L.C. and that he signed the OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

PREPARED FOR
MUSTANG RIDGE HOMES, LLC
SHAWN HOLSTE

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS 18th DAY OF Feb A.D. 2022 BY THE DIRECTOR OF PUBIC WORKS FOR GRANTSVILLE CITY

GRANTSVILLE CITY FIRE DEPARTMENT
APPROVED THIS 22 DAY OF FEB A.D. 2022 BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS 17th DAY OF Feb A.D. 2022 BY THE GRANTSVILLE CITY PLANNING COMMISSION.

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS 9th DAY OF Mar A.D. 2022

GRANTSVILLE CITY ENGINEER
APPROVED THIS 17 DAY OF February A.D. 2022

MUSTANG RIDGE SUBDIVISION
PHASE 5
FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 32, T2S, R5W, S.L.B.&M. GRANTSVILLE CITY, TOOELE COUNTY, UTAH
TOOELE COUNTY RECORDER
NO. 5168363
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF SHAWN HOLSTE
DATE 3/1/22 TIME 9:25 BOOK 22 PAGE 10
\$74.00 FEE \$
Cadasthal Mapper
TOOELE COUNTY RECORDER

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 Buildings 7.5 ft on one side and 15 ft on the opposite side.

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 Coverage20%

Required Improvements:

Street grading

Street base

Street Pavement to centerline or minimum paved width (per GLUDMC 21.6.3), whichever is greater

Surface drainage facilities, Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY

Approved by Ord. [2001-13](#) on 10/3/2001

Amended by Ord. [2022-14](#) on 8/3/2022

Amended by Ord. [2025-05](#) on 1/30/2025

Amended by Ord. [2025-32](#) on 9/3/2025



Date: 1/30/2026

RE Property:
630 E 100 S
Grantsville, UT 84029

To Whom It May Concern,

As you requested, Lumen hereby consents Michell Holmes, an encroachment of the existing and the new, MTN STATES TELEPHONE & TELEGRAPH CO ROW ESMT, along the southwest property line at 630 S 100 E, Grantsville UT, 84029 to utilize part of that easement for the existing shed.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Lumen lines, conduit, or other communication facilities, which are or may be located on said easement. Also, all clearances must be maintained from Lumen lines.

It has been determined that there is a conduit for future Lumen services in this easement. Hand dig is mandatory to access this conduit if the need arises. If a relocation is required, please reach out to the engineer listed below.

As consideration for Lumen granting you permission to encroach upon said easement, it will be necessary for you to hold Lumen harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Lumen shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

A handwritten signature in black ink that reads "DAVID SLOAN". The letters are in all caps and have a casual, slightly slanted appearance.

David Sloan
385-315-6586
david.sloan2@lumen.com
Sr Network Implementation Engineer
Lumen



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

February 6, 2026

Michell Holmes
630 E 100 S
Granstville, UT 84029

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the existing utility easements, which exists along the South and West property lines of 630 East 100 South, Granstville, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative



April 29, 2026

Re: Request 7562416 630 E 100 S, Grantsville, UT 84029

To Whom it May Concern:

As you requested, Grantsville Irrigation Company hereby consents to an encroachment into the utility easements on the WEST & SOUTH side of the property, staying at least 10' from front of lot, located at 630 E 100 S, Grantsville, UT 84029 to build a shed.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Grantsville Irrigation Company lines, valves, or other facilities, which are or may be located on said easement. Also, all clearances must be maintained from Grantsville Irrigation Company lines.

As consideration for the Grantsville Irrigation Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Grantsville Irrigation Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Grantsville Irrigation Company shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

Bodee Paulick
Irrigation Director



2/5/2026

Re: Utility easement at 630 E 100 S

Dear Michell Holmes:

We have received your request for a variance to build a permanent structure within the designated utility easement on your property. After careful review, Grantsville City is unable to grant this variance and will not release the utility easement as it must remain as originally designed on the recorded plat.

Utility easements are critical for public infrastructure, providing necessary access for utilities such as water, sewer, storm drainage, power, and telecommunications. Allowing a permanent structure within this area could interfere with current and future utility maintenance, repairs, or upgrades, potentially leading to service disruptions and increased costs.

We understand that this may be disappointing, and we appreciate your cooperation in maintaining the integrity of the City's utility infrastructure.

Sincerely,

A handwritten signature in cursive script that reads "Christy Montierth".

Christy Montierth

Public Works Director

cmontierth@grantsvilleut.gov

435-884-0627

Space above for County Recorder's use
PARCEL I.D.# 22-010-0-0508

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Tooele County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 508, Mustang Ridge Subdivision, located in the Southeast quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah; said Subdivision recorded in the Office of the County Recorder for Tooele County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on February 3, 2026.

QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: 
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On February 3, 2026, personally appeared before me Caroline King, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.


