

## **PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Work Meeting at 7:00 p.m. on Thursday, February 22, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

## **PLEDGE OF ALLEGIANCE**

## **AGENDA**

1. Discussion of Brentwood Development Concept Plan at approximately 817 East Main Street.
2. Adjourn.

Cavett Eaton  
Zoning Administrator  
Grantsville City Planning and Zoning

Join Zoom Meeting <https://us02web.zoom.us/j/83087848984>  
Meeting ID: 830 8784 8984

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](http://www.utah.gov/pmn/index.html), and the Grantsville City website at [www.grantsvilleut.gov](http://www.grantsvilleut.gov). Notification was sent to the Tooele Transcript Bulletin.

# **AGENDA ITEM #1**

Discussion of Brentwood Development  
Concept Plan at approximately 817 East  
Main Street.



# Concept Plan Application

Date: 02/02/2024

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## Developer / Engineer

Developer Name: Lennar Homes of Utah  
Address: 111 East Sego Lily Drive  
City, State, Zip: Sandy, Utah 84070  
Phone: [REDACTED]  
Email: [REDACTED]

Engineer Name: Focus Engineering  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: [REDACTED]

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## Owner Information

Owner Name: Brentwood LLC  
Address: [REDACTED]  
City, State, Zip: [REDACTED]

Phone: [REDACTED]  
Email: Nate Shipp

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## Location

Contact Type: Developer  
Permit Type: Concept Plan  
Development Type: Major  
Site Address: 817 East Main Street  
City, State, Zip: [REDACTED]  
Site Parcel #: 01-059-0-0029

Development: Brentwood  
# of Acres: 13.17  
Total Lots: 169  
Lot Sizes: 1900.00  
Current Zoning: RM-15

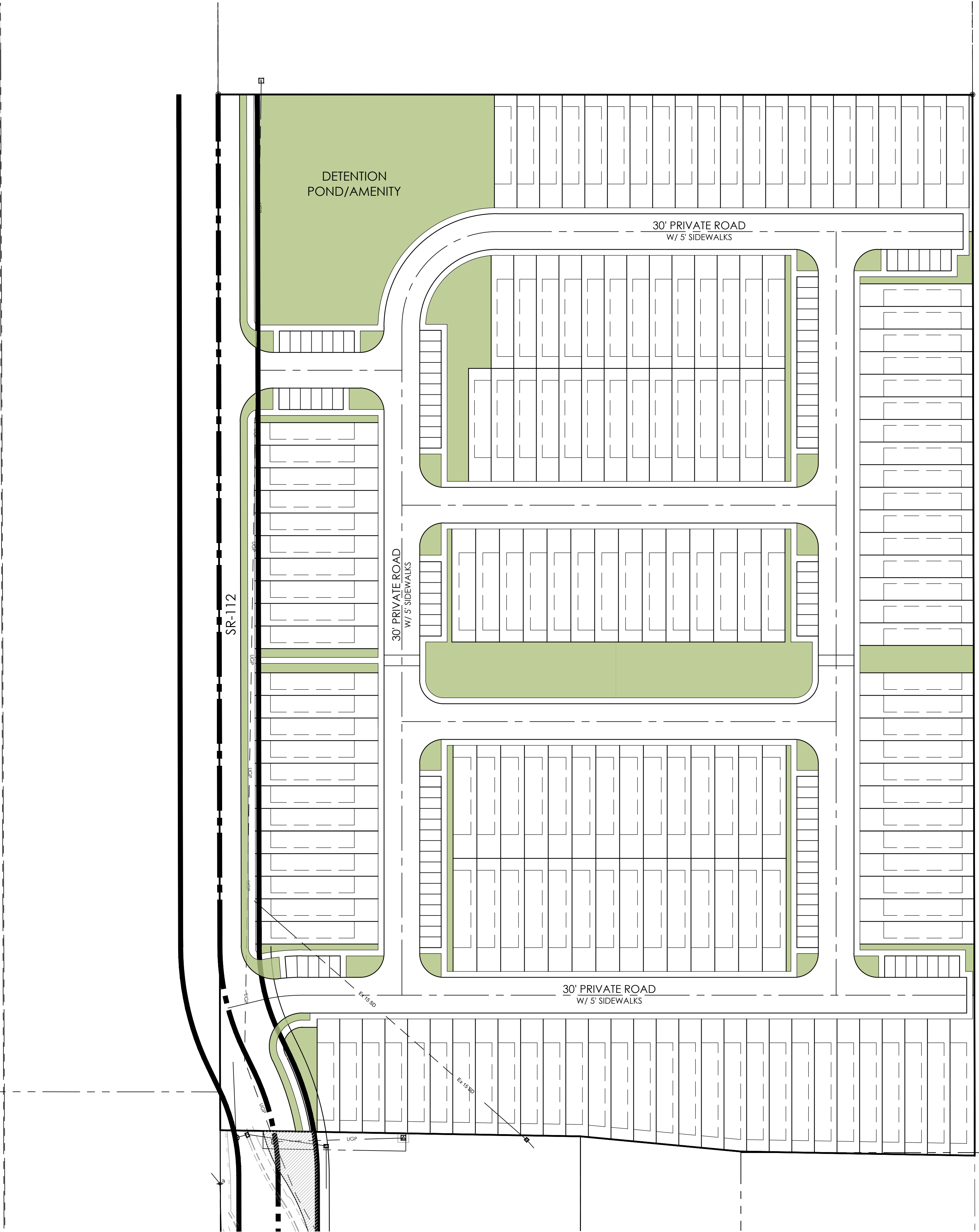
Project Description:

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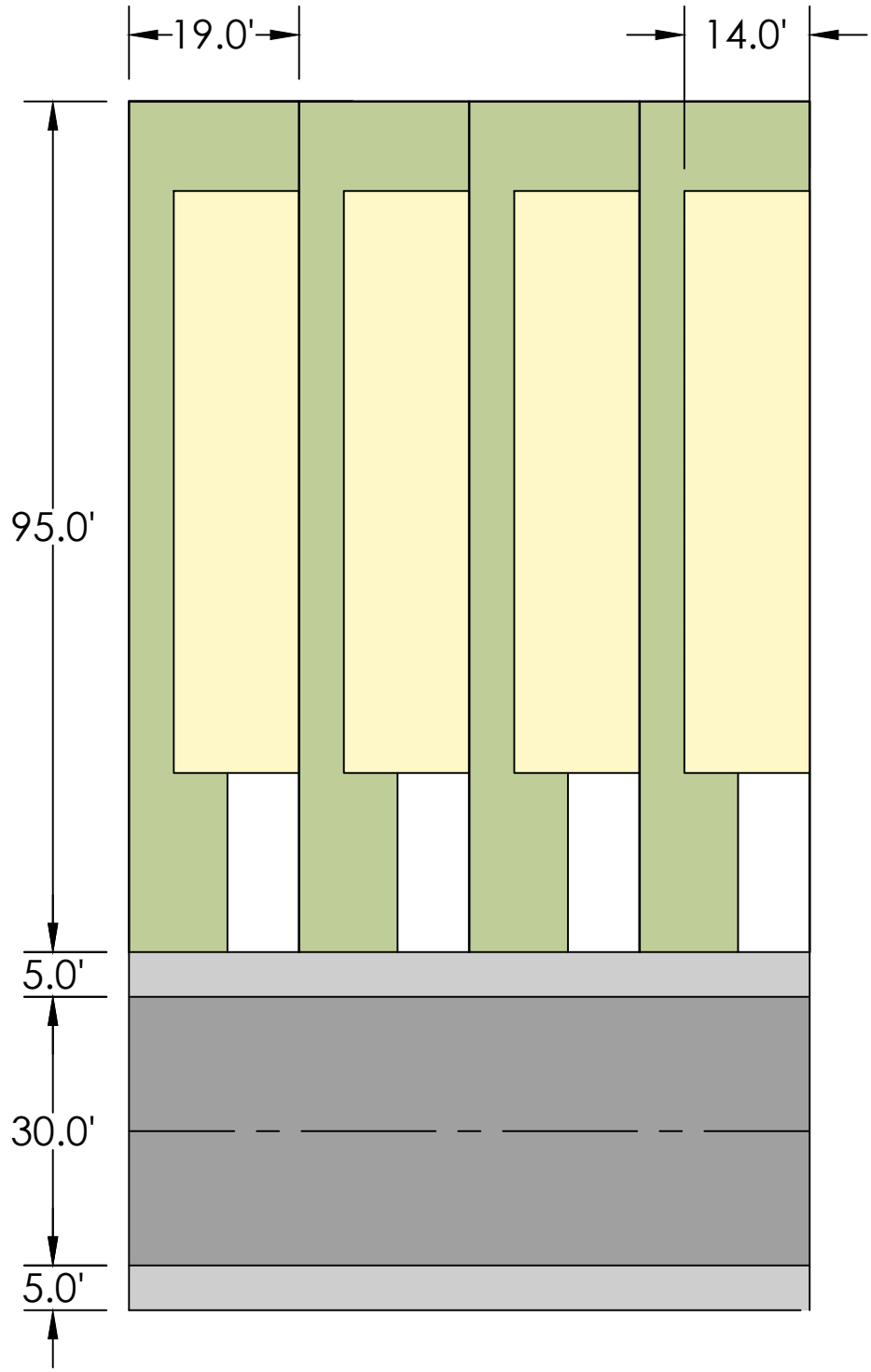
I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

