



March 14, 2023

Board of Adjustments

Meeting

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA:

1. Consideration to approve the Variance Request to Grantsville Land Use Code (minimum yard setback requirements) for SC Builders (Presidents Park)
2. Consideration to approve a Lot Line Adjustment between 79 S. Cherry Bomb Way and 83 S. Cherry Bomb Way (Ted Lunsford)
3. Adjourn

AGENDA ITEM #1

Consideration to approve the Variance Request to Grantsville Land Use Code (minimum yard setback requirements) for SC Builders (Presidents Park)



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# SC 03.14.23

Grantsville City Board of Adjustment Regular Meeting

Parcel ID: 21-110-0-0014

Meeting Date: March 14, 2023

Property Address: 611 E. Harrison Circle

Current Zone R-1-21

Applicant Name: SC Builders

Request: Variance of minimum yard setbacks

Prepared by: Cavett Eaton

Planning Staff Recommendation: The Planning and Zoning Administrator recommends approval of this variance

PROJECT DESCRIPTION

This request is for a consideration to approve the Variance Request to Grantsville Land Use Code 15.4 (Minimum Yard Setback Requirements) for SC Builder (Presidents Park)

ZONE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Rear Yard Setback	GLUMDC 15.1 Residential District R-1-21 Minimum Yard Setback Requirements: Rear Yard30 feet	3 to 5-foot Variance for Porch/Deck on the back of the home.	Does not Comply

ISSUES OF CONCERN/ PLANNING STAFF RECOMMENDATION

No concerns as per proposed. The Planning and Zoning Administrator finds this request reasonable and appropriate, and recommends approval of this variance.