Notary Public



January 29th, 2026

Re: Request 7562416 630 E 100 S, Grantsville, UT 84029

To Whom it May Concern:

As you requested, Rocky Mountain Power hereby consents to an encroachment into the utility easements on the WEST & SOUTH side of the property, staying at least 10' from front of lot, located at 630 E 100 S, Grantsville, UT 84029 to build a shed.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Power Company lines.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

Austin Veater

Austin Veater
Estimating Department
435-833-7946

AGENDA ITEM #2

Consideration of a request for a variance to construct a garage, reducing the required front yard setback along Cherry Street from 40 feet to 20 feet (a 20-foot reduction), for the property located at 728 W Cherry Street in the R-1-21 zone.

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



Permit # 2026049
Staff Report Summary for
Front Yard Setback Variance

Parcel ID(s): 24-001-0-0206
Property Address: 728 W Cherry Street
Name: Bryan Sadler
Request: Front yard setback variance
Prepared By: Community Development Staff

Meeting Date: May 4, 2026
Public Hearing: May 4, 2026
Date: April 29, 2026
Current Zone: R-1-21
Acres: 1.13

PLANNING STAFF ANALYSIS AND COMMENTS

Request

Variance request to reduce the required front yard setback along Cherry Street.

Proposal

The applicant is requesting approval to construct a garage by reducing the required front yard setback along Cherry Street from 40 feet to 20 feet, resulting in a 20-foot reduction.

Zoning

R-1-21 (Single-Family Residential, 21,000 sq. ft. minimum lot size)

Lot Conditions

The subject property is described as having a triangular configuration with a curved frontage along Cherry Street. The property also contains a significant change in grade from the front to the rear, with an approximate elevation difference of 12 feet, which affects buildable area and site layout.

Applicant's Hardship Statement

The applicant states that the triangular shape of the lot, curved frontage, and significant grade change limit placement options for the proposed structure. The applicant indicates that constructing within the required 40-foot setback would require substantial grading, retaining walls, and additional site work. A full hardship statement is included in the packet for review

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 attributes the hardship to the lot's shape and topography, including the slope and elevation change, which limit practical building locations. The Board must determine whether these conditions constitute a hardship unique to the property and not self-imposed.

Special Circumstances

The applicant identifies the triangular configuration and curved frontage as conditions that differ from typical residential lots. The Board must determine whether these characteristics create a special circumstance justifying deviation from the standard setback.

Property Rights

The applicant states that the variance is necessary to utilize the property for typical residential purposes, including construction of a garage. The Board must consider whether strict application of the ordinance would limit reasonable use compared to similar properties.

Public Interest / General Plan

The applicant indicates that the reduced setback would not impact sight lines or neighborhood character. The Board must evaluate whether the request is consistent with the General Plan and whether it would create any adverse impacts to the public or surrounding area.

Spirit of the Ordinance and Substantial Justice

The Board must determine whether the reduced setback maintains the intent of the setback requirements while allowing reasonable use of the property, or if it would undermine those standards.

Additional Considerations

Consistency with General Plan

The requested variance does not appear to conflict with the goals of the General Plan for low-density residential development.

Impact on Surrounding Properties

The Board should consider whether the reduced setback could impact adjacent properties, including visual character, spacing, and site layout.

Compatibility with Surrounding Development

The Board should consider whether a 20-foot front yard setback is consistent with development patterns in the surrounding area and along Cherry 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:

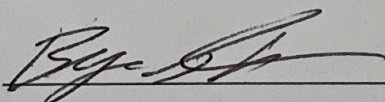
- a) the alleged hardship is located on or associated with property for which the variance is sought; and
- b) the alleged hardship comes from circumstances peculiar to the property, not from conditions that are general in the neighborhood.

(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: 4/9/2026

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.

We need to build a shop on our property at 728 W Cherry St and are seeking approval for a variance to the currently established 40ft setback. We are requesting a 20ft setback due to the special circumstances of the lot. Our lot is an unusual triangle shape with a long sweeping curvature for the southeast side and has a significant change in grade from the front to the back of the property. The change in grade is approximately 12 feet in elevation from the front to just the middle of the property and it continues to slope towards the neighboring detention basin. We also intend to install french drains in multiple sections of the property to assist with the stormwater runoff. The placement of the shop in the proposed location will assist us in managing the stormwater on the property. Below are the responses to the questions on the variance worksheet. Also attached is supporting documentation to help articulate the special circumstances of the property.

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.

Our lot has a significant elevation change from the front of the lot to the back. Placing the shop in line within the existing 40’ setback would cause a hardship and necessitate a significant amount of engineering, large retaining walls and an incredible amount of fill dirt. This would also make managing the stormwater on this lot more difficult. This hardship is not necessary to achieve the general purpose and spirit of the setback ordinance as the setback is impacted by the curvature of the road and the proposed location still places the shop behind the sightlines of all the homes on Cherry St within Cherry Wood Estates.

Special Circumstances – There are special circumstances specific to this property that do not generally apply to other properties in the same zoning district.

Our lot is a triangle shape with the long side being a long sweeping curve. This makes the east side of the yard essentially all frontage rather than the side of the property. Additionally, the significant grade change from the front to the back creates a unique challenge as the elevation drops approximately 12 feet from the front of the property, in a short distance.

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.

Granting the variance is necessary to utilize our property as intended.

Public Interest / General Plan – The variance will not substantially affect the General Plan and will not be contrary to the public interest.