\_\_\_\_\_  
BJ Ryan, Lennar Homes  
Name

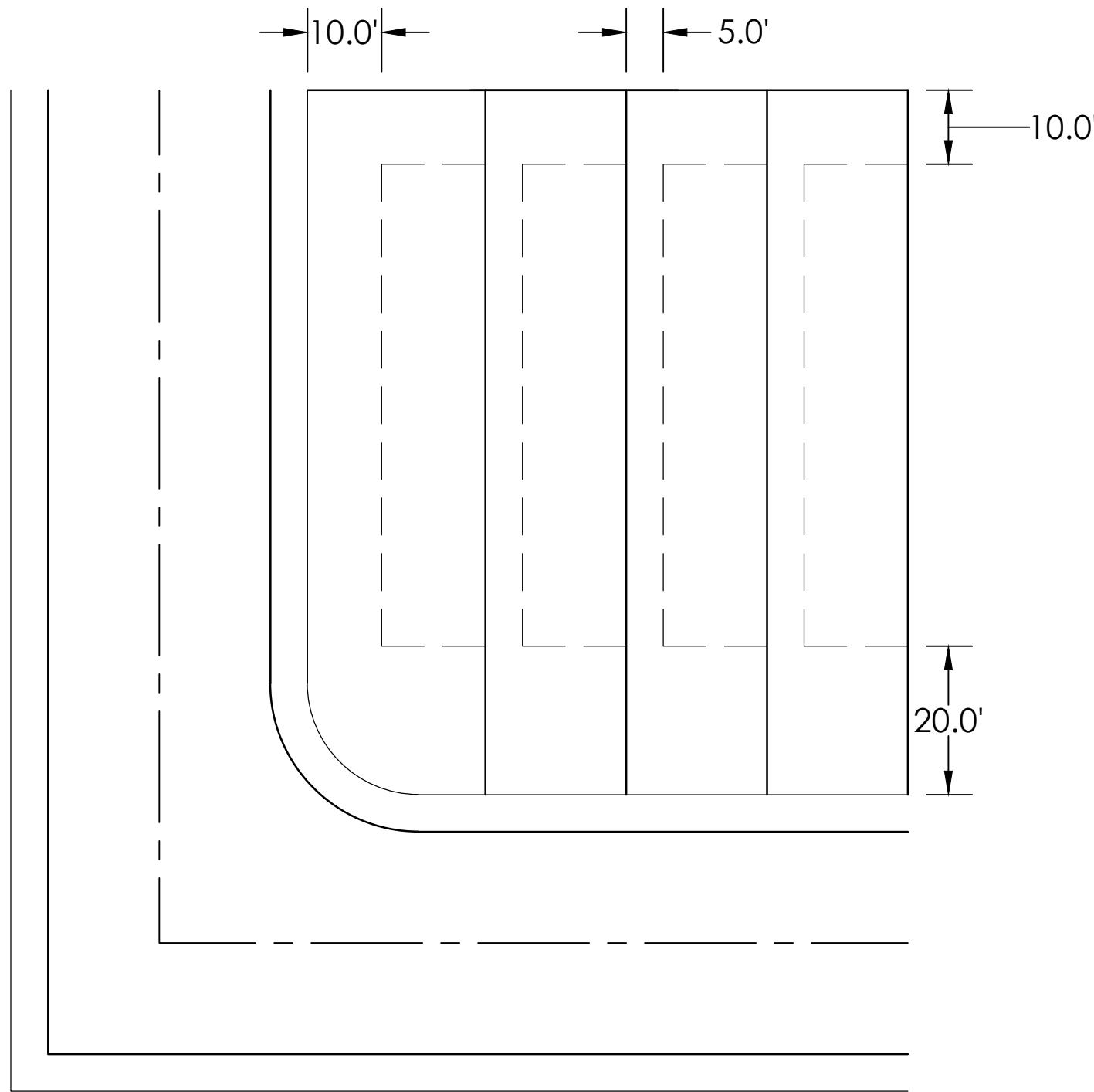
\_\_\_\_\_  
02/02/2024  
Date



SINGLE-FAMILY LAYOUT EXAMPLE



SETBACK DIAGRAM



CONCEPT TABULATIONS

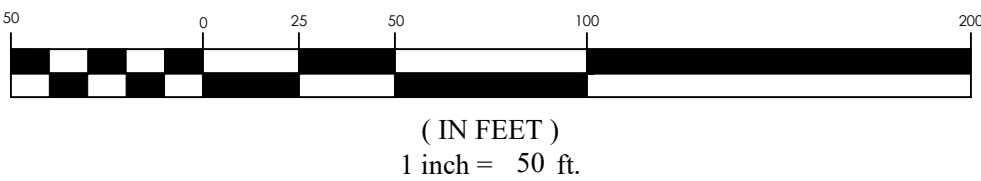
TOTAL ACREAGE	±12.8 ACRES
<b>TOTAL LOT COUNT</b>	<b>169 UNITS</b>
TOTAL DENSITY	13.2 UNITS/ACRE
<b>TOTAL RESIDENT PARKING</b>	<b>338 STALLS</b>
REQUIRED RESIDENT PARKING	338 STALLS
DRIVEWAY STALLS	169
GARAGE STALLS	169
<b>TOTAL GUEST PARKING</b>	<b>104 STALLS</b>
REQUIRED GUEST PARKING	90 STALLS
<b>TOTAL OPEN SPACE</b>	<b>1.5 ACRES (11.7%)</b>
REQUIRED OPEN SPACE	1.3 ACRES (10%)

SETBACKS

FRONT	20'
REAR	10'
SIDE	0' AND 5' (5' BETWEEN BUILDINGS)
CORNER	10'

