

Action Summary:

#1 Land Use Code 19a- Mixed Use interpretation.	Discussed, modifications requested.
#2 Twenty Wells PUD- Consideration	Recommended for approval with stated conditions.
#3 Sun Sage Ph. 4-9 PUD- Consideration	Pulled from agenda.
#4 West Haven PUD- Discussion	Recommended for approval with stated conditions.
#5 Development Checklists- Consideration	Recommended for approval with stated conditions.
#6 Minutes from 1/4/24 regular meeting.	Approved.
#7 Minutes from 2/15/24 regular meeting.	Approved.
#8 Minutes from 2/22/24 work meeting.	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON MARCH 7, 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: Vice-Chair: Rick Barchers, Kevin Hall, Derek Dalton, Rob Jaterka.

Appointed Officers and Employees Present: Public Works Director James Waltz, Public Works Deputy Director Christy Montierth, Zoning Administrator Cavett Eaton, Planning Advisor Gary Pinkham, City Engineer Robert Rousselle, City Manager Jesse Wilson, Mayor Neil Critchlow, City Attorney Dallin Littlefield, Fire Chief Jason Smith, Fire Marshal Brad Deleeuw, Police Chief Robert Sager

On Zoom: Planning and Zoning Administrative Assistant Jaina Bassett

Citizens and Guests Present: Paul W., Holly Jones, Greg DeHaan, Scott DeHaan, Lori Thompson, Tase Thompson, Kenneth L. Mounts, Jake Clegg, Scott Yermish

On Zoom: Doug Stone, Scott and Holly Jessop

Commission Vice-Chairman: Rick Barchers called meeting to order at 7:01 PM

PUBLIC NOTICE

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) PROPOSED DEVELOPMENT CHECKLISTS FOR GRANTSVILLE CITY COMMUNITY AND ECONOMIC DEVELOPMENT

No comments.

b) PROPOSED PUD FOR WEST HAVEN, LOCATED AT CHERRY ST. AND CHERRY BLOSSOM LN.

No comments.

AGENDA

1. Discussion regarding the interpretation of Land Use Code Chapter 19a – Mixed Use District.

City Attorney Dallin Littlefield and Mayor Critchlow were present to answer questions. Mr. Littlefield noted that this code is being changed to provide clarification as to the required amount of commercial in this zoning designation. Mayor Critchlow noted that some have interpreted this code to mean that 50% of the entire development must be commercial, while others have interpreted it to mean that 50% of the development fronting major streets must be commercial. They noted that the new wording will clarify this code to mean that 50% of the development fronting major streets must be commercial, for developments over 1 acre.

Vice Chairman Rick Barchers stated that when this code was originally written, his understanding was that 50% of the entire development must be commercial. He stated the idea behind this code is to achieve the desired commercial, particularly for high density development. The Planning Commission requested that the wording of this proposed amendment be changed to state that 100% of the boundary line fronting a major street must be commercial.

2. Consideration to recommend approval of the Proposed PUD for The Estates at Twenty Wells.

Public Works Director James Waltz was present to speak on this agenda item. He noted that Mr. Yermish has used the PUD in the way that it was intended to be used, offering benefits to the City in exchange for the requested deviations. He stated that it is difficult for the City to procure the necessary funds to provide City parks with amenities. He explained that we have approximately 41.9 acres of parks within the City, with only 20.82 acres currently finished. Mr. Waltz stated that it is impossible at this time for the City to provide the parks with the amenities that Mr. Yermish is offering to provide. He noted that parks are an essential amenity to those within the community.

Zoning Administrator Cavett Eaton was present to speak on this agenda item. He stated that the City Staff recommend approval of this agenda item, with the conditions stated on the Staff Report. He spoke to the conditions noted by City Staff, if recommended for approval. He stated that a Development Agreement is required for all PUDs, and that Staff is recommending the Development Agreement be approved prior to approval of the final plat. He also stated that the Public Works department has requested that a general timeline for the park be agreed to, with a significant portion being completed with each phase.

City Engineer Robert Rousselle was present to speak on this agenda item. He spoke to some of the engineering concerns that have been addressed. He discussed drainage, noting that the purpose of Mallory Way is to move the drainage as needed. He also discussed the upsized lines being offered, noting that these larger sizes are not required of the developer, but that they will be greatly beneficial to the City. He stated that the cost estimates provided by Mr. Yermish were reviewed and determined to be accurate.

Planning Commissioners expressed concerns regarding the high density proposed.

Vice-Chairman Barchers stated that he would like to have a general cost estimate provided by the City for parks, for their reference for future proposals.

Jake Clegg with Ensign Engineering and Scott Yermish as the developer were present to answer questions. They noted that there were specific items that have been discussed with Mr. Waltz, which will be addressed in the development agreement. These include the timing of park improvements, as well as other issues addressed by the Planning Commission and City Staff.

Commissioner Derek Dalton noted that there are several different numbers of proposed units in this Staff Report. He asked which number is accurate. Mr. Clegg clarified that the goal is approximately 1,020 homes, due to the current economy and the cost of the amenities being

offered for the park. Commissioner Dalton expressed his concerns and disapproval of this development, and noted that he would prefer to have a recreation center rather than a large park.