As there are other neighborhoods in Grantsville with 20ft approved setbacks (Desert Edge), and the sight lines in the Cherry Wood Estates neighborhood would not be impacted, this variance would not substantially affect the General Plan nor be a negative impact on the public interest.

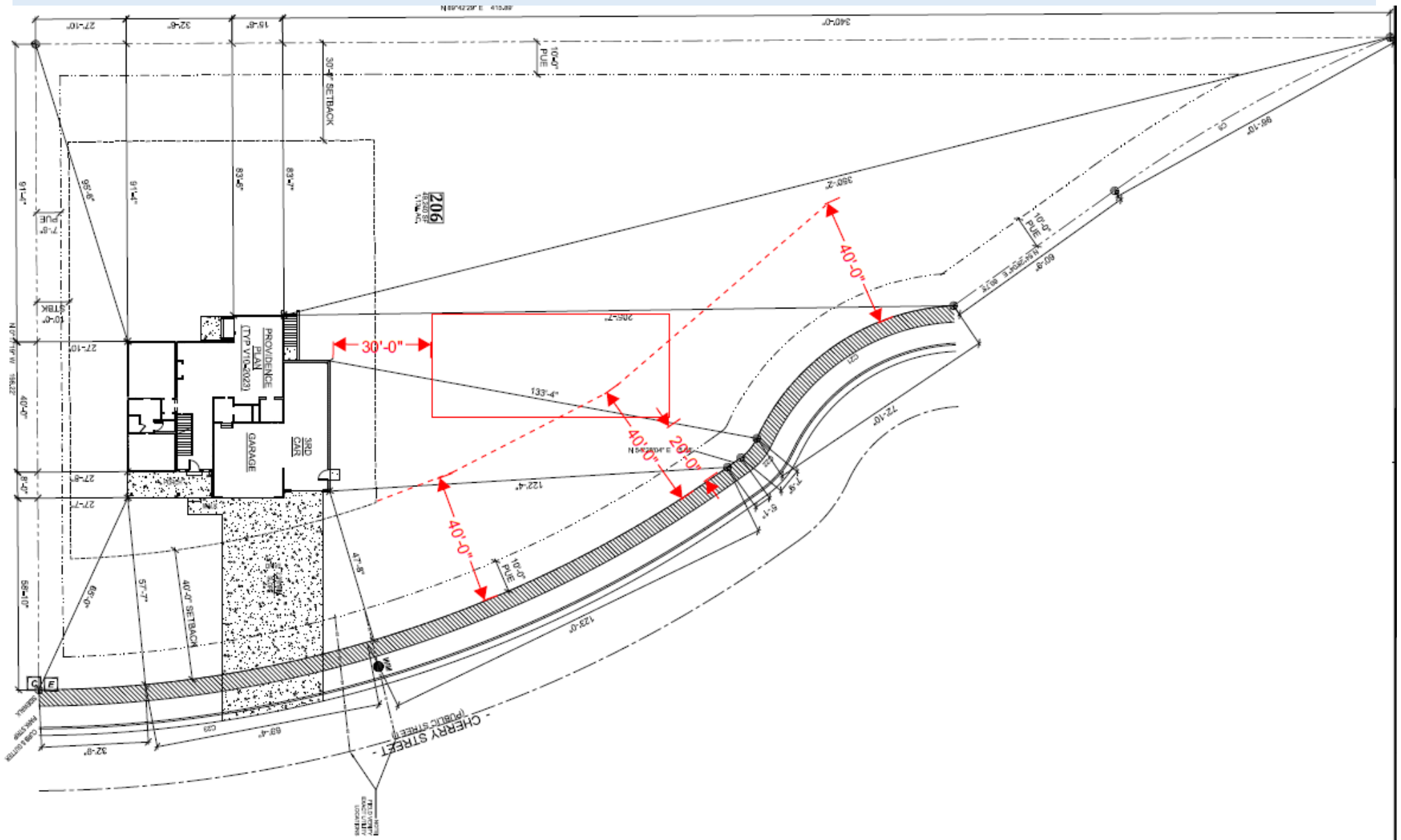
Ordinance Spirit & Justice – The spirit of the land use ordinance is observed, and substantial justice is done.

Due to the unusual shape of the lot and the curvature of the road, the proposed location of the shop would still be behind the sightline of the 40ft setback for the neighborhood on Cherry St. This keeps the spirit of the ordinance intact as it would not alter the feel of the neighborhood nor cause any visual impairment for neighbors. Also there are no immediate neighbors to the north or east of this portion of the property.

Our lot at 728 W Cherry Street has a significant elevation change from the front of the lot to the back. Placing the shop inline within the existing 40' setback would necessitate a significant amount of engineering, large retaining walls and an incredible amount of fill. This would also make managing the stormwater on this lot more difficult. This hardship is not necessary to achieve the general purpose and spirit of the setback ordinance as the curvature of the road still places the shop behind the sightlines of all the homes on Cherry St.



