

PUBLIC NOTICE

The Grantsville City Board of Adjustments will hold a Regular Meeting at 7:00 p.m. on Thursday June 18, 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 a proposed single-family dwelling to have a 12-foot side yard setback where a 15-foot side yard setback is required, resulting in a 3-foot encroachment, for the property is located at 159 South Freedom Way, in the R-1-12 Zone.
2. Consideration of a request for a variance to allow a proposed single-family dwelling to have a 12-foot side yard setback where a 15-foot side yard setback is required, resulting in a 3-foot encroachment, for the property is located at 123 South Liberty Street, in the R-1-12 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 a proposed single-family dwelling to have a side yard setback of 12 feet where a 15-foot side yard setback is required, resulting in an encroachment of 3 feet, for the property is located at 159 South Freedom Way, in the R-1-12 Zone.

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



Permit # 2026081
Staff Report Summary for
Side Yard Setback Variance / 159 S Freedom Way.

Parcel ID(s): 24-020-0-0213
Property Address: 159 S Freedom Way
Name: Brandon Nay
Request: Side Yard Setback Variance
Prepared By: Community Development Staff

Meeting Date: June 18, 2026
Public Hearing: June 18, 2026
Date: June 11, 2026
Current Zone: R-1-12
Acres: 0.34

PLANNING STAFF ANALYSIS AND COMMENTS

Request

Variance request to reduce the required side yard setback.

Proposal

The applicant is requesting approval to construct a single-family dwelling with a side yard setback of 12 feet where a 15 foot side yard setback is required, resulting in a reduction of 3 feet . The request applies to Lot 213 of Springfield Estates Phase 2.

Zoning

R-1-12 (Single-Family Residential, 12,000 sq. ft. minimum lot size)

Lot Conditions

The subject property is located within Springfield Estates Phase 2 and contains a 7.5-foot Public Utility and Drainage Easement (PU&DE) along the side property line. The R-1-12 zone requires side yard setbacks of 7.5 feet on one side and 15 feet on the opposite side. The ordinance further provides that setbacks shall be as listed or match the easement width, whichever is greater.

Applicant's Hardship Statement

The applicant states that the combination of the required setbacks and the 7.5-foot easement reduces the buildable area available for residential construction. The applicant indicates that

previous setback standards allowed additional flexibility and that several home plans commonly utilized by the builder become difficult to accommodate under the current requirements.

The applicant further states that similar variance requests have previously been approved within Springfield Estates. 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 states that the required setback and public utility easement reduce the buildable width of the lot. The Board should consider whether this condition constitutes a hardship unique to the property and not self-imposed.

Special Circumstances

The applicant identifies the public utility easement and resulting reduction in buildable area as a circumstance affecting the property. The Board should consider whether this condition differs from other properties within the same zoning district.

Property Rights

The applicant states that the variance is necessary to accommodate certain residential home plans. The Board should consider whether strict application of the ordinance would limit reasonable use of the property compared to similarly situated properties.

Public Interest / General Plan

The applicant states that the requested setback reduction will not adversely affect the General Plan or surrounding properties. The Board should consider whether the request is consistent with the General Plan and public interest.

Spirit of the Ordinance and Substantial Justice

The applicant states that similar variances have previously been approved within the subdivision. The Board should consider whether the requested setback reduction maintains the intent of the ordinance while allowing reasonable use of the property.

Board Considerations

Staff presents this information for the Board's consideration. The Board of Adjustment must determine whether the evidence presented supports approval of the requested variance in accordance with Section 3.25 of the Grantsville Land Use Ordinance.

*** 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. Please sign below and provide your responses to the questions in a separate document.

- ☐ 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:

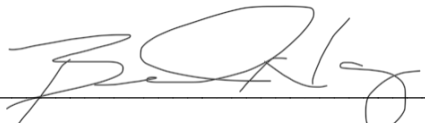
- a) the alleged hardship is located on or associated with property for which the variance is sought; and
- b) the alleged hardship comes from circumstances peculiar to the property, not from conditions that are general in the neighborhood.

(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 – How would literal enforcement of the land use ordinance create a hardship that is not necessary to carry out the general purpose of the ordinance?

Answer: The setbacks are 15' & 5' according to the zoning, but because of the PUE I cannot get the 5' on the one side so really our setbacks are 15' and 7.5'. The original setbacks for this zone was 10' & 10' and you can see that we lose 2.5' of space for possible homes.

Special Circumstances – What special circumstances exist that are specific to this property and do not generally apply to other properties in the same zoning district?

Answer: We have several house plans that have been very popular among home buyers that are close to 70' wide and as previously stated the 10' & 10' setbacks work fine as would the 15' & 5' but when the 7.5' PUE is taken into account it causes an issue for these plans.

Property Rights – Why is granting the variance essential to allow you to enjoy a substantial property right that other property owners in the same zoning district already possess?

Answer: I don't know if this was taken into account that the setbacks wouldn't work with the PUE's, so this takes away our right to build a home that would actually fit in the setbacks

Public Interest / General Plan – How will granting the variance avoid substantially affecting the General Plan and avoid being contrary to the public interest?

Answer: It wont cause an issue with the general plan because it fits within setbacks that have been in this zoning before the change.

Ordinance Spirit & Justice – How does granting the variance observe the spirit of the land use ordinance and ensure that substantial justice is done?

Answer: I have asked for this same variance request in this subdivision because of these same issues and I will likely do it again because of these same issues. The variance has been granted to us in the past in this subdivision.