Exhibit A

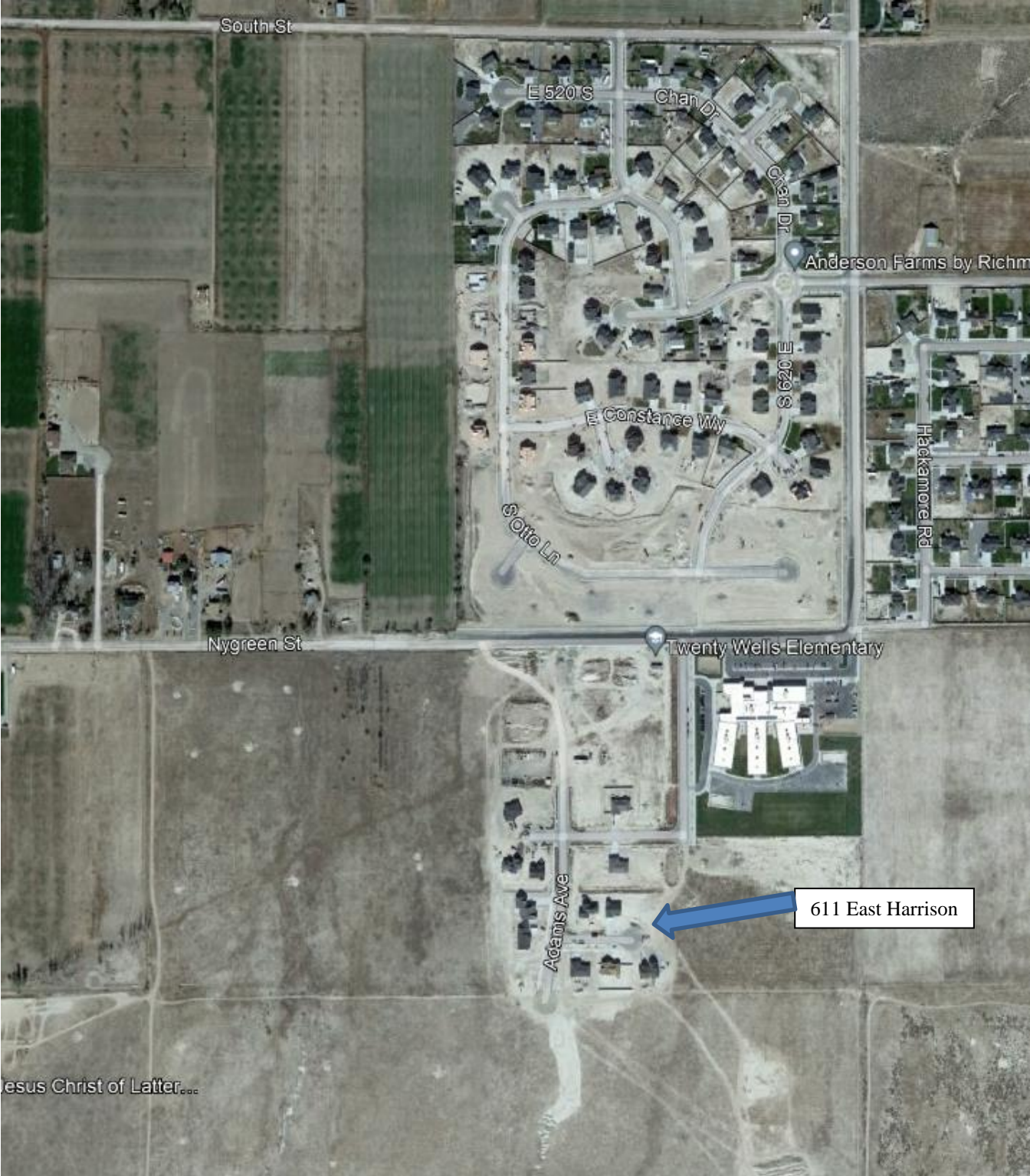


