

Public Hearing for the following:

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| a) Estates at Twenty Wells PUD |
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Action Summary:

#1 John Butler - Twenty Wells PUD	Tabled.
#2 Highlands Subdivision MDA	Moved to Consideration for 1/18/24.
#3 1600 N Hwy 138: Industrial to MU	Tabled.
#4 1600 N Hwy 138: A10/CG to MU	Tabled & Rezone Recommended.
#5 Concept Plan Jacksonville Development	Concept discussed and favorably received by Commission.
#6 Final Plat UMC	Approved.
#7 MTP/ATP/Main Street Master Plan	Discussed, changes recommended.
#8 Approve Chapter 21	Approved with stated changes.
#9 Approve Chapter 12	Approved with stated changes.
#10 Discuss Chapter 2 & 24	Discussed.
#11 Minutes for 8/3/23 work meeting	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON DECEMBER 21, 2023 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, Kevin Hall, Derek Dalton.

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

Citizens and Guests Present: Jody Niemann, Linda Nelson, George Sanders, Amy Walker, Chris Eddington, Heidi Hammond, Rhett Butler, Chris Lane

On Zoom: Several Unknowns

Commission Chair: Jaime Topham called meeting to order at 6:58 PM

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

a) The Estates at Twenty Wells PUD

David and Haylee Kenney- Sent a letter stating their concerns regarding changes to quarter acre lots, stating it would increase traffic to the area. Also expressed concern with construction access, as it appeared to them that Nygreen would not go further than Saddle Rd or all the way to Hwy 112. Stated they are opposed to Twenty Wells PUD as a whole because of the high-density housing. Believe high density housing does not make sense for Grantsville and worry the current and future infrastructure cannot accommodate such density.

Alicia Ciulla- Sent a letter stating her opposition to the Twenty Wells PUD. Expressed concerns about Grantsville's infrastructure being inefficient for more development. Stated the importance of keeping Grantsville a small town.

Michael Vanwyke- Michael was present to comment on this. Expressed concerns about the floodplain, irrigation system, storm drains, sewer system, and infrastructure. Stated that Grantsville has enough parks and the 26-acre park is not needed. Stated that high density housing benefits only the developers. Michael asked how much longer public comment will be open for this item. Jaime confirmed this is the only meeting for public comment. Expressed concern that there was not enough time to address these issues with how big the proposed development is. Michael stated Grantsville should focus on the issues we already have before adding to them.

AGENDA:

1. Discussion regarding the Estates at Twenty Wells PUD - TABLED

No comments, this item was tabled.

2. Discussion regarding the Highlands Subdivision MDA

Amy Walker was present to answer questions as legal counsel for UpDwell Homes. Asked for some direction from the City on Section 2.4 Non-Residential Units.

Attorney Coombs suggested it may be beneficial to strike Section 2.4 for now, as it would require rezoning and it is currently unknown if that is the desired direction by the City or developer.

Amy will discuss the density issue with the client, collect further facts, and better determine the impacts to the City, to be shared at the next meeting they attend. Amy will also share the Development Agreement made in 2022 with the City staff for review.

3. Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation

Linda Nelson and George Sanders were present to answer questions. They noted that they have not been able to solidify a plan for conservation, but they feel it should never be high-density.

Shay with Aqua Engineering suggested that they write up an agreement for how they want this land to be used, and become involved with a group to manage the land, in order to protect it.

Suggestion was made to rezone the whole property as commercial, doing a boundary adjustment to split the triangle-shaped portion off, create one larger lot with the other two, handle the triangle portion immediately, then handle the remaining property.

Requested to Table the Consideration in order to make modifications to it.

Jaime Topham made a motion to Table the Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation. Kevin Hall seconded the motion. And all in favor? Motion carried unanimously.

4. Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation

Linda Nelson and George Sanders were present to answer questions. After the discussion of Agenda Item 3, it was requested to Table this Consideration as well.

Jaime Topham made a motion to Table the Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

5. Discussion of Concept Plan for 339 West Main Street – Jacksonville Development

Greg Larsen was present to answer questions. Lexi and Carter Jackson are also part of this project. Greg noted that they feel the best use of this property would be 16 townhomes in the back, with a commercial building up front and its parking just off of Main Street. Each townhome unit would have a private backyard, driveway, and other amenities of a regular Single-Family Dwelling. Noted that they have located some spots for retention, which will be

determined after an engineer evaluates the soil and determines the needs. Stated that the property will be surveyed soon.