CORP OF PRESID
01-111-
R00

Liberty St

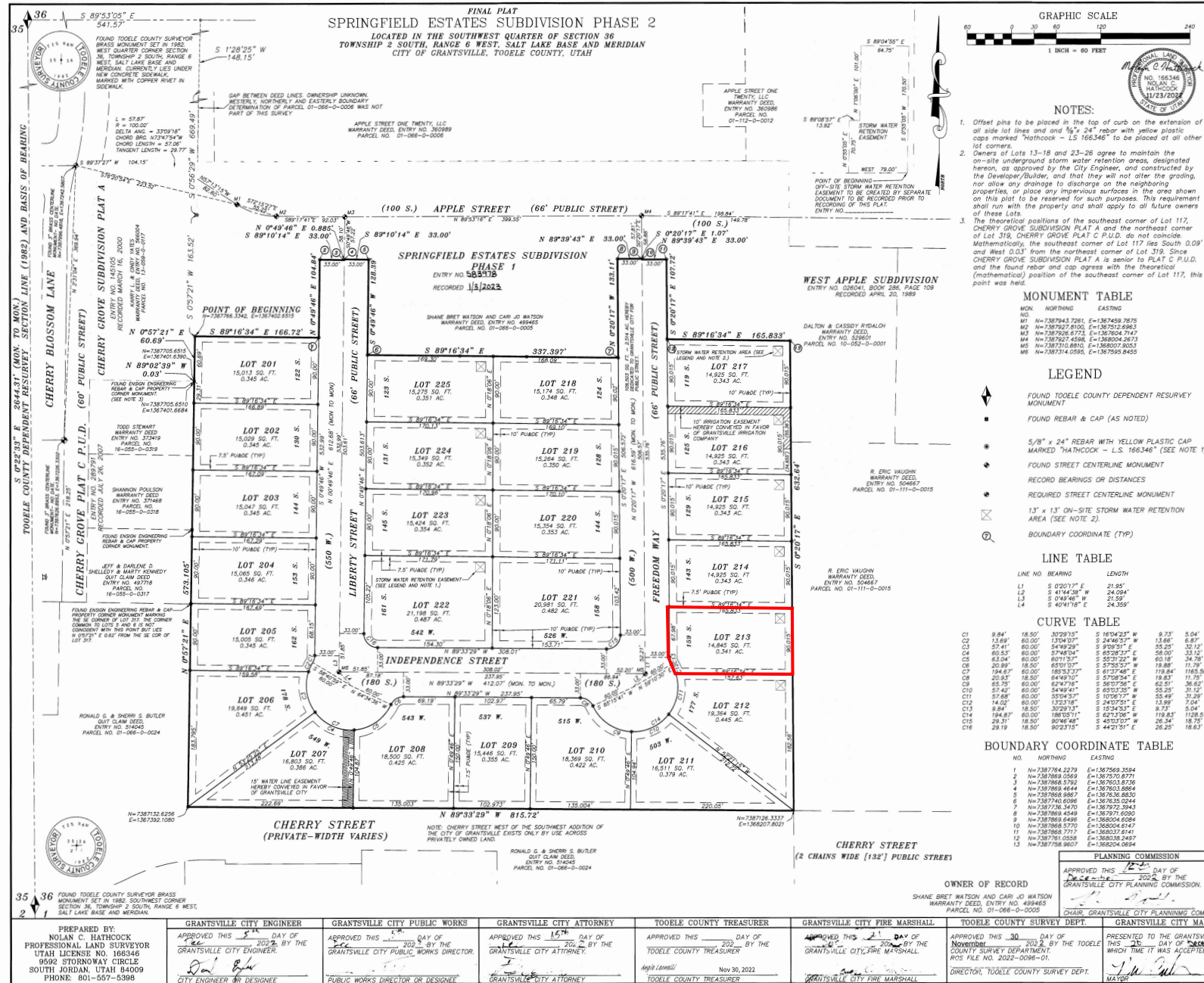
Freedom Wy

Independence St

VAUGHN R ERIC JT
01-111-0-0015
R032413

Cherry St





SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 165346, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this plat in accordance with Section 17-23-17, have verified all measurements, divided said property into lots and streets, together with easements, hereafter to be known as:

SPRINGFIELD ESTATES SUBDIVISION PHASE 2

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

BOUNDARY DESCRIPTION

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

Beginning at a point on the easterly boundary CHERRY GROVE SUBDIVISION PLAT A, a subdivision of Grantsville City, recorded March 16, 2000 at Entry No. 145105 in Book 614 at Page 33 in the office of the Tooele County Recorder, and

East 341.57 feet along the quarter section line to the road point line of said CHERRY GROVE SUBDIVISION PLAT A, South 128°25' West 148.15 feet east of said CHERRY GROVE SUBDIVISION PLAT A, continuing along said easterly boundary, South 0°26'29" West 689.49 feet and South 0°27'21" West 163.52 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for this description is NAD 83) East along the section line defined by Tooele County Survey monuments representing the West Quarter Corner and Southwest Corner of said Section 36,

thence along the boundary of SPRINGFIELD ESTATES SUBDIVISION PHASE 1 the following thirteen (13) courses:

(1) South 89°16'34" East 166.72 feet;

(2) North 0°49'46" East 104.84 feet;

(3) South 89°10'14" East 33.00 feet;

(4) North 0°49'46" East 0.885 feet;

(5) South 89°10'14" East 33.00 feet;

(6) North 0°49'46" West 128.39 feet;

(7) South 89°10'14" East 337.397 feet;

(8) North 0°20'17" West 133.11 feet;

(9) North 0°20'17" East 33.00 feet;

(10) South 0°20'17" East 1.07 feet;

(11) North 89°39'43" East 33.00 feet;

(12) South 0°20'17" East 107.72 feet;

(13) South 89°16'34" East 165.831 feet to the southeast corner of said SPRINGFIELD ESTATES SUBDIVISION PHASE 1 and to the 40 acre line and westerly boundary of the Southwest Quarter of the City of Grantsville;

thence along said line, South 0°20'17" East 632.64 feet to intersect the northerly 40-acre line of Cherry Street as determined by a survey performed by Ensign Engineering under File No. 2015-0062-01 in the record of said Tooele County Survey;

thence along the westerly extension of said northerly right-of-way line and along an old line, North 89°33'29" East 815.72 feet (record as 89°33' to intersect the easterly boundary of the property formerly owned by Daniel O'Connell, and to the easterly boundary and the easterly boundary of CHERRY GROVE PLAT C P.U.D., recorded July 26, 2007 at Entry No. 289791 in the office of said Tooele County Recorder, and

East 573.105 feet to the northeast corner of said P.U.D.;

thence North 89°02'39" West 0.03 feet to the southeast corner of said CHERRY GROVE SUBDIVISION PLAT A;

thence along the easterly boundary of said CHERRY GROVE SUBDIVISION PLAT A North 0°27'21" East 60.69 feet to the Point of Beginning.