Exhibit B

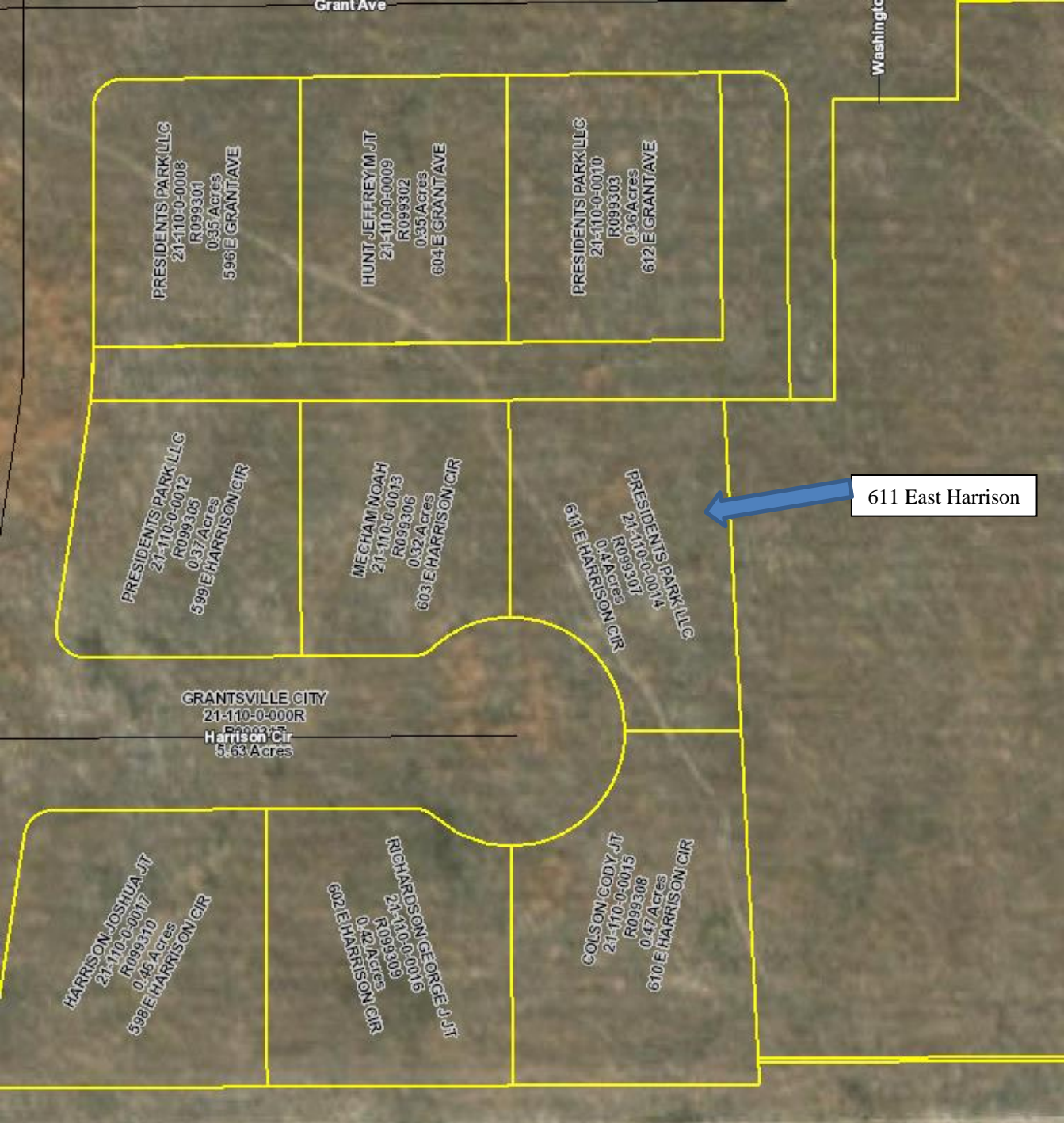