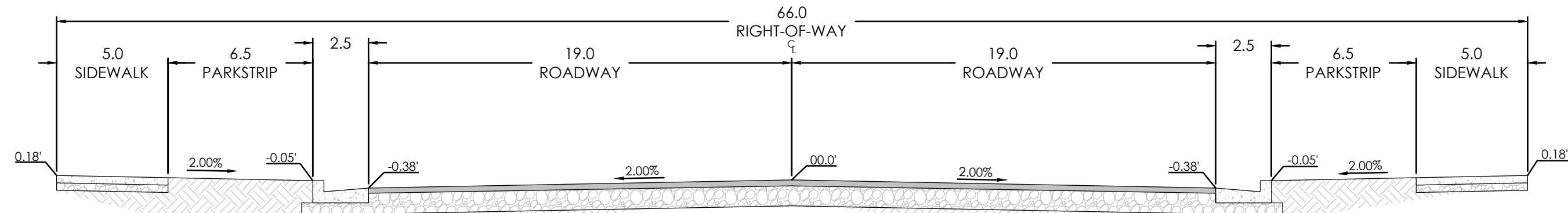
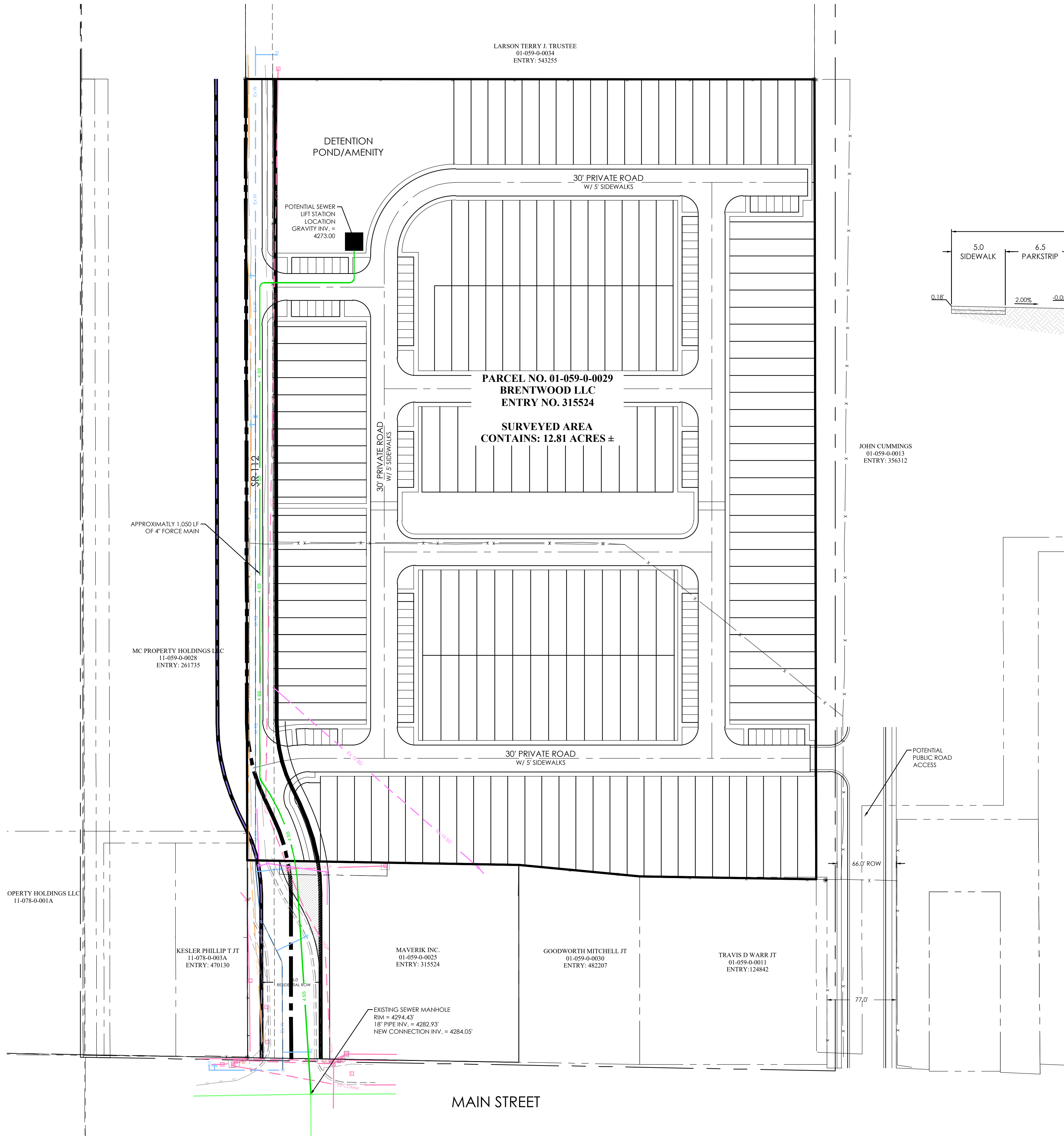


GRAPHIC SCALE

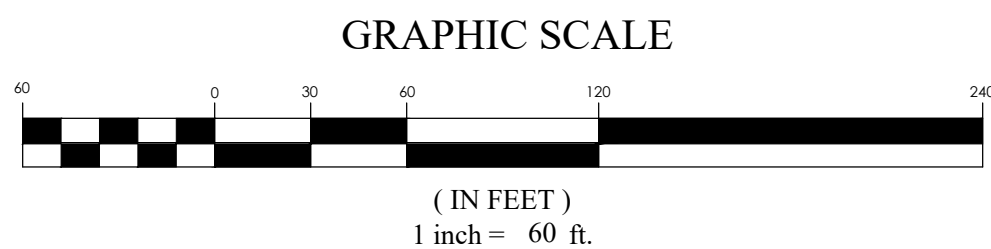


BRENTWOOD SUBDIVISION concept B

GRANTSVILLE, TOOELE COUNTY  
1/26/2024  
24-0007



66' RESIDENTIAL ROAD  
N.T.S.



FOR  
REVIEW  
ONLY

**BRENTWOOD**  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH  
**SEWER AND ACCESS EXHIBIT**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SEWER AND ACCESS EXHIBIT**

Scale: 1"=60' Drawn: MHW  
Date: 01/30/24 Job #: 24-0007  
Sheet: EX-2

# **AGENDA ITEM #2**

Adjourn.