The above described parcel of land contains approximately 37,869 square feet in area or 11.889 acres divided into twenty-five (25) lots and three (3) public streets.

OWNER'S DEDICATION AND CONSENT TO RECORD

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

SPRINGFIELD ESTATES SUBDIVISION PHASE 2

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

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

In witness whereof the owners have hereunto set their hands this _____ day of _____, A.D. 2022.

SHANE BRET WATSON
CARL JOE WATSON

STATE OF UTAH
County of _____

ACKNOWLEDGMENT

On the _____ day of _____, the undersigned Notary Public, _____, A.D. 2022, personally appeared before me, the undersigned Notary Public, _____, and for said County of _____ in the State of Utah, Shane Bret Watson and Carl Joe Watson, who being by me duly sworn, did say that they are the owners of the above-described tract of land and said Shane Bret Watson and Carl Joe Watson duly acknowledged to me that the within and foregoing Owner's Dedication was signed by them for the uses and purposes therein stated.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
REDDING IN: _____

FINAL PLAT
SPRINGFIELD ESTATES SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH
Revised November 8, 2022

RECORDED AT 1:04 PM
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT
THE REQUEST OF: Springfield Estates LLC
DATE: 11/8/24 TIME: 2:54
\$100.00 Kayla Clark, cadastre mapper
PAGE 2 TOOELE COUNTY RECORDER

NOTES:

1. Offset pins to be placed in the top of curb on the extension of all side lot lines and 1/2" x 24" rebar with yellow plastic caps marked "Hathcock - LS 166346" to be placed at all other lot corners.

2. Owners of Lots 13-18 and 23-26 agree to maintain the on-site underground storm water retention areas, designated herein, as approved by the City Engineer, and constructed by the Developer/Builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or place any impervious surfaces in the area shown on this plat to be reserved for such purposes. This requirement shall run with the property and shall apply to all future owners of these lots.

3. The theoretical positions of the southeast corner of Lot 117, CHERRY GROVE SUBDIVISION PLAT A and the northeast corner of Lot 319, CHERRY GROVE PLAT C P.U.D. do not coincide. Mathematically, the southeast corner of Lot 117 lies South 0.09' and West 0.03' from the northeast corner of Lot 319. Since CHERRY GROVE SUBDIVISION PLAT A is a senior plat to CHERRY GROVE PLAT C P.U.D. and the found rebar and cap agree with the theoretical (mathematical) position of the southeast corner of Lot 117, this point is held.

MONUMENT TABLE

MON.	NORTHING	EASTING
N1	N=738794.7261	E=1367459.7875
N2	N=738792.8162	E=1367512.6865
N3	N=738798.6773	E=1367504.7147
N4	N=738792.4508	E=1368004.2573
N5	N=738730.6851	E=1368077.8053
N6	N=738731.0555	E=1367555.8455

LEGEND

- FOUND TOOELE COUNTY DEPENDENT SURVEY MONUMENT
- FOUND REBAR & CAP (AS NOTED)
- 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK - LS 166346" (SEE NOTE 1)
- FOUND STREET CENTERLINE MONUMENT
- REQUIRED STREET CENTERLINE MONUMENT
- 13' x 13' ON-SITE STORM WATER RETENTION AREA (SEE NOTE 2)
- BOUNDARY COORDINATE (TYP)

LINE TABLE

LINE	NO.	BEARING	LENGTH
L1	1	S 0°20'17" E	21.85'
L2	2	S 89°16'34" E	24.94'
L3	3	S 0°49'46" W	21.59'
L4	4	S 40°41'18" E	24.59'

CURVE TABLE

LINE	NO.	BEARING	LENGTH	CHORD	ANGLE	CHORD	ANGLE
C1	1	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C2	2	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C3	3	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C4	4	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C5	5	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C6	6	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C7	7	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C8	8	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C9	9	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C10	10	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C11	11	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C12	12	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C13	13	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C14	14	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C15	15	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C16	16	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C17	17	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°
C18	18	S 89°16'34" E	302.915'	16.94'	180°	302.915'	180°

BOUNDARY COORDINATE TABLE

NO.	NORTHING	EASTING
1	N=7387774.2279	E=1367569.3594
2	N=7387769.0569	E=1367570.8771
3	N=7387668.5792	E=1367603.8736
4	N=7387669.4644	E=1367603.8864
5	N=7387668.8867	E=1367603.8830
6	N=7387740.6096	E=1367635.0244
7	N=7387736.3470	E=1367972.3945
8	N=7387669.4548	E=1367971.6590
9	N=7387669.6486	E=1368004.6094
10	N=7387668.5770	E=1368004.6147
11	N=7387668.7711	E=1368037.6141
12	N=7387761.0558	E=1368038.2497
13	N=7387760.8607	E=1368038.2497

OWNER OF RECORD

SHANE BRET WATSON AND CARL JOE WATSON
WARRANTY DEED, ENTRY NO. 489463
PARCEL NO. 01-066-0-0005

GRANTSVILLE CITY ENGINEER
APPROVED THIS _____ DAY OF _____, 2022, BY THE
GRANTSVILLE CITY ENGINEER:

CITY ENGINEER BY DESIGNEE

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS _____ DAY OF _____, 2022, BY THE
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR:

PUBLIC WORKS DIRECTOR OR DESIGNEE

GRANTSVILLE CITY ATTORNEY
APPROVED THIS _____ DAY OF _____, 2022, BY THE
GRANTSVILLE CITY ATTORNEY:

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS _____ DAY OF _____, 2022, BY THE
TOOELE COUNTY TREASURER:

TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE MARSHAL
APPROVED THIS _____ DAY OF _____, 2022, BY THE
GRANTSVILLE CITY FIRE MARSHAL:

GRANTSVILLE CITY FIRE MARSHAL

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS _____ DAY OF _____, 2022, BY THE TOOELE
COUNTY SURVEY DEPARTMENT:
ROS FILE NO. 2022-0096-01.

