



# Subdivision Application

Date: 10/11/2023

## Developer / Engineer

Developer Name: Sandrock Development LLC (Larry Jacobson)  
 Address: [Redacted]  
 City, State, Zip: [Redacted]  
 Phone: [Redacted]  
 Email: [Redacted]

Engineer Name: Gateway Consulting Inc (Paul Watson)  
 Address: [Redacted]  
 City, State, Zip: [Redacted]  
 Phone: [Redacted]  
 Email: [Redacted]

## Owner Information

Owner Name: Flyway Holdings LLC  
 Address: [Redacted]  
 City, State, Zip: [Redacted]

Phone: [Redacted]  
 Email: [Redacted]

## Location

Contact Type: Developer  
 Permit Type: Subdivision  
 Development Type: PUD  
 Site Address: 1000 W Main St  
 City, State, Zip: [Redacted]  
 Site Parcel #: 01-065-0-073,0-065-0-072,01-065-0081,22-036-0-0224

Development: Sun Sage Terrace  
 # of Acres: 90.73  
 Total Lots: 279  
 Lot Sizes: 1800.00  
 Current Zoning: [Redacted]

Project Description:

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.

Paul Watson  
 \_\_\_\_\_  
 Name

10/11/2023  
 \_\_\_\_\_  
 Date

Estates at Sun Sage Terrace Phase 2-9 - Grantsville, UT

Development Standards

Proposed Residential Uses	21,780 SF Lots		12,000 SF Lots		Sun Sage Terrace PUD SFD 50-ft Wide Lot		Sun Sage Terrace PUD SFD 80-ft Wide Lot		Sun Sage Terrace Wells PUD Townhomes (Type 1)		Sun Sage Terrace PUD Townhomes (Type 2)	
Most Similar GLUDMC Requirement*	R-1-21 SFD		R-1-12 SFD		RM-7		RM-7		Section 4.34 Multi-Unit Residential Development		Section 4.34 Multi-Unit Residential Development	
Description	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions
Minimum Lot Size	21,780 SF. (1/2 Ac.)		12,000 SF		7,000 SF.	6,000 SF (50'x120')	7,000 SF.	10,000 SF.	2,400 SF.	1,560 SF	2,400 SF.	1,100 SF
Minimum Size Corner Lots					10,000 SF.	7,700 SF	10,000 SF.	12,000 SF				
Additional Area for Each Additional Dwelling Unit on Lot					6,000 SF.		6,000 SF.					
Minimum Dwelling Unit SF									1,000 SF Main Floor Incl. Garage	1,600 Per Unit Two Floors of Living Space (26'x60')	1,000 SF Main Floor Incl. Garage	1,300 Per Unit Two Floors of Living Space (22'x50')
Minimum Lot Frontage	70 Feet		70 Feet		60 Feet	50 Feet	60 Feet	80 Feet	30 Feet		30 Feet	
<b>Minimum Yard Setbacks</b>												
Front Yard	40 Feet		40 Feet		25 Feet		25 Feet	25 Feet	25 Feet		25 Feet	
Rear Yard												
Main Building	30 Feet		30 Feet		20 Feet	15 Feet	20 Feet	15 Feet	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.
Accessory Building	1 Foot		1 Foot		1 Foot		1 Foot		1 Foot		1 Foot	
<b>Side Yard</b>												
Main Building	5 (2) / 15 Feet		5 (2) / 15 Feet		5* & 15 Feet	5 Feet	5* & 15 Feet	5 Feet	7.5 Feet	5 Feet	7.5 Feet	5 Feet
Accessory Building	1 Foot		1 Foot		N/A		N/A		N/A		N/A	
Multi-Unit Building Spacing									30 Feet	10 Feet	30 Feet	10 Feet
Corner Side Yard	2 Front Yards and 2 Side Yards Required		2 Front Yards and 2 Side Yards Required		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages		25 Feet on Both Street Frontages	
Maximum Building Height			35 Feet		35 Feet		35 Feet		35 Feet		35 Feet	