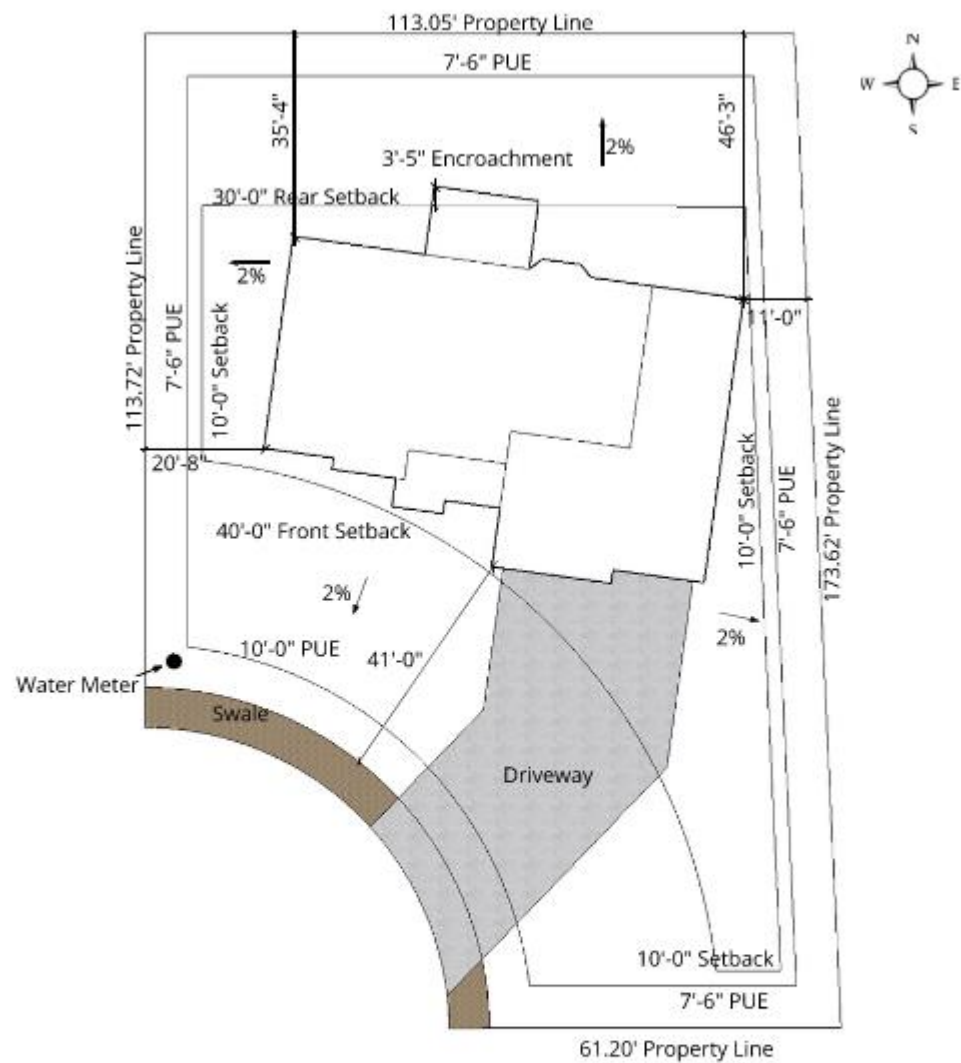