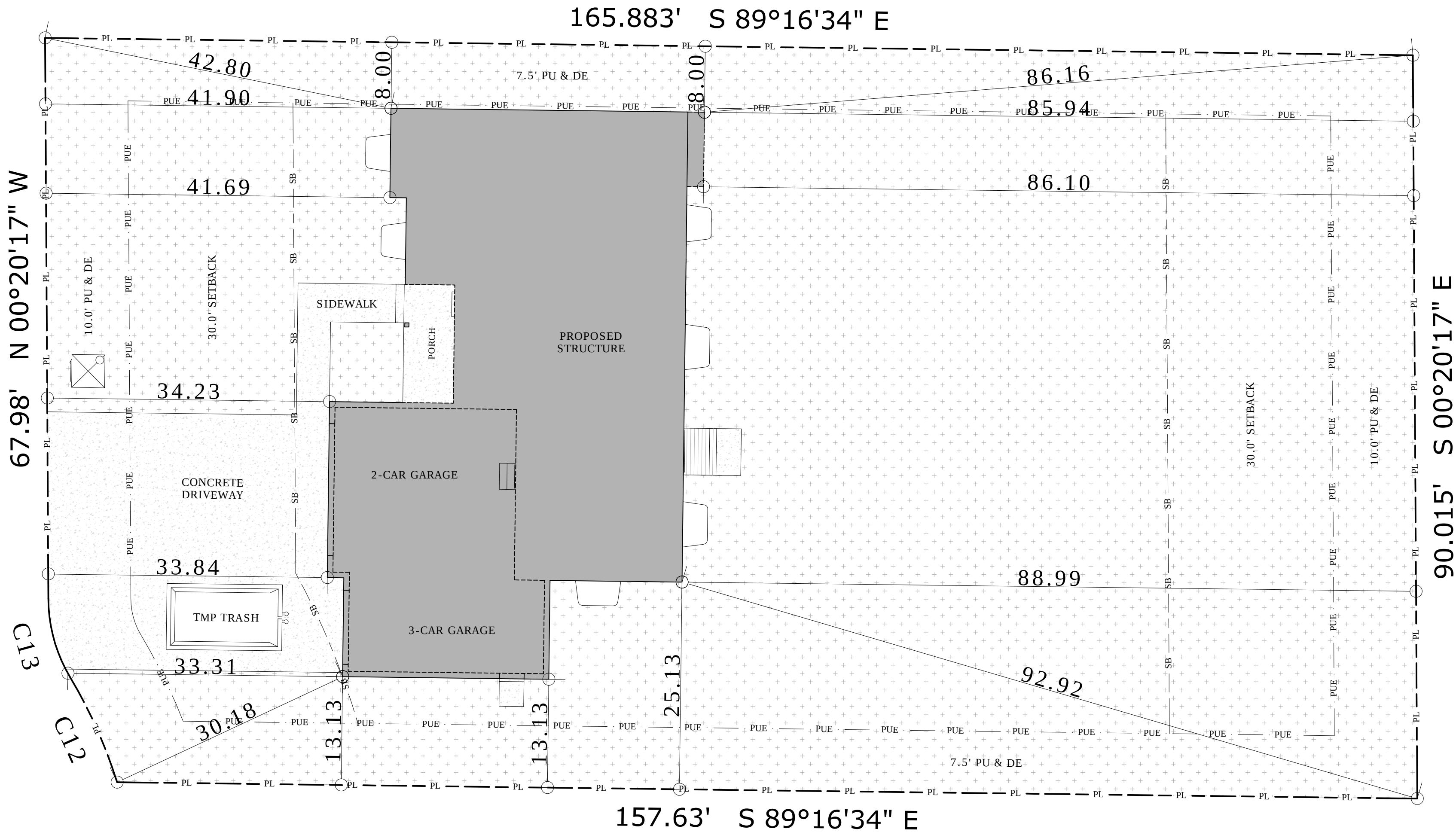
DIRECTOR, TOOELE COUNTY SURVEY DEPT.

GRANTSVILLE CITY MAYOR/CITY COUNCIL
PRESENTED TO THE GRANTSVILLE CITY COUNCIL
ON _____ DAY OF _____, 2022, BY THE
WHICH IT WAS ACCEPTED AND APPROVED:

MAYOR

CITY COUNCIL MEMBER

159 S. FREEDOM WAY (500 W.)



SITE PLAN NOTES

A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4 FEET ONCE CONSTRUCTED.

DUST, MUD, AND EROSION SHALL BE CONTROLLED BY CONTRACTOR, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.

INSTALL DRIP IRRIGATION SYSTEM TO ALL SHRUBS AND TREES PER OWNER / CONTRACTOR.

ANY RETAINING WALLS OVER 3'-0" IN HEIGHT WILL REQUIRE A SEPARATE REVIEW AND PERMIT.

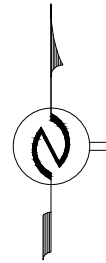
RETAINING WALLS EXCEEDING 3'-0" SHALL BE ENGINEERED AND SUBMITTED TO THE CITY FOR REVIEW.

ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MIN. OF 6" WITH THE FIRST 10'-0".

BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM LOCAL CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. (TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED).

BUILDER / OWNER TO REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE LOCAL CITY INSPECTOR.

ALL PUBLIC IMPROVEMENTS WITHIN THE CITY'S JURISDICTION SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). A COPY MAY BE OBTAINED AT LOCAL CITY PUBLIC WORKS.