Commissioner Rob Jaterka stated that he appreciates the upsized lines being offered, but feels strongly that no variances should be granted for setbacks. Vice-Chairman Barchers expressed concerns about the proposed townhomes, specifically the yard sizes with them being rear-loaded.

Commissioner Kevin Hall noted for the public record that he does not like high density, but sees that the City does need the commercial development, water line, sewer line, and will benefit from the large park.

Rick Barchers made a motion to recommend approval of the Proposed PUD for The Estates at Twenty Wells, with the following conditions: it meets all legal requirements, that all deviations will be addressed at a future point, and there be no guarantee of any number of density per unit. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton “Nay,” Kevin Hall “Aye,” Rick Barchers “Aye,” Rob Jaterka “Aye.” Motion carried.

3. Consideration to recommend approval of the Proposed PUD for Sun Sage Terrace Phases 4-9.

This item was pulled from the agenda.

4. Discussion of the Proposed PUD for West Haven, located at Cherry St. and Cherry Blossom Ln.

Deputy Public Works Director Christy Montierth was present to answer questions. She stated that with this PUD the applicant will help widen Cherry Street, so that the City would gain access to West Cherry Street. In addition to this, the City asks for an easement, so at a future date the City would be able to connect Cherry Street. She noted this would be a benefit to the City as well as the current and future residents. Vice-Chairman Barchers asked if the City currently maintains this portion of Cherry St., and Mrs. Montierth stated that the City does not maintain it at this time. She stated that if this was dedicated to the City, the City would need to make improvements to it and maintain it.

Holly Jones was present to answer questions. She noted that she has come before the Planning Commission and City Staff multiple times, with different concepts. She stated that this proposal was received favorably at the last meeting they presented at. She noted that there are three

properties without legal access to their properties and no emergency access for these residents, in addition to some other issues, which would be fixed by cleaning up the property lines and providing the easement to the City. She noted that buffering was discussed at the previous Planning Commission meeting they attended, and that has been addressed with this plan. She noted that part of this buffering is the green space that will be maintained. Miss Jones stated that the purpose of the number of units proposed is to match the Future Land Use Map. Commissioner Hall noted that he would like to see twin homes where units 20, 21, 22, and 23 are currently planned. Miss Jones noted that access would not be an issue if these were twin homes.

Mrs. Montierth stated that the City asks that Miss Jones pave and fill Cherry Blossom as needed for her development. Miss Jones received this request favorably.

Miss Jones requested that this agenda item be moved to an action item, as her understanding was that this was on the agenda for Consideration. Mr. Eaton stated that he also believed this should be on the agenda for Consideration, rather than Discussion.

Kevin Hall made a motion to move this to an action item. Derek Dalton seconded the motion. Motion carried unanimously.

Kevin Hall made a motion to recommend approval of the Proposed PUD for West Haven, located at Cherry St. and Cherry Blossom Ln, with the following conditions: that it meets all legal requirements, that the development agreement coincides with the PUD, that all deviations will be addressed at a future point, and there be no guarantee of any number of density per unit. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton "Aye," Kevin Hall "Aye," Rick Barchers "Nay," Rob Jaterka "Aye." Motion carried.

5. Consideration to recommend approval of the Proposed Development Checklists for Grantsville City Community and Economic Development.

Mr. Eaton was present to answer questions. Commissioner Hall expressed concerns about number 12 on the Grantsville City Fire Department Notes, listed on the General Notes, regarding the requirement for all roads to be paved. It was noted that City Staff will seek clarification on this from the Fire Chief and the legal department.

Planning Advisor Gary Pinkham stated that everything on these checklists is already required in the City code, and these checklists just assist City Staff when reviewing submissions.

Vice-Chairman Barchers requested that Aqua Consultant Shay Stark provide clarification in the

future, regarding the interpretation of this. Mr. Eaton noted that these checklists will be available for the public, and the hope is for them to alleviate questions and issues down the line.

Rick Barchers made a motion to recommend approval of the Proposed Development Checklists for Grantsville City Community and Economic Development, with a periodic review done to verify that the requirements match current City Code. Rob Jaterka seconded the motion. Motion carried unanimously.

6. Approval of minutes from the January 4, 2024 Planning Commission Regular Meeting.

As Commissioner Rob Jaterka was not a member of the Planning Commission on January 4, 2024, he removed himself from this vote.

Kevin Hall made a motion to approve minutes from the January 4, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Rick Barchers “Aye.” Motion carried unanimously.

7. Approval of minutes from the February 15, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve minutes from the February 15, 2024 Planning Commission Regular Meeting. Rob Jaterka seconded the motion. Motion carried unanimously.

8. Approval of minutes from the February 22, 2024 Planning Commission Work Meeting.

Kevin Hall made a motion to approve minutes from the February 22, 2024 Planning Commission Work Meeting. Rob Jaterka seconded the motion. Motion carried unanimously.

9. Report from City Council liaison Rhett Butler.

Rhett Butler was absent, and Mayor Neil Critchlow was present in his place. It was noted that the Fire Code in the City Notes discussed on the Development Checklists needs to be reviewed. No other items were discussed.

10. Adjourn.

Kevin Hall made a motion to adjourn. Rob Jaterka seconded the motion. Motion carried unanimously. Meeting adjourned at 9:27 PM.