

**Action Summary:**

#1 Highlands MDA- Consideration	Tabled.
#2 Minutes from 1/23/24 meeting- Consideration	Approved.

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 1, 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: John Limburg, Vice-Chair: Rick Barchers, Kevin Hall, Derek Dalton, Rob Jaterka

**Appointed Officers and Employees Present:** Public Works Deputy Director Christy Montierth, Zoning Administrator Cavett Eaton, Community and Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, City Manager Jesse Wilson, City Council Liaison Rhett Butler, City Council Member Heidi Hammond, Fire Marshal Brad Deleuw

On Zoom: Aqua Consultant Shay Stark, City Engineer Robert Rousselle, City Attorney Brett Coombs

**Citizens and Guests Present:** Amy Walker

**Commission Chair John Limburg called the meeting to order at 6:57 PM.**

**PUBLIC NOTICE**

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, February 1, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA:**

**1. Consideration to recommend approval of The Highlands Subdivision MDA.**

Amy Walker was present to answer questions. She noted that at the previous meeting for this agenda item, it was tabled to address some issues. One of the issues discussed was density. She noted that the new code discussed with previous City Engineer Dan England, has not been voted

on yet by City Council. Zoning Administrator Cavett Eaton clarified that this code change involved modifying the verbiage of “7 dwelling units per acre” to be “7,000 square foot lots”. It was noted that The Highlands team is asking for approximately 700 units more than this new code allows. City Attorney Brett Coombs advised that this code change was passed, but that the changes requested by City Council were never recorded. He stated that there are details that need to be worked out, before clearly stating if this is allowed or not. Chairman John Limburg stated that more discussion is needed before this item can be voted on or fully discussed.

Ms. Walker stated that the reason for seeking this high level Development Agreement is to achieve better planned open space, and to address the Mack Canyon issue. Chairman Limburg spoke to some issues he identified in the Development Agreement that need to be worked through before it can be approved. Planning Advisor Gary Pinkham indicated that a PUD application may be helpful for this developer. Ms. Walker noted that there will be multiple sections completed by different developers, allowing each to apply for their own developments.

Chairman Limburg asked for clarification on section 6.4.1 regarding Open Space. Ms. Walker stated that the purpose of this section is for them to receive a credit towards park impact fees. Attorney Coombs stated that the developer is only required to provide open space, and not a park with amenities and improvements as is being offered in this project. John clarified that because the open space is required, the reimbursement cost would be solely for the improvements and not for the land itself. Attorney Coombs agreed that this is accurate. Chairman Limburg stated that the verbiage in the Agreement indicates reimbursement for the land as well, and that this needs to be changed. Ms. Walker requested that further discussion be had regarding this, as she is still requesting the land to be included in the impact fee credit. Commissioner Kevin Hall noted that clarification is needed in the City Code regarding the fair market value.

Vice-Chair Rick Barchers expressed concerns about the high density noted in the Master Development Agreement. Ms. Walker noted that there will be individual subdivision applications, which will be required to comply with this Agreement and the City code. She also noted that the number of units listed is the maximum number that would be allowed, not a guarantee. Vice-Chair Barchers stated that he is not comfortable approving a number of units, without proving that Code requirements can be met. It was noted that further discussion is needed between Attorneys.

Chairman Limburg asked for clarification to be provided in section 6.4.1, regarding the impervious surfaces. He asked Ms. Walker to include language that will specify that roads are not included. Ms. Walker noted that they will make this specification.

Chairman Limburg also asked for clarification on when the park will be coming into place. Ms. Walker noted that this may happen when a certain number of building permits is reached. Chairman Limburg asked that she work with the City, figure out what is needed for the parks,

make the changes previously noted, and then come back to the Planning Commission for Consideration.

It was indicated that Attorney Coombs has submitted his resignation with the City, but is contracted until further notice, and will continue to be the point of contact for this Master Development Agreement.

Public Works Deputy Director Christy Montierth noted that the City does want the commercial development. Vice-Chair Barchers asked for the commercial development plans to be clearly defined in the Agreement.

**Kevin Hall made a motion to table The Highlands Subdivision MDA. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” John Limburg “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.**

## **2. Approval of Minutes from January 23, 2024 Planning Commission special meeting.**

Commissioner Kevin Hall recused himself from this vote, as he was not in attendance at the January 23, 2024 Planning Commission special meeting.

**John Limburg made a motion to approve the Minutes from the January 23, 2024 Planning Commission special meeting. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” John Limburg “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.**

## **3. Report from City Council liaison Rhett Butler.**

City Council liaison Rhett Butler was present for this agenda item. He asked the Planning Commission if they had any questions or concerns.

Commissioner Rob Jaterka noted that the joint meeting was very beneficial for him as a new Commission Member, and asked for joint meetings to be more frequent. Commissioner Hall agreed and stated that he would like to see them more frequently as well. Mr. Butler stated that in the months where there are 5 weeks and the extra Wednesday, he would like to make a joint meeting standard. He stated that he will bring this request back to the City Council for discussion.

Chairman Limburg noted his confusion regarding the appeals process now moving before the City Council, as the City has an appeals board. Zoning Administrator Cavett Eaton explained that the City does have a Board of Adjustment, which handles most variance requests and will continue to do so. He stated that the PUD is different and the process has been changed for the Planning Commission to recommend PUDs, then the City Council make the final approval. Chairman Limburg asked for some research to be done on this change, and for clarification to be

provided. Aqua Consultant Shay Stark noted that the new code will allow developers to go to the City Council if the Planning Commission denies their PUD, rather than it ending with the Planning Commission. He noted that this is a standard practice for many municipalities.

Vice-Chair Barchers requested that Mr. Butler plainly addresses the items that are discussed in the Planning Commission meetings, with the City Council.

Planning Advisor Gary Pinkham asked that clarification be provided as to which code changes have been made, and which changes are pending. He noted that this is important in the review process. Mr. Butler agreed that clarification on this would be beneficial. City Manager Jesse Wilson stated that this was being discussed by City staff today, and an answer will be provided at the City Council meeting.

Vice-Chair Barchers asked Attorney Coombs for clarification on who decides how Planning Commission meetings are run. Attorney Coombs stated that the Commission can create procedures for how the meetings will be run, but that the City Council and City staff can make the decision as to how things are presented to them.

Public Works Deputy Director Christy Montierth expressed her appreciation for the Commissioners' attention to detail regarding the park issue with The Highlands.

#### **4. Adjourn**

**Derek Dalton made a motion to adjourn. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton "Aye," John Limburg "Aye," Kevin Hall "Aye," Rob Jaterka "Aye," Rick Barchers "Aye." The motion carried unanimously. The meeting ended at 7:51 PM.**