Exhibit C




 PRESIDENTS PARK by SC Builders	611 E. Harrison Circle Grantsville, UT 84029	Lot: 14
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Exhibit D

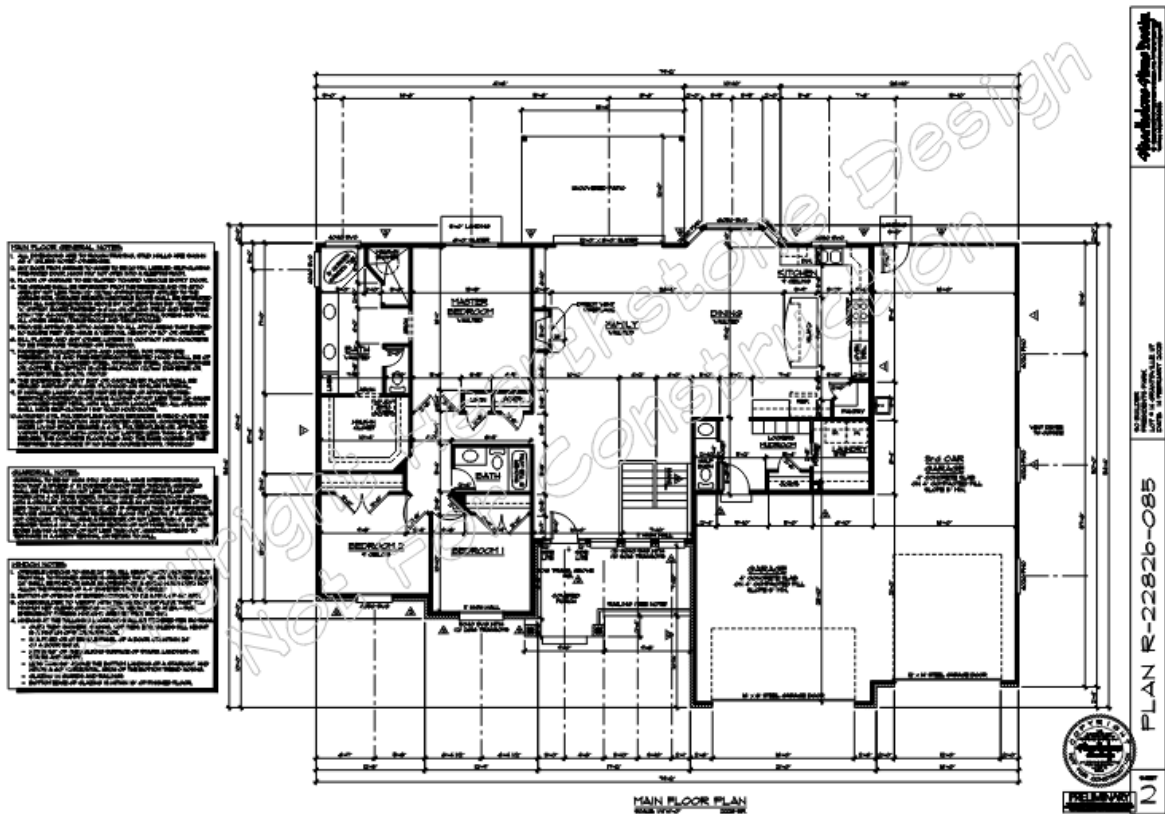
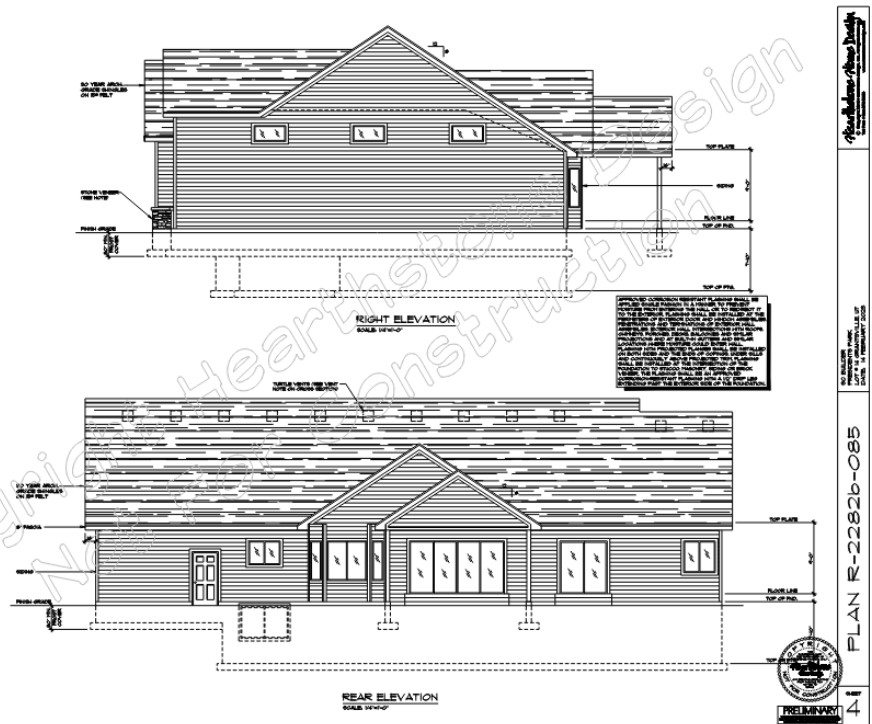


Exhibit E



AGENDA ITEM #2

Consideration to approve a Lot Line

Adjustment between 79 S. Cherry Bomb Way
and 83 S. Cherry Bomb Way (Ted Lunsford)



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# TL 03.14.23

Grantsville City Board of Adjustment Regular Meeting

Parcel ID: 21-058-0-0505 and 21-058-0-0505 **Meeting Date:** March 14, 2023

Property Address: 79 S. Cherry Bomb Way & 83 S. Cherry Bomb Way **Current Zone:** R-1-21

Applicant Name: Ted Lunsford

Request: Lot line adjustment between 79 S. Cherry Bomb Way & 83 S. Cherry Bomb Way

Prepared by: Cavett Eaton

Planning Staff Recommendation: The Planning and Zoning Administrator recommends approval of this variance

PROJECT DESCRIPTION

This request is for a Consideration to approve a Lot Line Adjustment between 79 S Cherry Bomb Way. and 83 S, Cherry Bomb Way. (Ted Lunsford and Jodie & Rodney Knowlden).

