

Public Hearing for the following:

a) Amendment to Chapter 2 of the Grantsville City Land Use and Management Code
b) Amendment to Chapter 24 of the Grantsville City Land Use and Management Code

Action Summary:

#1 Amend Chapter 2 Land Use Code	Approved, with stated changes.
#2 Amend Chapter 24 Land Use Code	Approved, with stated changes.
#3 Highlands Subdivision MDA	Tabled.
#4 Estates at Twenty Wells PUD	Moved to work meeting 1/18/24 for further discussion.
#5 Sun Sage Terrace Phase 4-9 PUD	Moved to Public Hearing & Consideration 1/18/24.
#6 Rezone Byron Christiansen- Old Lincoln Hwy	Moved to Public Hearing & Consideration 1/18/24.
#7 Development Checklists	Discussed, received favorably.
#8 Amend Chapter 16, Table 16.1	Moved to Public Hearing & Consideration 1/23/24.
#9 Elect new chairperson and vice chairperson for Planning Commission	Voted John Limburg as Chairperson and Rick Barchers as Vice Chairperson.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 4, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Commission Chair Jaime Topham, Vice-Chair John Limburg, Rick Barchers, Derek Dalton.

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, City Engineer Dan England, City Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Jaina Bassett. DRC specialist Gary Pinkham, Aqua Consultant Shay Stark, Fire Chief Jason Smith, City Manager Jesse Wilson, Mayor Neil Critchlow, City Council Member Rhett Butler.

On Zoom: Several Unknowns

Citizens and Guests Present: Jake Clegg, Scott Yermish, Scott DeHaan, Greg DeHaan, Heidi Hammond, Chad Palmer, Larry Jacobson, Rob Jaterka.

Commission Chair: Jaime Topham called meeting to order at 6:59 PM

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

a) Amendment to Chapter 2 of the Grantsville City Land Use and Management Code

No comments.

b) Amendment to Chapter 24 of the Grantsville City Land Use and Management Code

No comments.

AGENDA:

1. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 2 - Definitions

Aqua Consultant Shay Stark was present to answer questions. He noted that the changes requested at the previous meeting were made, in addition to some other numbering changes Mr. Stark identified.

Commission Chair Jaime Topham asked Mr. Stark to verify that the years mentioned on page 27 were correct, as the first few say the year “2023” and the last few say the year “2003”. Shay will confirm this is accurate, and will correct it if not.

Commission Chair Topham questioned the section regarding Subdivisions on page 31, stating that numbers 2 and 4 seem almost identical. Requested to add the language in number 2 regarding boundary line agreements, to the information in number 4. Once combined, requested to remove number 2 completely, and renumber the section.

Commission Chair Topham requested the word “and” in number 23 be changed to “any”.

Commissioner Rick Barchers asked for some clarification on the current Culinary Water and Sewer Authorities. Mr. Stark clarified that Grantsville City, specifically the Public Works department, is currently the Water and Sewer Authority. This information was originally in Chapter 21 Definitions, and is being moved into one definition for consistency.

Jaime Topham made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code Chapter 2 - Definitions, with the stated changes. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

2. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 24 - Single Lot Development

Shay Stark was present to answer questions.

Commission Chair Jaime Topham requested the parentheses be removed, a comma added after “implies”, and the word “of” to be added after “exhibit”, in 24.5 (5).

Jaime Topham made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code Chapter 24 - Single Lot Development. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.

3. Consideration regarding the Highlands Subdivision MDA

No comments were made, no one was present to answer questions.

Jaime Topham made a motion to Table the Consideration to recommend approval of the Highlands Subdivision MDA. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

4. Discussion regarding the Estates at Twenty Wells PUD

Jacob (Jake) Clegg with Ensign Engineering and Scott Yermish were present to answer questions. They noted that they have met with the City multiple times, including coming before the Planning Commission to obtain a PID. They are now working towards a PUD to allow the desired density. The total density is 4.21 units per acre. Mr. Clegg clarified that they are asking for a 30 foot buffer, with certain landscaping and a privacy fence there to act as more of a buffer. He also stated that they are asking for Multi-Family Use zoning designation. Mr. Yermish expressed that they are seeking direction and are open to suggestions from the City.