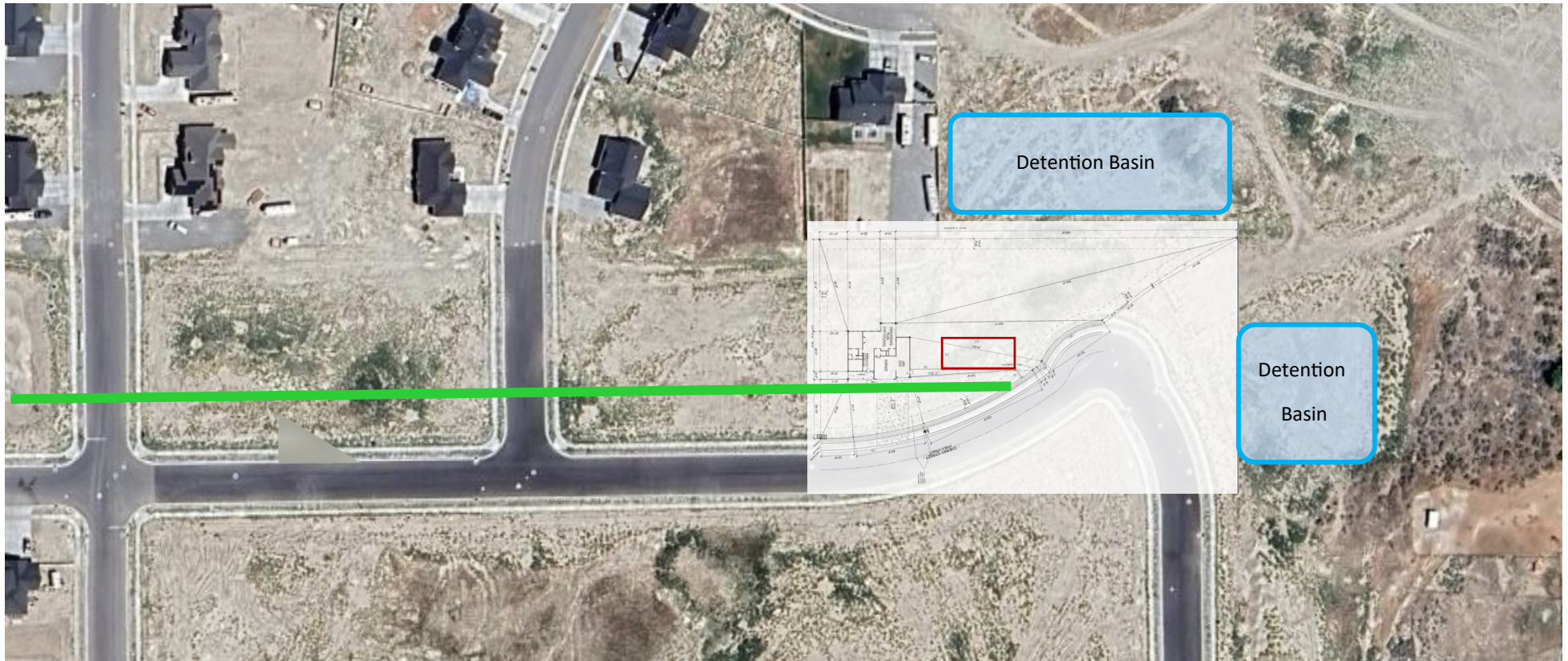
The proposed location of the shop would be not substantially impact the general plan.
20' setbacks have been approved in other neighborhoods like Desert Edge.
The shop would still be behind the sightline of the homes in the neighborhood.