SITE PLAN

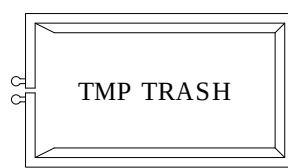
SCALE: 1" = 10'

SYMBOL KEY

TEMPORARY TOILET



TEMPORARY TRASH CONTAINER



LINE KEY

PROPERTY LINE

PL

BUILDING SETBACKS

SB

EASEMENTS

PUE

HATCH KEY

PROPOSED STRUCTURE



PROPOSED LANDSCAPE



PROPOSED CONCRETE AREA



Wasatch Custom Design

Custom Design | Drafting Services | Stock Plans

PO Box 94 - Sandy, UT 84051
T: 801.568.6520 M: 801.879.4467
wasatchcustomdesign@gmail.com

Drafting Consultant:

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REPRODUCTION OF ANY PORTION
OF THESE PLANS FOR ANY
PURPOSE IS STRICTLY PROHIBITED

Job: 0827-0009-21

Project:

Lot 213, Springfield Estates - Phase 2
159 S. Freedom Way (500 W.)
Grantsville, UT 84029
Tooele County

CONTRACTOR & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

Pride Built Homes
802 E. 1120 N.
Tooele, UT 84074
Brandon: 801.518.4664
brandon@pridebuilthomes.com

Client:

Engineer Stamp:

Structural Design and Analysis
14203 S. Mountain View, Suite 202
Grantsville, UT 84051
801.568.6520



Sheet:

AS1.0

213, Springfield
Estates - Phase 2

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban 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. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:12,000 sq. feet

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 Yard 30 feet

Rear Yard40feet

Yard for Main Buildings Each Side 7.5 ft on one side and 15 ft on the opposite side.

Side Yard for Accessory Buildings4 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, whichever is greater

Maximum Building Height35 feet

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

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

Amended by Ord. [2024-29](#) on 9/4/2024

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

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

AGENDA ITEM #2

Consideration of a request for a variance to allow a proposed single-family dwelling to have a side yard setback of 12 feet where a 15 foot side yard setback is required, resulting in an encroachment of 3 feet, for the property is located at 123 S Liberty Street, in the R-1-12 Zone.

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



Permit # 2026106
Staff Report Summary for
Side Yard Setback Variance / 123 S Liberty Street.

Parcel ID(s): 24-020-0-0225
Property Address: 123 S Liberty Street
Name: Brandon Nay
Request: Side Yard Setback Variance
Prepared By: Community Development Staff

Meeting Date: June 18, 2026
Public Hearing: June 18, 2026
Date: June 11, 2026
Current Zone: R-1-12
Acres: 0.55

PLANNING STAFF ANALYSIS AND COMMENTS

Request

Variance request to reduce the required side yard setback.

Proposal

The applicant is requesting approval to construct a single-family dwelling with a side yard setback of 12 feet where a 15 foot side yard setback is required, resulting in a reduction of 3 feet. The request applies to Lot 225 of Springfield Estates Phase 2.

Zoning

R-1-12 (Single-Family Residential, 12,000 sq. ft. minimum lot size)

Lot Conditions

The subject property is located within Springfield Estates Phase 2 and contains a 7.5-foot Public Utility and Drainage Easement (PU&DE) along the side property line. The R-1-12 zone requires side yard setbacks of 7.5 feet on one side and 15 feet on the opposite side. The ordinance further provides that setbacks shall be as listed or match the easement width, whichever is greater.

Applicant's Hardship Statement

The applicant states that the combination of the required setbacks and the 7.5-foot easement reduces the buildable area available for residential construction. The applicant indicates that

previous setback standards allowed additional flexibility and that several home plans commonly utilized by the builder become difficult to accommodate under the current requirements.

The applicant further states that similar variance requests have previously been approved within Springfield Estates. 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 states that the required setback and public utility easement reduce the buildable width of the lot. The Board should consider whether this condition constitutes a hardship unique to the property and not self-imposed.

Special Circumstances

The applicant identifies the public utility easement and resulting reduction in buildable area as a circumstance affecting the property. The Board should consider whether this condition differs from other properties within the same zoning district.

Property Rights

The applicant states that the variance is necessary to accommodate certain residential home plans. The Board should consider whether strict application of the ordinance would limit reasonable use of the property compared to similarly situated properties.

Public Interest / General Plan

The applicant states that the requested setback reduction will not adversely affect the General Plan or surrounding properties. The Board should consider whether the request is consistent with the General Plan and public interest.

Spirit of the Ordinance and Substantial Justice

The applicant states that similar variances have previously been approved within the subdivision. The Board should consider whether the requested setback reduction maintains the intent of the ordinance while allowing reasonable use of the property.

Board Considerations

Staff presents this information for the Board's consideration. The Board of Adjustment must determine whether the evidence presented supports approval of the requested variance in accordance with Section 3.25 of the Grantsville Land Use Ordinance.

*** 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: _____

06/04/26

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.

225 Springfield Estates

Hardship – How would literal enforcement of the land use ordinance create a hardship that is not necessary to carry out the general purpose of the ordinance? The setbacks are 15' & 5' according to the zoning, but because of the PUE I cannot get the 5' on the one side so really our setbacks are 15' and 7.5'. The original setbacks for this zone was 10' & 10' and you can see that we lose 2.5' of space for possible homes.

- Special Circumstances – What special circumstances exist that are specific to this property and do not generally apply to other properties in the same zoning district? We have several house plans that have been very popular among home buyers that are close to 70' wide and as previously stated the 10' & 10' setbacks work fine as would the 15' & 5' but when the 7.5' PUE is taken into account it causes an issue for these plans.

- Property Rights – Why is granting the variance essential to allow you to enjoy a substantial property right that other property owners in the same zoning district already possess? I don't know if this was taken into account that the setbacks wouldn't work with the PUE's, so this takes away our right to build a home that would actually fit in the setbacks

- Public Interest / General Plan – How will granting the variance avoid substantially affecting the General Plan and avoid being contrary to the public interest? It won't cause an issue with the general plan because it fits within setbacks that have been in this zoning before the change.