Commission Chair Jaime Topham stated that the application needs to clearly state why they need to have smaller lots or setbacks. She would also like to see clearly what is being offered.

Commission Vice Chair John Limburg asked for a clear statement of the costs incurred for the improvements that are more than what is required of them for their development.

Mr. Yermish stated that the large park with amenities has many benefits for the City. He noted that the amenities being offered were requested by City staff, and that details will be better presented when the project moves closer to the final stage. He also stated that the water line being offered presents many benefits to the City.

City Engineer Dan England spoke to the benefits of the water line being offered by these developers. He stated that it will bring potential for large industrial growth for the City. He stated that what is being offered is more than what is required of the developers for this development. Commissioner Derek Dalton asked if the City would be putting this water line in, if this developer did not. Mr. England noted that eventually this would need to happen for other developments, but that this is a large upgrade and will make it so the City does not need to upgrade the line in the future.

Mr. England also spoke to the benefits of the park being offered. He noted that they are only required to provide open space dedicated to the City, but they are offering a park with full amenities. He noted that this will save the City money and will be a great benefit to the City.

Commissioner Dalton asked if the City can feasibly take care of all of the open space being presented. Deputy Public Works Director Christy Montierth stated that with the future staff it is feasible, and that the City wants this park.

Mr. Yermish noted that he submitted a letter that justifies what they are offering and what they are asking for in the PUD. Zoning Administrator Cavett Eaton confirmed that this letter was received, but that the engineer, Mr. Clegg, asked for it to not be included in the packet for this meeting. Commission Chair Topham stated that she wants to see every document received in the packets moving forward.

Commission Chair Topham stated that she would prefer to see the entire frontage be Commercial. Mr. Yermish stated that he needs to sit down with the other landowners to discuss this, but that he is open to it and sees it as beneficial to all parties involved.

Commission Vice Chair Limburg noted that he would like to see the minimum setback requirements met. Mr. Clegg stated that they will take a look at it and discuss it before coming back to the Planning Commission.

Commission Chair Topham asked why R-1-8 was listed, and Mr. Clegg replied that this was a mistake that will be corrected.

Commission Chair Topham noted that she would prefer if the townhomes were not rear-loaded. Mr. Yermish stated that he has built some that have been very successful, which he can show the Planning Commission at a later date. Mr. Clegg stated that their hope is to provide a variety of home styles. Mr. Yermish added that the idea is to provide affordability.

Mr. Clegg and Mr. Yermish asked the Commission members what kind of commercial is desired. Commission Chair Topham stated that small retail and restaurants are desired by the City.

This item was moved to a Planning Commission work meeting 1/18/2024 for further discussion.

5. Discussion regarding Sun Sage Terrace Phase 4-9 PUD

Jacob (Jake) Clegg with Ensign Engineering and Larry Jacobson were present to answer questions. They noted that they have made some changes based on previous feedback from the Planning Commission. One of these changes was the layout in phase 9 where the cul-de-sac was, which was originally proposed as townhomes.

Discussion was had regarding the deviations that are being proposed. Mr. Clegg noted that on the deviations chart some of the lot widths are different than previously requested. It was noted that some corrections are needed on the deviations chart, to accurately reflect what is being asked for.

It was noted that the proposed density is 2.83 units per acre, with 35 acres of open space.

Parking requirements were discussed, including driveway depth and the required amount of parking stalls. Planning Commission members indicated that the parking requirements need to be met.

Mr. Clegg stated that they will change the proposed setbacks to meet code requirements, including the side yards for the different building types. He also stated that they will remove the 9 buildings in the southeast corner of the plans.

This item was moved to a Public Hearing and Consideration at the Planning Commission meeting on 1/18/2024.

6. Discussion of a Rezone for property owned by Byron Christiansen at approx. 1042 N Old Lincoln Hwy

Byron (Bud) Christiansen and Nichole Carter were present to answer questions.

Mr. Christiansen clarified that this Rezone is 3 total lots, 2 of which would be 1-acre lots. Zoning Administrator Cavett Eaton noted that access was a challenge. Miss Carter noted that the ultimate goal is to build a house on one of the lots, with another sibling building on another lot in the future. They wish to keep as much of the land for agricultural use as possible. It was noted that they need to Rezone to RR-1 to allow this.