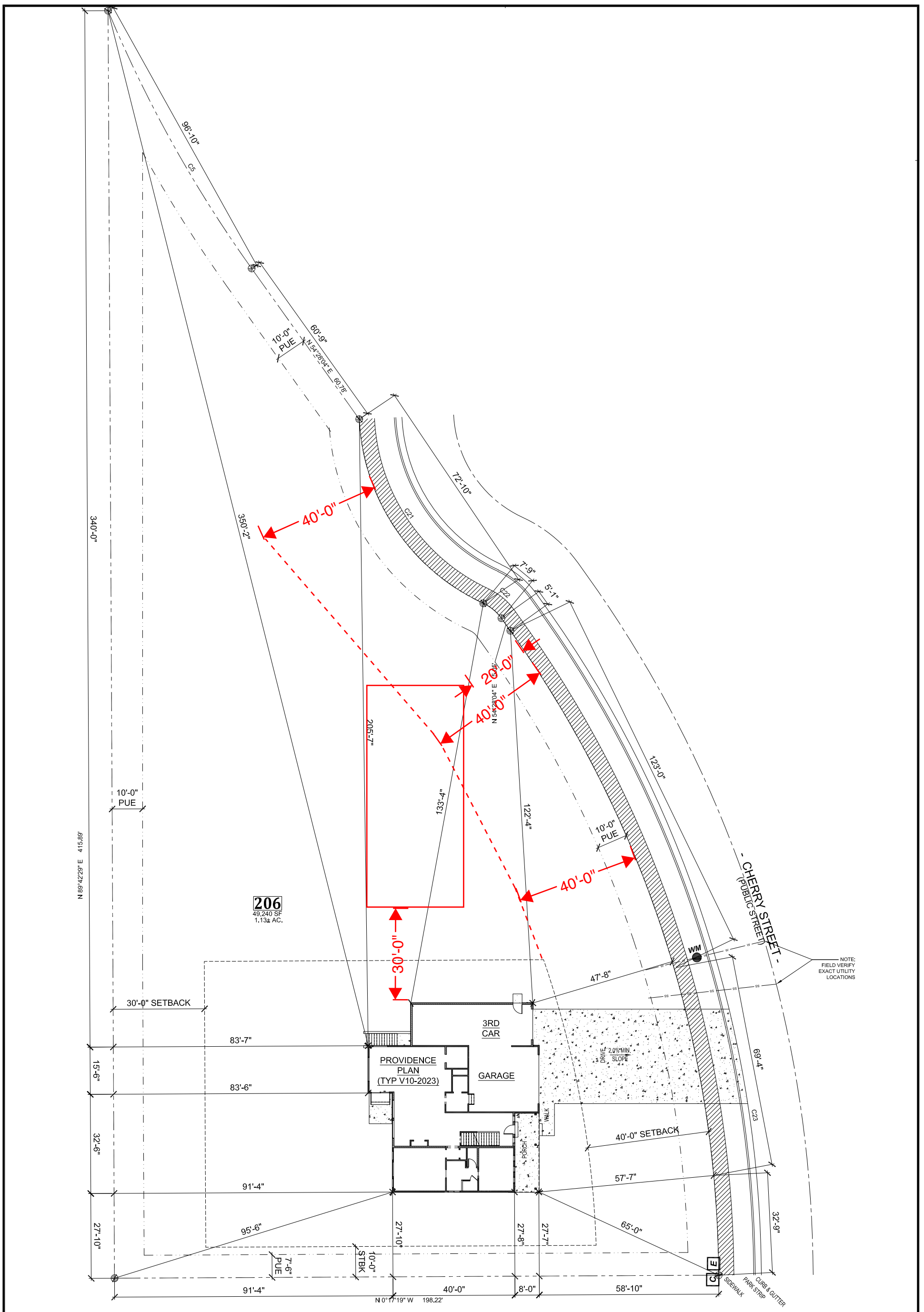


Due to the unusual shape of the lot and the curvature of the road, the proposed location of the shop would still be behind the sightline of the 40ft setback (Noted in Green) for the neighborhood on Cherry St.

This keeps the spirit of the ordinance intact as it would not alter the feel of the neighborhood nor cause any visual impairment for any neighbors.

As there are no neighbors to the north or east of the property, the shop will not directly impact the general plan nor be contrary to the public interest in any way.



