



**Oct. 17, 2023**

**Board of Adjustments  
Meeting**

**Information Packet**

## **ROLL CALL**

### **AGENDA:**

1. Consideration to approve the Variance Request to Grantsville Land Use Code 4.16 (Clear View of Intersecting Streets) for 661 S. Todd Ct.
2. Consideration to approve the Variance Request to Grantsville Land Use Code 15.7 (Raising of Horses) for 277 E. Durfee St.
3. Consideration to approve the Variance Request to Grantsville Land Use Code 15.2 (side and rear setbacks) for 208 S. Maya Jane Ln.
4. Adjourn

# **AGENDA ITEM #1**

Consideration to approve the Variance Request to Grantsville Land Use Code 4.16 (Clear View of Intersecting Streets) for 661 S. Todd Ct.



## Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit # 2023125

## Sight Triangle Setback Variance

Parcel ID: 22-050-0-0413

Property Address: 661 S. Todd Ct.

Meeting Date:

Oct. 17, 2023

Current Zone/Proposed Zone

R-1-21

Applicant Name: Samuel Clegg

Request: Variance in driveway distance from corner.

Prepared by: Cavett Eaton

### PROJECT DESCRIPTION

access approach outside of explicit city ordinance but does not compromise community safety in an apparent manner.

### SITE & VICINITY DESCRIPTION



Anderson Farms Phase 4



PLANNING STAFF ANALYSIS

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PLANNING STAFF RECOMMENDATION

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## **AGENDA ITEM #2**

Consideration to approve the Variance Request to Grantsville Land Use Code 15.7 (Raising of Horses) for 277 E. Durfee St.



## Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

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Permit # 2023123

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## Animal CUP Summary

**Parcel ID:** 16-098-0-0002

**Meeting Date:**

Oct. 17, 2023

**Property Address:** 277 E. Durfee St.

**Current Zone/Proposed Zone**

**Applicant Name:** Troy Echols

**Request:** Horses on property

**Prepared by:** Cavett Eaton

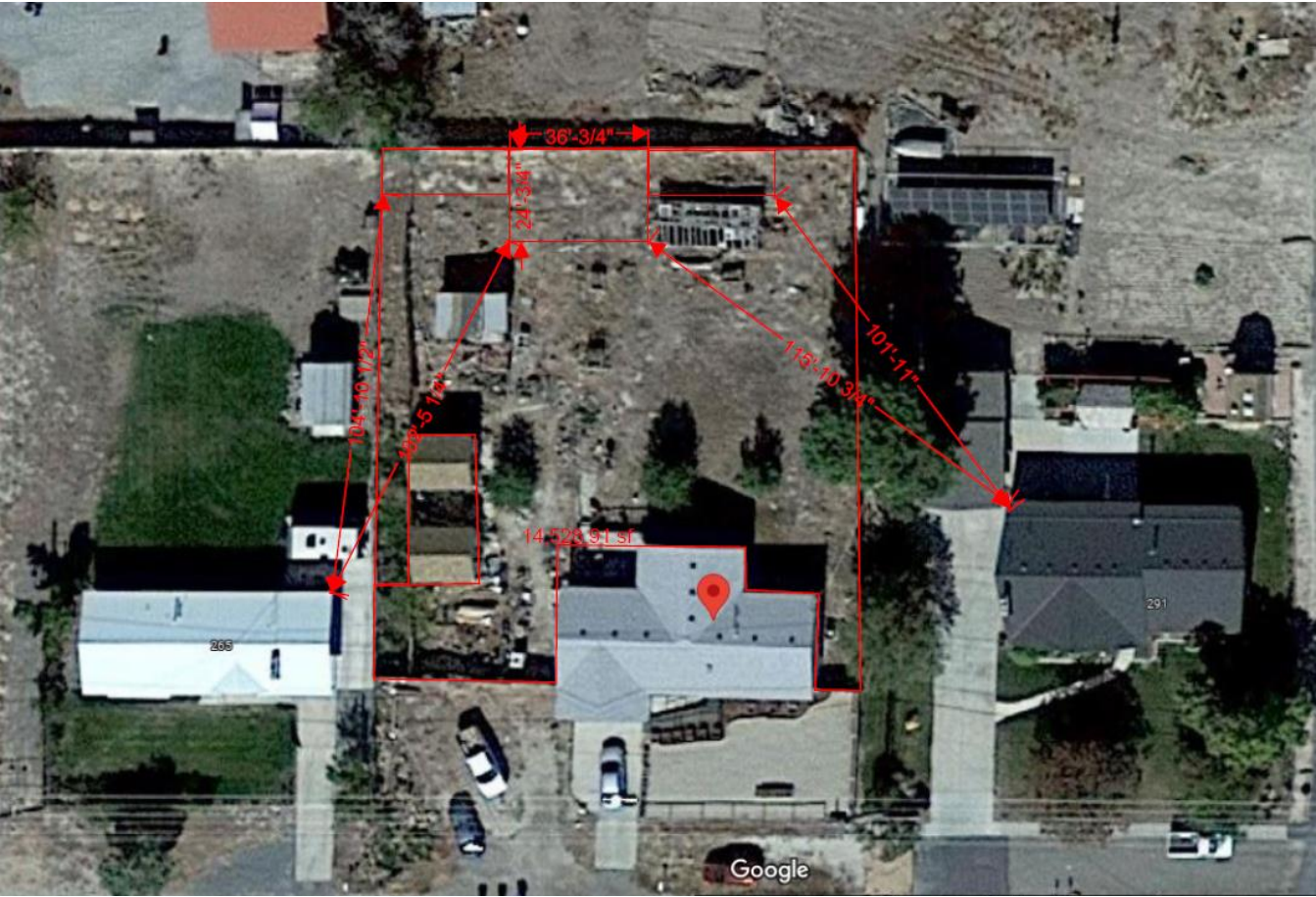
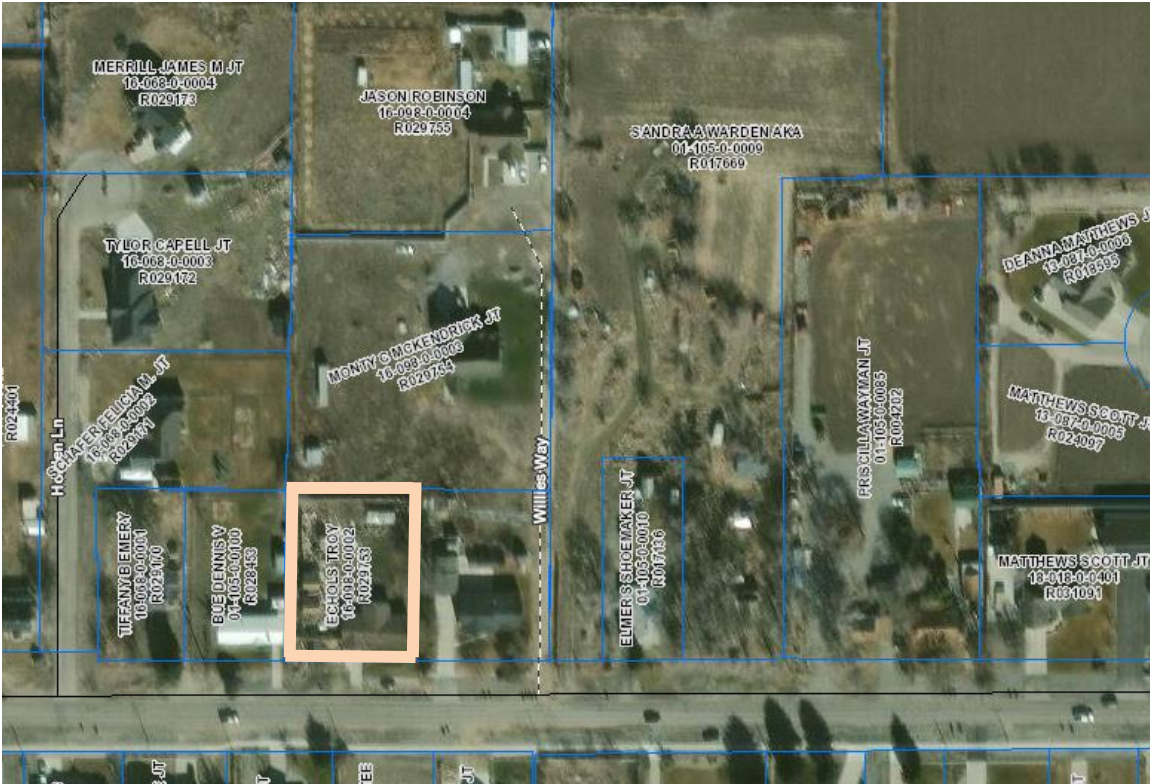
## PROJECT DESCRIPTION