- Ordinance Spirit & Justice – How does granting the variance observe the spirit of the land use ordinance and ensure that substantial justice is done? I have asked for this same variance request in this subdivision because of these same issues and I will likely do it again because of these same issues. The variance has been granted to us in the past in this subdivision.

Apple St
23-001-0-000R
R101400

WALL STEVEN M JT
23-001-0-0001
R101394

GRANTSVILLE CITY
24-020-0-000R
R102975

YACKS STEVEN R
23-001-0-0002
R101395

ALLRED KYLE JT
23-001-0-0004
R101397

HUTCHINS TYSON JT
23-001-0-0005
R101398

Liberty St

PRIDE BUILT HOMES INC
24-020-0-0224
R102973

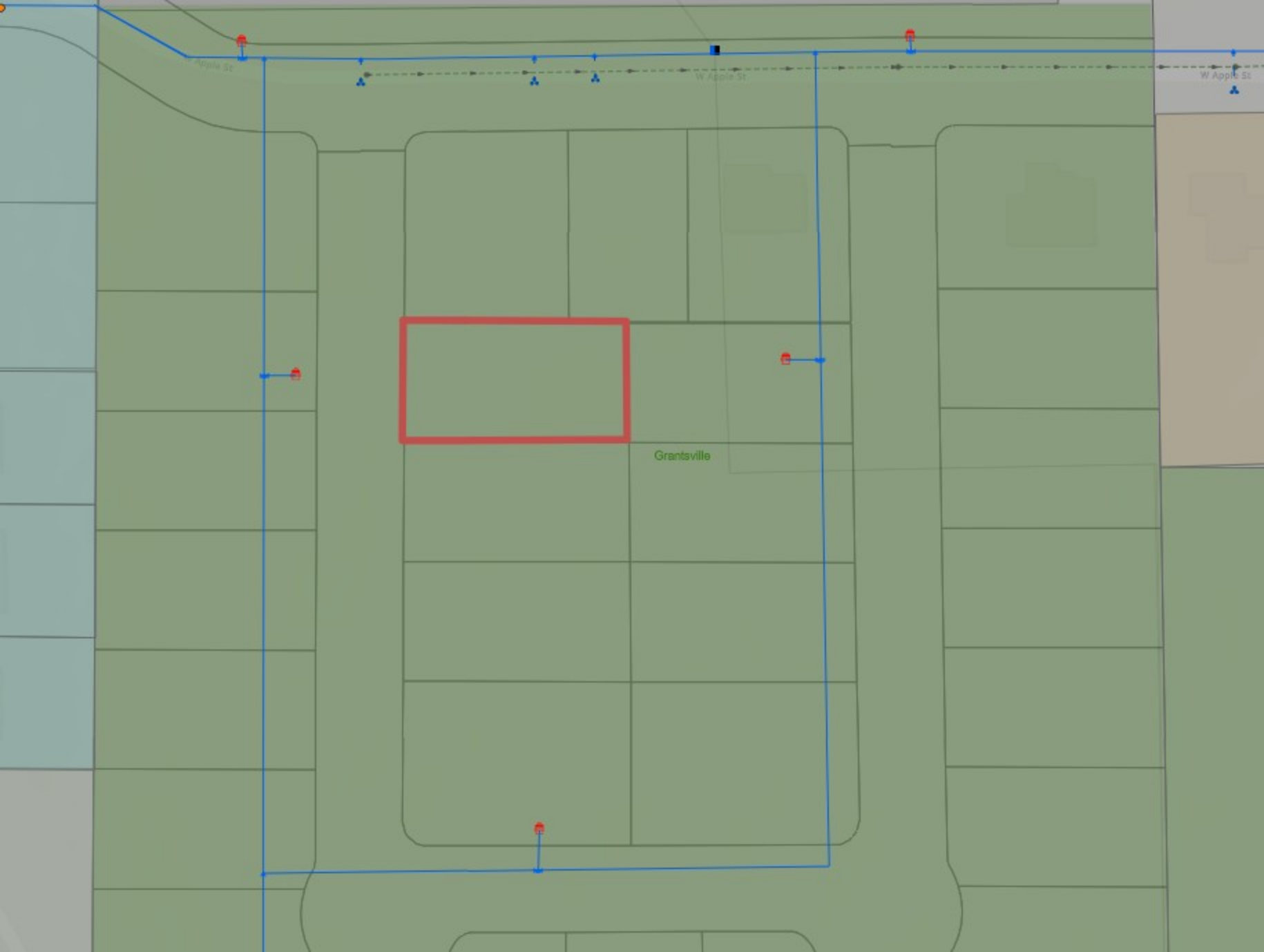
Freedom Wy

MARTIN SHAUNA JT

BUTTERS BRANDON JT
24-020-0-0222
R102971

GARCIA LANCE JT
24-020-0-0221
R102970

HARRISON AARON JT
24-020-0-0214
R102963



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

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

BOUNDARY DESCRIPTION

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

Beginning at a point on the easterly boundary CHERRY GROVE SUBDIVISION PLAT A, a subdivision of Grantville City, recorded March 16, 2000 at Entry No. 145105 in Book 614 at Page 33 in the office of the Toole County Recorder, said point lies South 89°53'05" East 141.45 feet to the corner of said CHERRY GROVE SUBDIVISION PLAT A, South 22°25'5" West 148.15 feet along the easterly boundary of said CHERRY GROVE SUBDIVISION PLAT A, continuing East along easterly boundary, South 89°53'05" East 141.45 feet to the corner of said CHERRY GROVE SUBDIVISION PLAT A, Section 36, Township 2 South, Range 6 West, 5/8 of a foot from the West Quarter (Basis of Bearing for this description is South 02°23'3" East along the section line defined by the plat) to the corner of said CHERRY GROVE SUBDIVISION PLAT A, East Quarter Corner and Southwest Quarter Corner of said Section 36.