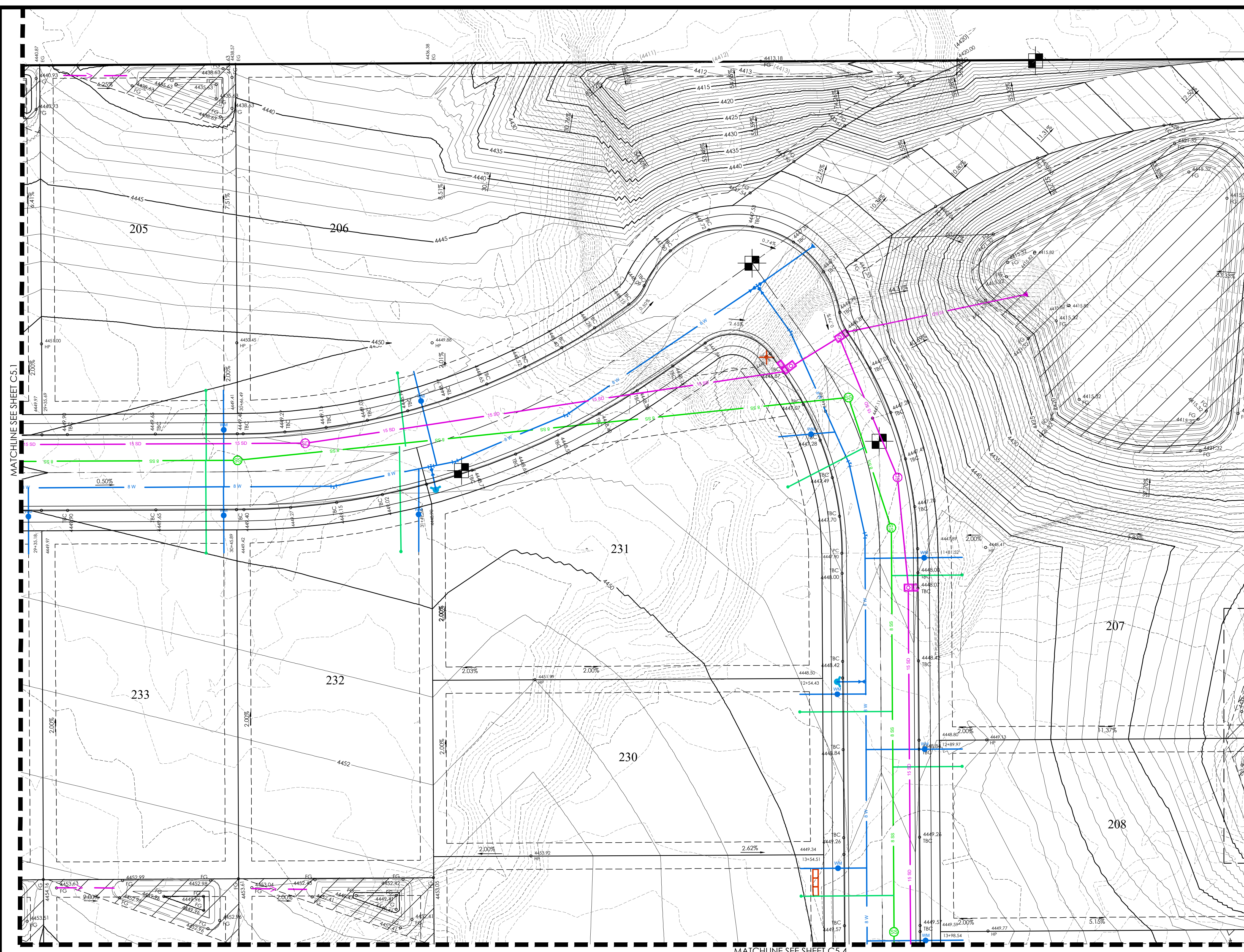


NOTE:
FIELD VERIFY
EXACT UTILITY
LOCATIONS

LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	WATER LINE
	SEWER LINE

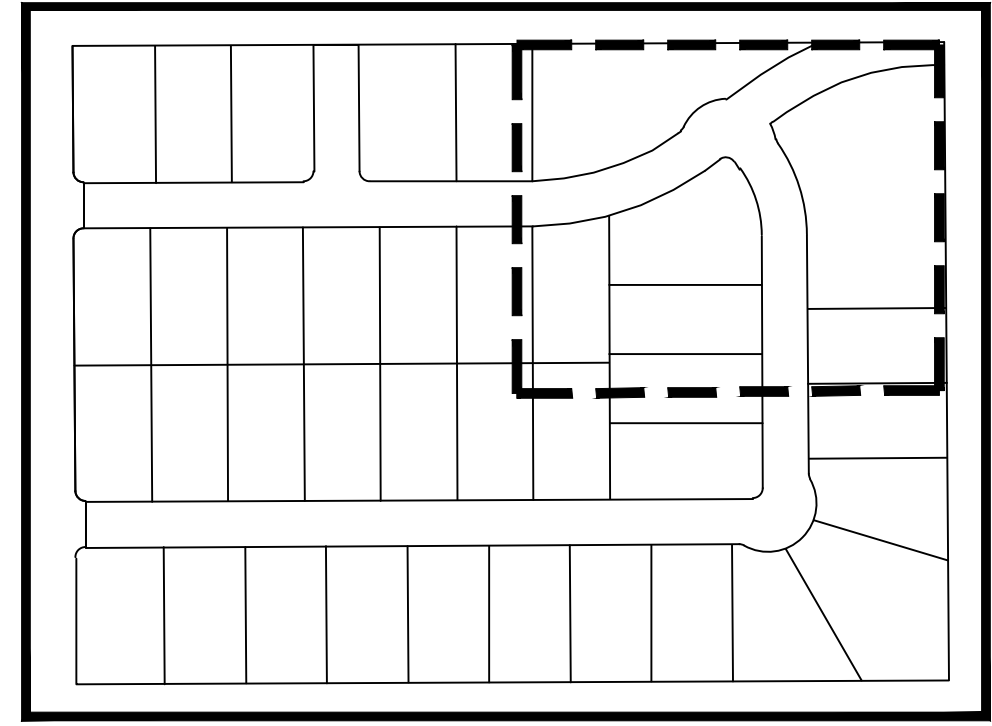
COMMUNITY:	CHERRY WOOD ESTATES - GRANTSVILLE	ADDRESS:	728 WEST CHERRY STREET
LOT NUMBER:	CHE 206	LOT SIZE:	49,240 SQ. FT. = 1.13+/- AC.
HOME NAME:	PROVIDENCE / RV 3 CAR GARAGE RIGHT	NOTES:	
DATE:		SCALE:	1" = 30'-0"






MATCHLINE SEE SHEET C5.1

MATCHLINE SEE SHEET C5.4




KEY MAP PHASE 2
N.T.S


- NOTES:**
1. ALL LOTS SHALL DRAIN TOWARDS STREET STORM DRAINAGE UNLESS PER LOT RETENTION BASIN SHOWN.
 2. HOMEOWNER/CONTRACTOR/BUILDER TO ADHERE TO APPROVED GRADING PLAN. ANY DEVIATION TO PLAN SHOULD IMMEDIATELY CONTACT CITY ENGINEER.
 3. THE CIVIL ENGINEER CERTIFYING THESE PLANS FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT ACKNOWLEDGES THAT IT WAS PREPARED BY HIM (OR UNDER HIS DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF GRANTSVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. SAME CIVIL ENGINEER UNDERSTANDS THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.
 4. ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY ENGINEER PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 435-884-1661.
 5. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY, OR ON ANY STATE ROADS.
 6. ALL 2:1 SLOPES SHALL BE RE-VEGETATED WITH HYDRO-SEED IN THE FALL.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CHERRY WOOD ESTATES SUBDIVISION

