

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 03/17/2022. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair Brian Pattee, Commission Member Gary Pinkham, Commission Member Jaime Topham, and Commission Member Erik Stromberg

Commission Members that were present on Zoom:

Commission Members that were absent: Commission Member John Limburg

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England

Appointed Officers and Employees that were present on Zoom or Absent:

Citizens and Guests Present: Barry Bunderson,

THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY COMMISSION CHAIR, BRIAN PATTEE AT 7:00 P.M.

PLEDGE OF ALLEGIANCE

- 1. Consideration to approve a Home Occupation Conditional Use Permit for Kristy Hodgson to own and operate a Dog Grooming business out of her home located at 480 East Clark Street in the RM-7 zone.**

Gary made a motion to approve a Home Occupation Conditional Use Permit for Kristy Hodgson to own and operate a Dog Grooming business out of her home located at 480 East Clark Street in the RM-7 zone. Jaime seconded the motion. All voted in favor and the motion carried unanimously.

- 2. Consideration to approve the Animal Conditional Use Permit for Riggin Marriott to keep up to four (4) horses on his property located at 375 East Clark Street in the RM-7 zone.**

Gary made a motion to approve the Animal Conditional Use Permit for Riggin Marriott to keep up to four (4) horses on his property located at 375 East Clark Street in the RM-7 zone. Jaime seconded the motion. All voted in favor and the motion carried unanimously.

- 3. Consideration to recommend approval to amend the General Plan and Future Land Use Map for 2.02 acres of land located at 794 East Main Street to go from a Mixed Use and High Single Family Density to a Commercial Density for Wagstaff Investments.**

Brent Neel was present for this agenda item and stated to the Commission: I attended the public hearing two weeks ago and heard the statements from the residents. And from that, there was, first off, a group letter signed by Peggy and Glenn Pearce, Dave & Doryanne Hall, David & Barbara Fawson, Josh & Natalie Fawson

- a. Entire Neighborhood is opposed to commercial business
 - i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed- Use which allows commercial businesses.
 - b. UDOT opposing a ‘big business’ deeming it as unsafe for business traffic
 - i. We have held a pre-application meeting with UDOT and having ongoing discussions concerning access locations. A traffic study was performed by a third party traffic engineer to recommend the best solution for accesses that will help improve traffic flow and potential safety issues.
 - c. There is enough business on the east side of Hwy 112
 - i. We are still determining the best use for a commercial business on this corner.
 - d. Commercial Business at 138 E Main Street have closed, not a good location
 - i. Location is crucial for a commercial business to operate successfully. Many developers believe this is one of the best, if not the best, available parcel in Grantsville.
2. Public Speaker -- Don & Robyn Payne (67 Hwy 112)
- a. The queuing of cars from the intersection. 44 Cars stopped south of the intersected light and 10 cars made it through
 - i. The traffic study concluded the lighted intersection operates at a Level of Service (LOS) B. An intersection having an ‘A’ rating would be considered great and a ‘F’ rating would be poor.
 - b. Concerned for another rezone from residential to commercial
 - i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.
 - c. Large transportation trucks park along the frontage on the west side of Hwy 112 and walk across street to eat.

- i. Adding on-site improvements such as curb & gutter, sidewalk, and a landscape buffer will prevent large trucks with trailers from parking along the side of the road. Preventing trucks from parking will keep the line of site open for vehicles traveling in both directions.
- d. Have other sites been considered that are already zoned commercial?
 - i. We have looked at other sites in Grantsville, but many developers believe this parcel is one of the better, if not the best, available parcel in Grantsville.
- e. Maverick gas station already exists and causes concerns for pedestrians walking on such a busy road.
 - i. New developments are required to construct the necessary site improvements to maneuver around the site as safely as possible. Maverik installed curb/gutter and a sidewalk to help foot traffic be more safe while on the property.
 - ii. Until UDOT widens the roads on Hwy 138 and Hwy 112 and installs curb/gutter and a sidewalk, then it is up to commercial business or the homeowners themselves to make the necessary on-site improvements to make it safe for pedestrians.
- f. This site will cause more traffic to our small town
 - i. This assumes all traffic to the site is NEW or designation traffic. The traffic study states for this land use, the majority will be pass-by related traffic. The traffic study indicates a commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours.

3. Public Speaker -- Adams Laymon (799 E Mains St.)

- a. This site will add more traffic and will make getting in and out of our driveway more difficult
 - i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic.

4. Public Speaker – Darin & Tammy Sheffield (113 Hwy 112)

- a. Pressure of additional traffic makes it very difficult to get into our own driveway.
 - i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic.