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The applicant wants to keep two horses on their property which is zoned for "Family Food Production and the Raising of Horses". The reason we are bringing this to the board of Adjustments is because the "Horse Pen" is designed to be closer to the neighbors' homes than the required 100' distance "from any pre-existing residential dwelling located on an adjoining lot". The applicant has received permission (signatures?) from all the adjoining neighbors and this Conditional Use Permit will be reviewed regularly and any complaints will be addressed with a review of the permit with potential denial of the permit.



SITE & VICINITY DESCRIPTION





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PLANNING STAFF ANALYSIS

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**Table 15.1 Use Regulations**

**Family Food Production and the Raising of Horses.** The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot.

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PLANNING STAFF RECOMMENDATION

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Staff recommend approval with the condition that it is subject to periodic review.



Oct 2, 2023

NOTICE OF HAVING HORSES ON PROPERTY AT 277 EAST DURFEE ST.

Having bought the property mentioned above, we were told that it was horse property.

We desire to have our horse here on our land and would appreciate you signing below to present to the City Council. This signature is to have the Council know that you are aware of our plan to do this and that you do not have a problem with this arrangement.

Thank you so much and we are so glad to live in this wonderful area.

NAME	ADDRESS	SIGNATURE
Lorene McKendrick	291 E. Durfee St.	Lorene McKendrick
Becky Blue	265 E. Durfee	Becky Blue
Dennis Blue	265 E. Durfee	Dennis Blue
MONTY MCKENDRICK	284 S. WILLIES WAY	Monty McKendrick
Ladonalee McKendrick	284 S Willies Way	Ladonalee McKendrick
Raylene Langford	272 E Durfee St.	Raylene Langford
Dave Langford	272 E Durfee St.	Dave Langford
Jeff Schafer	277 S. Holden Ln.	Jeff Schafer
Felicia Schafer	277 S. Holden Ln.	Felicia Schafer
Korleen Capell	259 S Holden Lane	Korleen Capell
Tylor Capell	259 S Holden Lane	Tylor Capell



## **AGENDA ITEM #3**

Consideration to approve the Variance Request to Grantsville Land Use Code 15.2 (side and rear setbacks) for 208 S. Maya Jane Ln.



## Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

Permit # 2023132

## Setback variance Summary

**Parcel ID:** 21-055-0-0310      **Meeting Date:** Oct 17, 2023  
**Property Address:** 208 Maya Jane Lane      **Current Zone/Proposed Zone** R-1-12