PHASE 2 FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

CC APPROVED 4/7/2021

R=1-21'
FRONT 40'
REAR 30'
SIDE 10'
CORNER LOTS
2 FRONTS 2 SIDES

PUD
FRONT & REAR 10'
SIDE 7.5'



GRAPHIC SCALE
1 inch = 100 feet

SURVEYOR'S CERTIFICATE
I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor in accordance with Title 5, Chapter 22 of the Professional Engineers and Land Surveyors Act. Further, I certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have divided said tract of land into lots and blocks together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

Shawn Holste
Professional Land Surveyor
Certificate No. 12554439

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base & Meridian, being a part of an entire parcel described by certain Special Warranty Deed recorded September 4, 2014 as Entry No. 402847 in the Office of the Tooele County Recorder, identified by Tooele County as Parcel No. 01-065-0-0013 and all of an entire parcel described by certain Special Warranty Deed recorded September 4, 2014 as Entry No. 402848 in the Office of the Tooele County Recorder, identified by Tooele County as Parcel No. 01-065-0-0027, more particularly described as follows:

Beginning at the Southeast Corner of Section 35, T2S, R6W, SLB&M; running thence along the Section line S89°42'29"E 1263.43' feet; thence N00°23'31"W 182.64' feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.59 feet through a central angle of 90°05'37"; Chord: N44°40'15"E 21.23' feet; thence N00°25'06"W 56.00' feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears N00°16'56"W) a distance of 23.54 feet through a central angle of 89°54'23" Chord: N45°19'45"W 21.20' feet; thence N00°23'31"W 365.74' feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°00'14" Chord: N44°40'15"E 21.23' feet; thence N00°25'06"W 66.00' feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears N00°17'19"W) a distance of 23.54 feet through a central angle of 89°54'46" Chord: N45°19'50"W 21.20' feet; thence N00°23'31"W 183.21' feet to the westerly line of a boundary determined by certain Warranty Deed recorded July 20, 2020 as Entry No. 115518 in the Office of the Tooele County Recorder; thence along said southerly boundary line N89°42'29"E 1,263.43' feet to the Section line; thence along the Section line S00°23'31"E 924.04' feet to the point of beginning.

Contains: 26.74 acres +/-
38 Lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREOF 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

CHERRY WOOD ESTATES SUBDIVISION PHASE 2 FINAL PLAT

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET Tooele County
HAND THIS 3rd DAY of February A.D. 2021 at Sm

C.G. GRANTSVILLE LLC
SHAWN HOLSTE, MANAGER

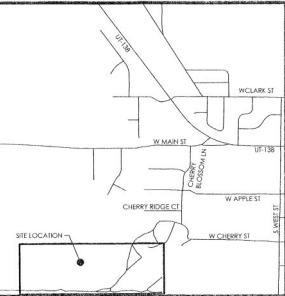
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah

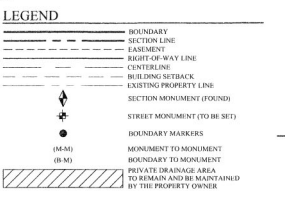
ON THE 3 DAY of April A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Shawn Holste, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF C.G. Grantsville L.L.C. UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/8/2024 Shawn Holste
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION No. 128282 Shawn Holste
PRINTED FULL NAME OF NOTARY