The two home owners have agreed to redraw their common lot line to allow Mr. Lunsford to access his backyard with his motorhome by increasing his property on the South side of this house. Because of the irregular lot shape, the original lot shape and position of the dwelling prohibited this access.

Mr. Lunsford is has agreed to pay the expense of this process including a new survey plat, Grantsville City Boundary Line Adjustment fee, and county recording fee. He has also offered to pay for and erect a fence on the new boundary.

ZONE CONSIDERATIONS

Standard	Proposed	Compliance Verified
21.3 Lot Line Adjustment <i>Amended 04/08 by Ordinance 2008-15</i>	Application for variance has been submitted	

<p><u>21.3.3 Lot Line Adjustments</u></p> <p>(1) The owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat, may exchange title to portions of those parcels, if the exchange of title is approved by the Zoning Administrator in accordance with Subsection 21.3.3(2). The Zoning Administrator is designated as the land use authority for the purpose of reviewing and approving boundary line adjustments pursuant to the provisions of this subsection and Utah Code Ann. Section §10-9a-608(7) (2014).</p> <p>(2) The Zoning Administrator shall approve an exchange of title under Subsection 21.3.3(1) if no new dwelling lot or housing unit will result from the exchange of title; and the exchange of title will not result in a violation of any land use ordinance.</p> <p>(3) If an exchange of title is approved under Subsection 21.3.3(2):</p> <p>(i) a notice of approval shall be recorded in the office of the county recorder which:</p> <p>(A) is executed by each owner included in the exchange and by the Zoning Administrator;</p> <p>(B) contains an acknowledgment for each party executing the notice in accordance with the provisions of Utah Code Ann. §57-2a (1988 – 2007), Recognition of Acknowledgments Act;</p> <p>(C) recites the descriptions of both the original parcels and the parcels created by the exchange of title and</p> <p>(D) contain a certificate of approval by the City, signed by the Zoning Administrator and attested by the City Recorder.</p> <p>(ii) a conveyance of title reflecting the approved change shall be recorded in the office of the county recorder.</p> <p>(iii) A notice of approval recorded under this section does not act as a conveyance of title to real property and is not required for the recording of a document purporting to convey title to real property.</p> <p>HISTORY Amended by Ord. <u>2021-09</u> on 4/28/2021</p>		
<p><u>15.1 Residential District R-1-21</u></p> <p>(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.</p> <p>Minimum Lot Size:21,780 sq. feet (1/2 acre)</p>	<p>A variance from the allowed lot size by .03 acres.</p>	<p>Does not comply.</p>

ISSUES OF CONCERN/ PLANNING STAFF RECOMMENDATION

No concerns as per proposed. The Planning and Zoning Administrator finds this request reasonable and appropriate, and recommends approval of this variance.