This item was discussed and received favorably. It was moved to a Public Hearing and Consideration at the Planning Commission meeting on 1/18/2024.

7. Discussion regarding approval of Development Checklists for Grantsville City Community and Economic Development

City Engineer Dan England, Aqua Consultant Shay Stark, and Zoning Administrator Cavett Eaton were present to answer questions. Mr. England expressed the importance of these checklists with the new legislature, which requires the City to complete a full review of each project in 14 business days. He noted that implementing these checklists will help developers and designers know what the City is looking for so they have all of the information up front. He also noted that this will streamline the review process for City staff, to help meet the required timelines.

Mr. England stated that these checklists would be considered City code, and worded in a manner that will allow City Staff to update them as needed, without moving through the entire approval process each time. Mr. Stark indicated that the checklists will be adopted through a resolution, which is the process that will allow administrative updates as needed.

Mr. Eaton indicated that each checklist will be posted on the City's website so developers can access them without waiting on City staff to share them.

Planning Advisor Gary Pinkham noted that the City will reject an application if everything was not submitted. He stated that the City will not accept the application or fee until the submission is complete and correct. The review timeline will begin only after an application has been accepted and fees have been paid.

Commission Chair Jaime Topham noted that the PUD checklist will need to be updated when the new modern housing requirements pass.

This item was discussed and received favorably. After further review is completed by City staff and Consultants, this item will move forward to a Public Hearing and Consideration at a Planning Commission meeting.

8. Discussion of an amendment to the Grantsville Land Use and Management Code - Chapter 16, Table 16.1

Aqua Consultant Shay Stark and Zoning Administrator Cavett Eaton were present to answer questions. Mr. Eaton stated that there are currently businesses that are outside of compliance with this Code, specifically Southfork Hardware and Ross Automotive. Mr. Stark noted the concern is storing in bulk and the issues that poses. Mr. Eaton noted that the purpose of this amendment is to add conditional use for the mentioned zones to allow them to hold flammable liquids and gas on their properties. It was stated that the aforementioned businesses will be grandfathered in if this amendment is approved. It was clarified that all incoming businesses requesting to store flammable liquids and gas on their properties, will need to apply for a conditional use permit.

Fire Chief Jason Smith noted that there are specific requirements in the fire code regarding this. It was noted that these fire codes will be looked into, to determine the definition of bulk sizes.

This item was discussed and received favorably. After further review of the fire code by City Staff and Consultants, this item will move forward to a Public Hearing and Consideration at a Planning Commission meeting.

9. Election of a new chairperson for the Grantsville Planning Commission for 2024

Commission Chair Jaime Topham, Vice-Chair John Limburg, Commissioner Rick Barchers, and Commissioner Derek Dalton were present for this election.

Jaime Topham made a motion to nominate John Limburg as the Planning Commission Chair. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.

John Limburg made a motion to nominate Rick Barchers as Vice Chair. Jaime Topham seconded the motion. And all in favor? Motion carried unanimously.

10. Report from City Council liaison Mayor Critchlow

Mayor Critchlow was present to make this report. He stated that City Council member Rhett Butler will be the City Council liaison moving forward.

Mayor Critchlow noted that at the City Council meeting the previous night, they discussed section 21.1.15 of the Land Use Code, regarding open space and fee-in-lieu. He noted that the first proposed amendment would state, “as determined through a current owner-provided appraisal.”

The second amendment discussed was the park minimum, which would state the provision of a minimum of a 10-acre public park, rather than a 5-acre public park. Commission Chair Jaime Topham noted that the General Plan would need to be amended to match this change.

The third amendment discussed was the requirement for all utilities to be located underground, as well as the requirement of 2 driveways for commercial projects over 30 units.

It was noted that the Attorney’s expertise is needed to look over the language and to verify legality.

Rhett Butler introduced himself as the new City Council liaison.

Rob Jaterka introduced himself as the new Planning Commission member.

11. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously. The meeting adjourned at 9:59 PM.