- b. Witnessed several times cars pulling into residential driveways
 - i. This will continue to occur until UDOT widens the roads on Hwy 138 and Hwy 112 and installs curb/gutter. Difficult for vehicles to tell accesses apart unless developed properly.
- c. Shopping Plaza at 112 E Main Street has vacant business, have they looked at these sites?
 - i. We have looked at several sites within Grantsville, but we and many other developers believe this corner is one of the best remaining parcels available. Location for a commercial business is crucial for the business 'success.
- d. "Don't Rezone this Parcel"
 - i. The General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.

5. Public Speaker -- Josh Fawson

- a. Does the City have a future plan for designation for this area to go Commercial?
 - i. Yes, the General Plan shows the SE corner of Hwy 138 and Hwy 112 zoned as Mixed-Use which allows commercial businesses.
- b. We don't need another Gas Station with Maverik across the street.
 - i. We tend to let the market decide if a commercial business is wanted and not to the discretion of the local government deciding what should or shouldn't be best for its residents. Wagstaff Investments is a commercial development group that has worked with Holiday Oil in the past, but has also worked with developing commercial ground for: fast food establishments, car repair shops, warehousing, car washes, etc. We are still internally discussing the best use for a commercial business at this site.
- c. It takes 20 minutes to get out of the driveway in the morning.
 - i. A commercial business would increase traffic by 5% in the AM and 4% in the PM Peak Hours according to the Traffic Study results. The majority will be pass-by related traffic and not NEW traffic.
- d. Keep it as mixed-use and don't rezone too commercial.
 - i. With the site only being 2-acres it makes it extremely difficult to develop a functional mixed-use site including residential and commercial. Larger sites are

great for mixed-use developments, but for this size of a lot the need for a rezone to commercial is needed.

Brent Neel stated, the owner of the property is here and he would like to read his letter that I sent to you.

Darron Taylor stated, having owned the property in question since 2005 and I am intimately familiar with the evolution of the circumstances around this land and its current and potential best uses. Several interested neighbors, who reside near the site in question, testified at the 3 March 2022 Hearing and voiced impassioned opposition to any commercial development of the property located at 784-794 East Main Street. The basic, common theme of the arguments against commercial development of the site fell into 3 separate, but related categories:

- 1) Fear of increased traffic congestion and increased safety risk
- 2) Increased noise
- 3) General degradation of the quiet, rural residential environment

Some of the folks who testified two weeks ago have lived in Grantsville, on SR112 since the mid-1980's. They described the attractive factors that influenced them, back then, to build homes and live where they do. Attributes such as the quiet, rural setting provided an appealing place in which to live and raise families. My wife, Wendy, and I too, remember back in the 1960's and '70's how much we enjoyed visiting her grandparents and extended family, who lived here for those same reasons. Those who testified two weeks ago lamented how, over the 3 or 4 decades that they have lived there, traffic congestion, noise and the frequency of vehicular accidents have steadily increased. Most of us, here, have witnessed those same changes, especially along the 2 state highways that provide the ONLY access to Grantsville from the South and the East, SR112 and SR138 (AKA: Main Street). The inference from the testimonies of the neighbors at the last hearing was that the building and establishment of gas stations, convenience stores, strip malls and traffic lights have CAUSED the explosion of traffic congestion and noise around their homes. I submit that the degradation of the rural quality of life around the intersection of SR138 & SR112 is NOT BECAUSE of gas stations, convenience stores, strip malls and traffic lights. It is because so many others have recently discovered what the rest of us have known for so long, namely, that Grantsville is a desirable place to live! The gas stations, convenience stores, strip malls and traffic lights are the RESULT of the explosive growth of Tooele County and Grantsville in particular. I don't know who's responsible, but the secret we've all known, for better or for worse, is OUT. Unfortunately, NONE of us, no matter how much we might like to, are going to be able to reverse the tide of growth that Grantsville has and continues to experience. We can and should, however, concentrate on GUIDING the growth to mitigate its potential negative impacts and mold it to the advantage of the community. Of course, that, in a nutshell, is the function of this Commission and the City Council to which it

makes recommendations. To that end, I would like to present a cogent argument for such community advantage. The current use of the property as livestock pasture and a single, dilapidated residential domicile is sub-optimal for the following reasons:

-There are no irrigation shares serving the property, therefore, it is not viable for cultivation for agricultural use.

-The intersection of SR-138 and SR-112 is the busiest intersection in all of Grantsville, making this property undesirable for residential use from the standpoint of safety and excessive road noise.

-The existing structures on the property have outlived their useful lives.

The proposed commercial use of the property would be beneficial to the surrounding neighborhood and to Grantsville City for the following reasons:

-The already heavy traffic flow through this intersection would be afforded convenient access to services available on the property.