Exhibit A

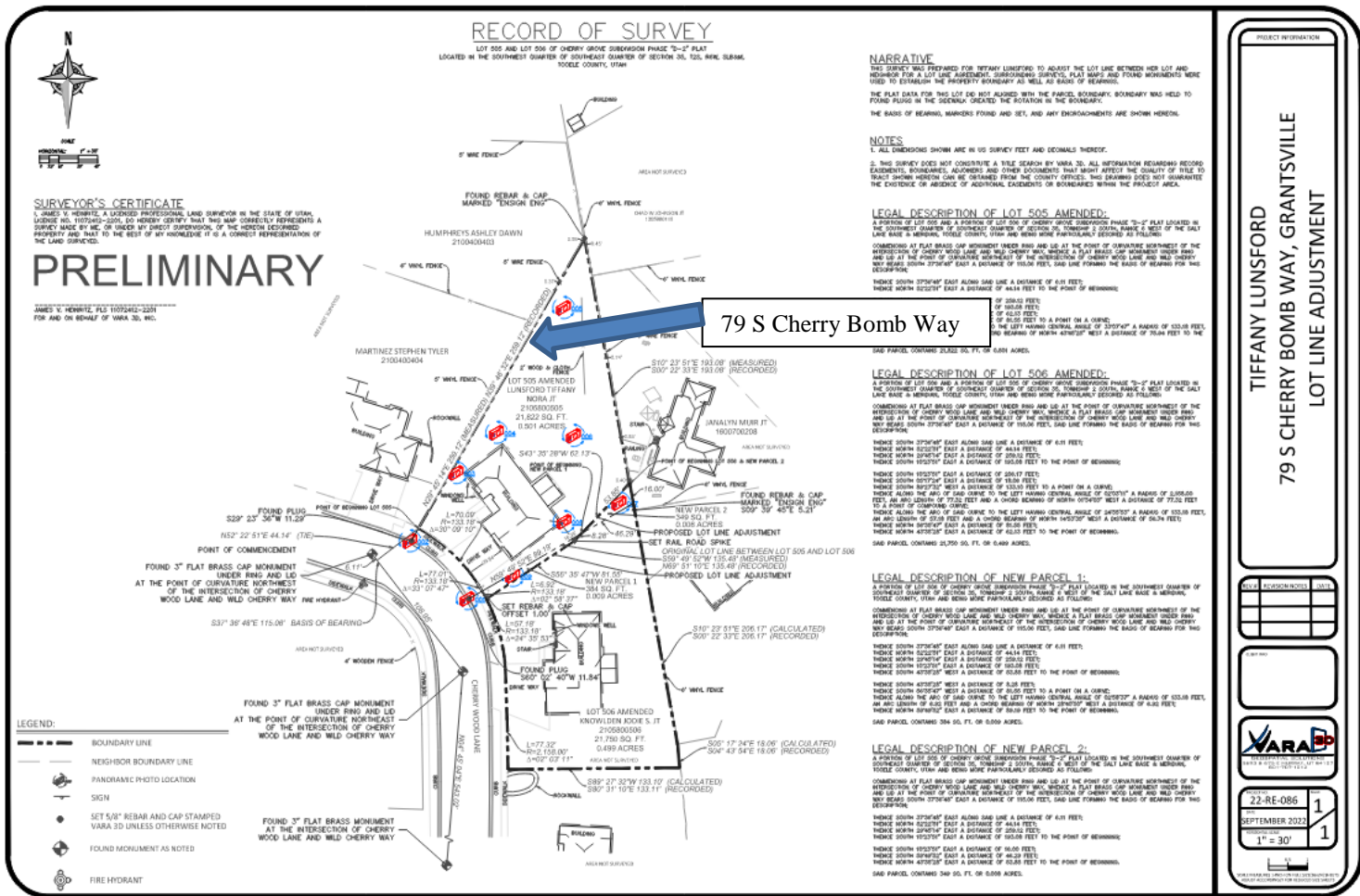
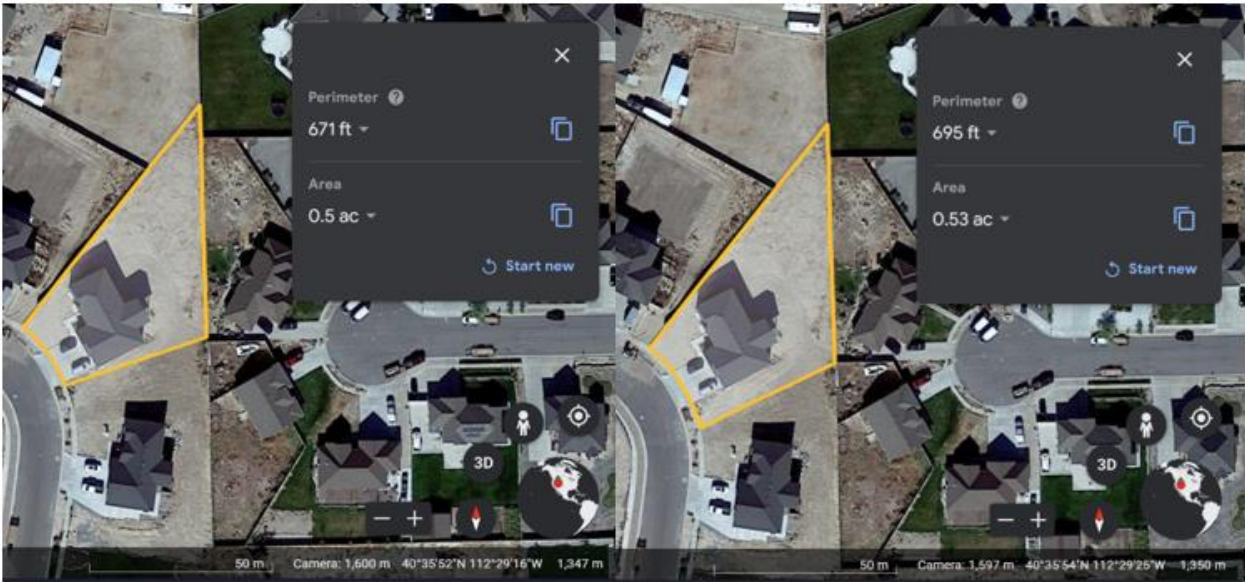
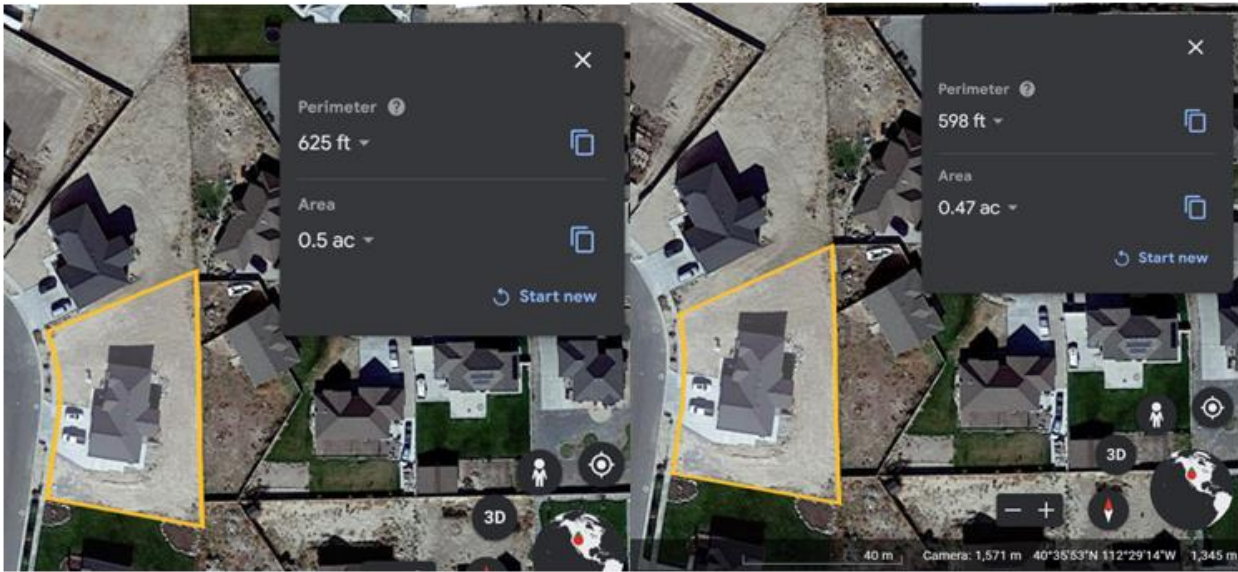


Exhibit B (Current lots on left, proposed lots on right)

My property 79 S. Cherry Bomb):



Neighbors Property:



AGENDA ITEM #3

Adjourn