GRAPHIC SCALE

1 INCH = 60 FEET

Offset pins to be placed in the top of curb on the extension of all side lot lines and "5x 24" rubber with yellow plastic caps marked "13-18" and "15-1634" to be placed at all lot corners.

2. Owners of Lots 13-18 and 23-26 agree to maintain the easement shown on the attached plat, and to be bound hereon, as approved by the City Engineer, and constructed by the Developer/Builder, and that they will not alter the grading, nor place any obstructions, nor erect any buildings, nor encroachments, or place any impervious surfaces in the area shown on the attached plat, nor place any other structures, nor allow any such run with the property and shall apply to all future owners of these Lots.

3. The corner positions of the southeast corner of Lot 17, THE CHERRY GROVE SUBDIVISION PLAT A and the northeast corner of Lot 17, THE CHERRY GROVE SUBDIVISION PLAT A, shall be determined Mathematically, the southeast corner of Lot 17 lies South 0.09° and East 0.03° from the northeast corner of Lot 19, Since THE CHERRY GROVE SUBDIVISION PLAT A is a P.U.D., the found rear and cap agree with the theoretical (mathematical) position of the southeast corner of Lot 17, this

MON. NO.	NORTHING	EASTING
M1	N=7387943.7261	E=1367459.7875
M2	N=7387927.8100	E=1367512.6963
M3	N=7387926.6778	E=1367804.7147
M4	N=7387927.4598	E=1368004.2673
M5	N=7387310.8810	E=1368007.9053
M6	N=7387314.0595	E=1367595.8455

FOUND TOOELE COUNTY DEPENDENT RESURVEY MONUMENT

LINE NO.	BEARING	LENGTH
L1	S 0°20'17" E	21.95'
L2	S 41°44'38" W	24.094'
L3	S 0°49'46" W	21.59'
L4	S 40°41'18" E	24.359'

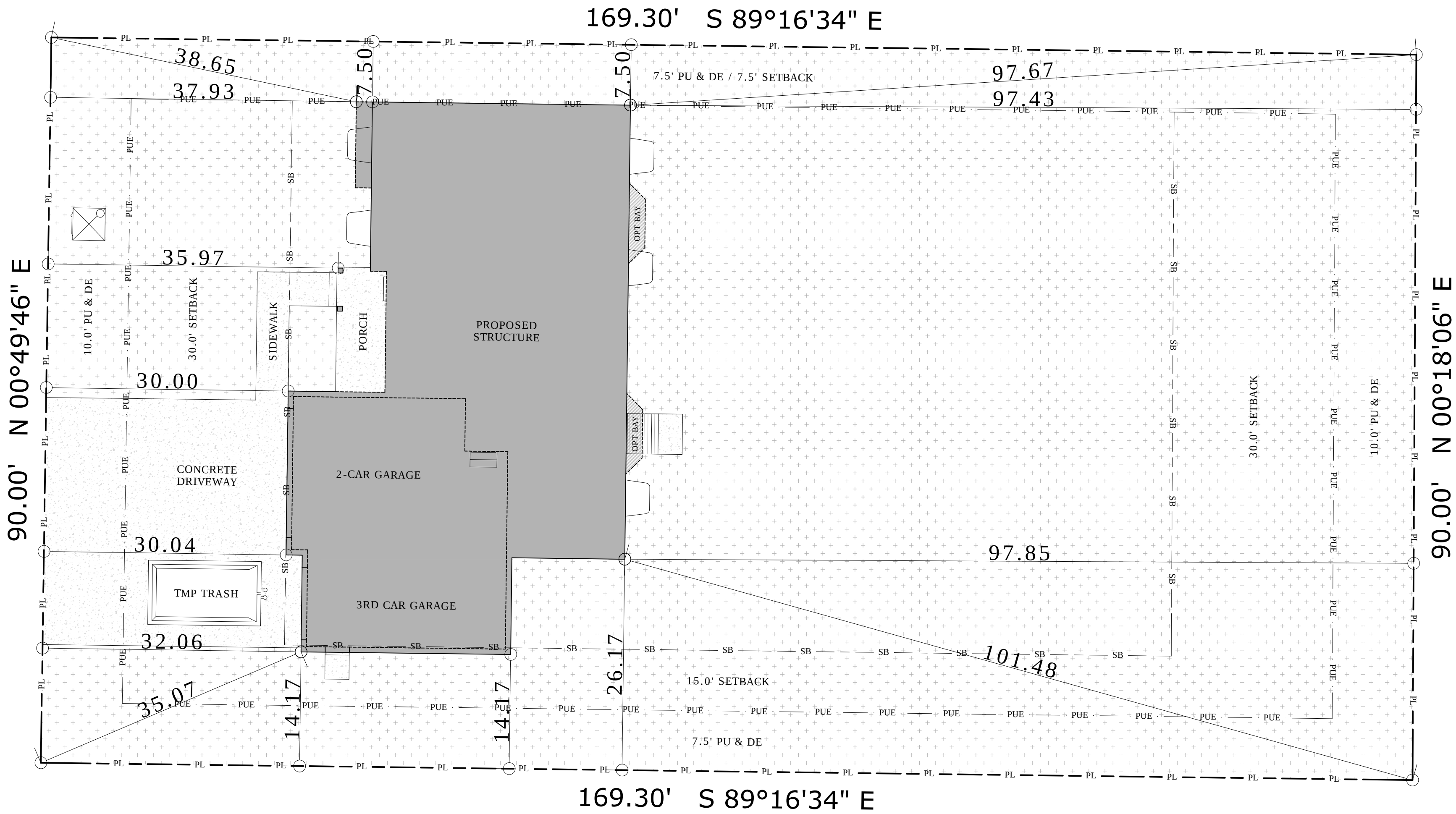
C1	9.84°	18.50°	30.29°15"	S 16°04'23" W	9.23°	5.04°
C2	13.69°	60.00°	13.04°07"	S 24°46'37" W	13.66°	6.07°
C3	67.41°	60.00°	54.49°29"	S 9°09'51" E	55.25°	32.12°
C4	53.53°	60.00°	54.78°04"	S 65°28'37" E	55.25°	33.12°
C5	63.07°	60.00°	63.07°07"	S 60°18'37" E	60.18°	34.12°
C6	29.89°	18.50°	65.05°13"	S 57°55'53" W	18.88°	11.65°
C7	184.67°	60.00°	185.03°37"	S 61°37'48" E	119.83°	11.65°
C8	20.32°	18.50°	65.04°01"	S 60°18'37" E	119.83°	11.65°
C9	65.00°	60.00°	62.7°16"	S 60°07'56" E	62.51°	36.62°
C10	57.68°	60.00°	54.49°41"	S 65°01'35" W	55.25°	31.32°
C11	57.68°	60.00°	55.04°53"	S 10°08'17" W	55.49°	31.29°
C12	18.50°	18.50°	30.29°15"	S 16°04'23" W	9.23°	5.04°
C13	9.84°	18.50°	30.29°15"	S 16°04'23" E	9.23°	5.04°
C14	29.89°	60.00°	186.05°13"	S 62°17°06" W	119.83°	11.65°
C15	29.31°	18.50°	65.05°13"	S 57°55'53" W	26.34°	25.25°
C16	18.50°	18.50°	30.29°15"	S 16°04'23" E	9.23°	5.04°