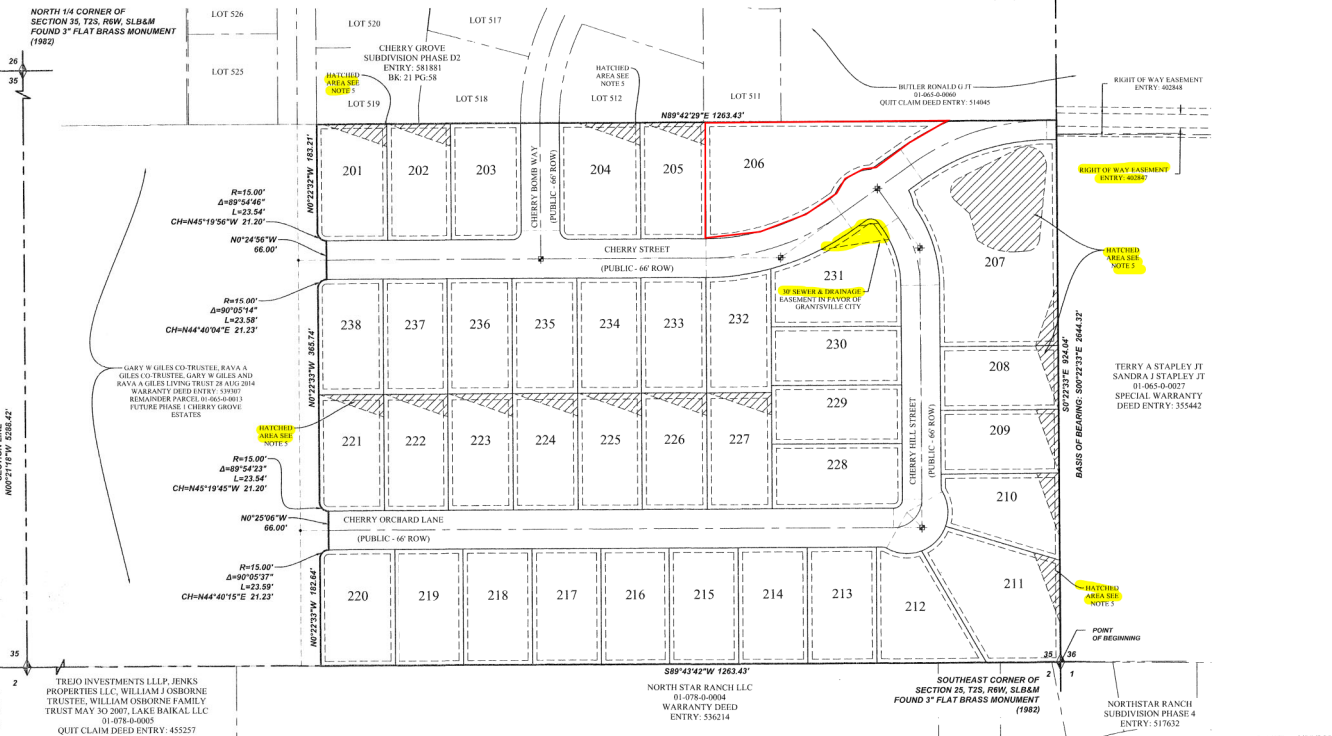


VICINITY MAP



NOTES

- 5/8" x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PEGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- MAIN DRIVEWAY WIDTH 30 FEET.
- NO VISUAL OBSTRUCTIONS SHALL BE PLACED IN SITE TRIANGLES AT INTERSECTIONS AND DRIVEWAY ENTRANCES.
- LOT 201, 202, 204, 205, 207, 211, AND 221-222 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS 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 PUT ANY IMPROVEMENT SURFACES IN THE AREA SHOWN ON THIS PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS; AT ANY TIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, THE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEE, AND INTEREST.
- CITY ENGINEER AND HIS SUCCESSORS AND ASSIGNS HEREBY GRANTS A PERPETUAL PRIVILEGE AND EASEMENT TO THE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE OF MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW THE GROUND, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.
- THE TOOELE COUNTY STATE COORDINATE POINTS ARE BASED ON THE TRIP SHEETS FOR THE SOUTHEAST CORNER OF SECTION 35 (ENTRY NO. 517090) AND THE EAST QUARTER CORNER OF SECTION 35 (ENTRY NO. 1986400).



PREPARED FOR
OWNER/DEVELOPER
GTM BUILDERS
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

PREPARED BY
GRANTSVILLE CITY
PUBLIC WORKS

APPROVED THIS 27th DAY OF April A.D. 2021
BY THE DIRECTOR OF PUBLIC WORKS FOR
GRANTSVILLE CITY

APPROVED THIS 28th DAY OF April A.D. 2021
BY THE DIRECTOR OF PUBLIC WORKS FOR
GRANTSVILLE CITY

CITY ATTORNEY
APPROVED AS TO FORM ON THIS 27th
DAY OF April A.D. 2021

GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY FIRE
DEPARTMENT

APPROVED THIS 28th DAY OF April A.D. 2021
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

TOOELE COUNTY TREASURER
APPROVED THIS DAY OF April
A.D. 2021 BY THE TOOELE COUNTY TREASURER.
PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

GRANTSVILLE CITY
PLANNING COMMISSION

APPROVED THIS 4th DAY OF May A.D. 2023 BY
THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

CITY MAYOR
APPROVED THIS 28th DAY OF April
BY THE GRANTSVILLE CITY MAYOR:

CITY MAYOR

TOOELE COUNTY SURVEYOR
APPROVED THIS 12th DAY OF April A.D. 2023

TOOELE COUNTY SURVEYOR

RECORD OF SURVEY
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREOF HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2022-0032.

GRANTSVILLE CITY ENGINEER OR DESIGNEE
APPROVED THIS 26th DAY OF April A.D. 2023

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER
NO. 597599
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF SHAWN HOLSTE
DATE 12/24 TIME 9:19 AM BOOK 24 PAGE 1
104.00
FE \$ 24 PG 1

TOOELE COUNTY RECORDER

CHERRY WOOD ESTATES SUBDIVISION
PHASE 2
FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 35, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



Cherry Ridge Ct

Wild Cherry Way

Cherry Wood Ln

Cherry Wood Ln

Cherry St

Cherry Hill St

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 Buildings 7.5 ft on one side and 15 ft on the opposite side.
- 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%

Required Improvements:

- Street grading
- Street base

Street Pavement to centerline or minimum paved width (per GLUDMC 21.6.3), whichever is greater

Surface drainage facilities, Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

HISTORY
 Approved by Ord. [2001-13](#) on 10/3/2001
 Amended by Ord. [2022-14](#) on 8/3/2022
 Amended by Ord. [2025-05](#) on 1/30/2025
 Amended by Ord. [2025-32](#) on 9/3/2025