Jason Smith with the Grantsville City Fire Department approved the proposed yard sizes with hydrants, as well as the road sizes.

Jaime Topham noted that the Planning Commission prefers the entire front to be all commercial, as that is what is desired on Main Street.

Noted that this will come in as a PUD.

6. Consideration to recommend approval of the Final Plat of the Utah Motorsports Campus Subdivision

Jody Niemann was present to answer questions. Described the current and proposed use of each lot.

Dan England, City Engineer, advised there is currently no development to go along with this. Rather, they are just splitting the area into four different properties in order to develop the area more, so this does not need to go through the preliminary and final approval processes.

Jaime Topham made a motion to Approve the Final Plat of the Utah Motorsports Campus Subdivision. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.

7. Discussion of Grantsville Transportation Master Plan (MTP) / Active Transportation Plan (ATP) /Main Street Master Plan

Dan England, City Engineer, advised that the purpose of this Plan is to try to get all forms of transportation incorporated, noting which parts of town need to have access to each form of transportation. They are actively looking at what we have and what could potentially be brought in, to give the City a number of options. A map was shown that included paved trails, buffered bike lanes, bike lanes, neighborhood byways, and transportation paths and forms not yet determined. The current focus is on Center Street to Hale Street so that area would be developed first, then additional expanding could be done later on. The goal is to create a nice downtown area.

Kevin Hall noted that the General Plan talks about the community goal being a rural, small-town atmosphere with the small-town feel.

The Planning Commission requested that the language in this plan be made consistent with the language in the General Plan's Core Values.

8. Consideration to recommend approval of Grantsville Land Use and Management Code Chapter 21 Subdivisions

Shay Stark was present to answer questions.

Jaime Topham noted some changes to be made:

21.1.15 (5): Change to 20 acres instead of 50 acres.

21.2.11: Make the numbering or lettering consistent throughout.

21.2.11 (e): Add a reference to the PUD ordinance in Chapter 12.

21.4.2 (d): Level 5 will be approved by Planning Commission then will continue on to City Council.

21.4.5 (2): Capitalize the first word "After".

21.4.7: Correct numbering, as there are two number twos currently.

21.5.1: Add lettering to separate thoughts in the final paragraph regarding PUDs.

21.6.3 (20a): "per City Street Master Plan" should be green not red, as it is not being removed.

Jaime also noted that somewhere in Chapter 21 it says "ma" but should be "may". (Unable to find this error in Chapter 21.)

Jaime Topham made a motion to Approve the Grantsville Land Use and Management Code Chapter 21 Subdivisions, with the stated changes. Rick Barchers seconded the motion. And all in favor? Motion carried unanimously.

9. Consideration to recommend approval of Grantsville Land Use and Management Code Chapter 12 Planned Unit Developments

Shay Stark was present to answer questions.

Jaime Topham noted some changes to be made:

12.1 (1b): Remove "In addition"

12.4 (2): Capitalize the first word "An".

Jaime Topham made a motion to Approve the Grantsville Land Use and Management Code Chapter 21 Subdivisions, with the stated changes. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

10. Discussion of Grantsville Land Use and Management Code Chapter 2 and Chapter 24 Single Lot Development

Jaime Topham noted some changes to be made:

All definitions: Remove "means" for each definition.

306 Subdivisions: Correct numbering, as there are two number fours currently.
24.5: Correct numbering, as there are two number threes currently. Correct spelling of “waivers”.

This item is scheduled for a Public Hearing with City Council.

11. Approval of minutes from Aug. 3, 2023 Planning Commission work meeting

Jaime Topham made a motion to Approve the minutes from Aug. 3, 2023 Planning Commission work meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

12. Report from City Council liaison Mayor Critchlow

Mayor Critchlow noted that a major part of the Twenty Wells subdivision was the zoning being changed two years ago, and that remains the same. Stated the importance of Public Comment, and stated he is happy to answer questions from citizens anytime about what is being done and why. There is nothing further to be taken to the City Council.

13. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously. Meeting adjourned at 9:26 PM.