NO.	NORTHING	EASTING
1	N=737764.2279	E=1367569.3294
2	N=737768.0569	E=1367570.8771
3	N=737768.5792	E=1367603.8598
4	N=737769.4644	E=1367601.8864
5	N=737768.9867	E=1367636.8830
6	N=737740.6096	E=1367635.2544
7	N=737736.3476	E=1367977.6093
8	N=737766.4549	E=1367971.6093
9	N=737766.6496	E=1368004.6048
10	N=737768.5792	E=1368004.6048
11	N=737768.7717	E=1368037.6141
12	N=737761.0558	E=1368038.2497
13	N=737758.9607	E=1368024.0694

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

SPRINGFIELD ESTATES SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH
Revised November 23, 2022

123 S. LIBERTY STREET (550 W.)



SITE PLAN NOTES

A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4 FEET ONCE CONSTRUCTED.

DUST, MUD, AND EROSION SHALL BE CONTROLLED BY CONTRACTOR, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.

INSTALL DRIP IRRIGATION SYSTEM TO ALL SHRUBS AND TREES PER OWNER / CONTRACTOR.

ANY RETAINING WALLS OVER 3'-0" IN HEIGHT WILL REQUIRE A SEPARATE REVIEW AND PERMIT.

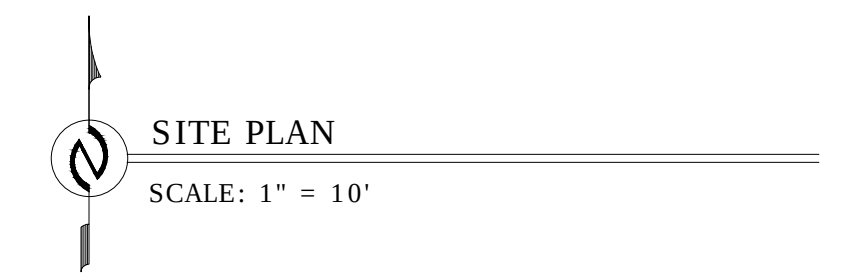
RETAINING WALLS EXCEEDING 3'-0" SHALL BE ENGINEERED AND SUBMITTED TO THE CITY FOR REVIEW.

ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MIN. OF 6" WITH THE FIRST 10'-0".

BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM LOCAL CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. (TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED).

BUILDER / OWNER TO REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE LOCAL CITY INSPECTOR.

ALL PUBLIC IMPROVEMENTS WITHIN THE CITY'S JURISDICTION SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). A COPY MAY BE OBTAINED AT LOCAL CITY PUBLIC WORKS.



SYMBOL KEY	
TEMPORARY TOILET	
TEMPORARY TRASH CONTAINER	

LINE KEY	
PROPERTY LINE	PL
BUILDING SETBACKS	SB
EASEMENTS	PUE

HATCH KEY	
PROPOSED STRUCTURE	
PROPOSED LANDSCAPE	
PROPOSED CONCRETE AREA	



Wasatch Custom Design
Custom Design | Drafting Services | Stock Plans
PO Box 94 - Sandy, UT 84051
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wasatchcustomdesign@gmail.com

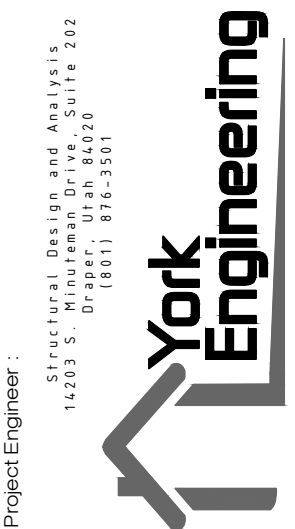
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OF THESE PLANS FOR ANY
PURPOSE IS STRICTLY PROHIBITED

Project: Lot 225, Springfield Estates - Phase 2
123 S. Liberty Street (550 W.)
Grantsville, UT 84029
Tooele County
Job: 0827-0009-21
06/04/26

CONTRACTOR & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

Pride Built Homes
802 E. 1120 N.
Tooele, UT 84074
Brandon: 801.518.4664
brandon@pridebuilt-homes.com

Client: Pride Built Homes
Engineer Stamp: Project Engineer: 14203 S. Mountain Drive, Suite 202
Grantsville, UT 84051 801.568.6520



Sheet: AS1.0
225, Springfield
Estates - Phase 2

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban 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. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:12,000 sq. feet

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 Yard 30 feet

Rear Yard40feet

Yard for Main Buildings Each Side 7.5 ft on one side and 15 ft on the opposite side.

Side Yard for Accessory Buildings4 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, whichever is greater

Maximum Building Height35 feet

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

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

Amended by Ord. [2024-29](#) on 9/4/2024

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

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