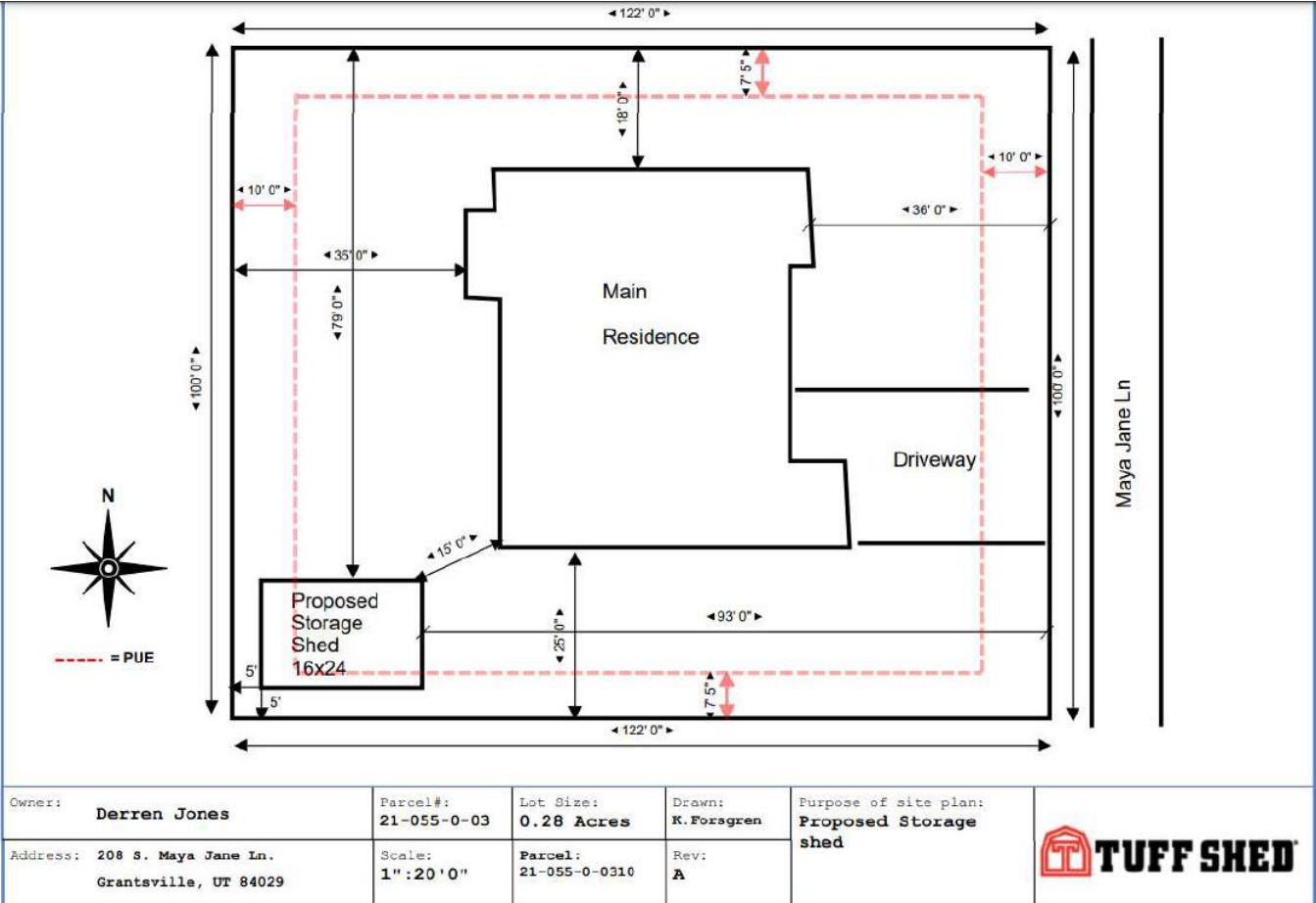
**Applicant Name:** Derren Jones  
**Request:** Put TUFF shed in back corner  
**Prepared by:** Cavett Eaton

## PROJECT DESCRIPTION

Place shed 5' from back fence and 5' from side fence

## SITE & VICINITY DESCRIPTION





# AGENDA ITEM #4

Adjourn