-Commercial business services would complement the other businesses already located across SR-138 and SR-112 from the subject property.

-Viable, prosperous business activity would tend to synergize with businesses in the immediate vicinity, enhancing their viability and generating additional sales and property tax revenues for the benefit of the city at large.

-Construction of new, well-designed, and maintained commercial building(s) would remove an unaesthetic eyesore and provide a long overdue facelift to the main entrance to Grantsville.

The current "Future Land Use Map" designates the subject property for a combination of "Mixed Use" and "High Density Residential" zones. These uses, while suitable options for that zoning designation, are heavier traffic density options than our proposed modification request. The permitted development under the current "Future Land Use Map" would likely result in a higher traffic impact in the area, because of the multiplicity of businesses that would coexist on the site along with the increased number of residents living there. Therefore, our proposed use for the site would serve as a buffer for the existing residential neighbors in a much greater capacity than the currently proposed future land use from a traffic density standpoint. Further, as stated above, while the proposed store and gas station provide a convenient scapegoat for residents to opine about imagined increased traffic in these corridors, the proposed use would impact traffic density less than the permitted uses in Mixed Use and High-Density Residential zones, as projected by the recent traffic study by Atrans Engineering. Most of the actual increased traffic burden in the area would rather be the result of the expansive growth in the Grantsville and greater Tooele areas. With such

expansion, support services such as gas stations and service centers are necessary. This proposal provides for such necessities. Thank you for considering the proposed zoning upgrade.

Jaime Topham asked, if we didn't approve it to be commercial and it stayed as mixed-use and high single-family density, what could be there instead of a gas station?

Brent Neel answered, so with the mixed-use, there's obvious commercial that can go there. It's more of a conditional use of what is allowed and what's not allowed, as far as a commercial. We've developed strip malls in the past, that can be something essentially as nails shops, little pizza shop, something of that nature. And then, however, residential fits on top. Whether it's commercial on the bottom, residential on top. Again, with it being two acres, and with the setbacks, and the flow of the traffic, it's going to be difficult for any developer to do a proper mixed-use residential site on a two-acre lot.

Jaime Topham stated, if you did something like that, we'd be looking at, potentially, a building that has a couple of stories, the bottom being the business, and the top, potentially, apartments.

Brent Neel stated, that's what I would assume. Or a strip mall could go there, and then residential on the back. But again, the setbacks, and then that close to the mixed-use commercial sites, I don't know how desirable it would be. But, I mean, cities have gone that route.

Jaime Topham stated, I think that's important for the community to understand, though, is that there are other alternatives that you could already do with your property that might be even less desirable.

Brent Neel stated, to be honest, I'm not a 100% sure what counts as conditional use in the mixed-use. I know some commercial businesses don't count in the mixed-use, so there's going to be conditional uses where it's permitted or not permitted.

Gary Pinkham stated, I think that corner would not be a good fit for a lot of high-density to residential. You have the noise to the residents would be one thing. I mean, the existing residents are complaining about the current noise. And the potential of having kids living in an apartment complex or something like on that intersection, to me, is somewhat of a safety issue. I think this may be a better fit. And we do have the opportunity, when it comes back to discuss hours of operation, things of that nature, that could mitigate the impact to the neighbors there. So right now, no use is being proposed. I don't know, who came up with the gas station.

Jaime Topham stated, because there's information from Holiday Oil.

Brent Neel stated, So Wagstaff investments owns all the property Holiday Oil resides on, as well as other commercial developments, as well. So, in that traffic study, I don't know if you saw it, so we don't meet the distance requirements. So, anything that is put in there, whether residential, whether it's commercial, you have to meet the UDOT requirements. And that would be done through a variance. So, talking with UDOT and the landowner can attest to this. So, where it is designed to three different parcels, you can't landlock a certain parcel. So, we've been working with UDOT as to what would be best use. So according to the traffic study, they're proposing, if it's a commercial site, a right-in right-out on Highway 138, on Main Street, makes the most sense. And then a full-movement access on Highway 112, directly across from the existing strip malls. So that's what they're proposing. That would be the best use for access in and access out to somewhat alleviate some of the congestion on the intersected light. And so, depending on what we get back from UDOT, that will also determine what might be the best use for commercial businesses on that site.

Erik made a motion to recommend approval to amend the General Plan and Future Land Use Map for 2.02 acres of land located at 794 East Main Street to go from a Mixed Use and High Single-Family Density to a Commercial Density for Wagstaff Investments. Gary seconded the motion. All voted in favor and the motion carried unanimously.

4. Consideration to recommend approval to Rezone of 2.02 acres of land located at 794 East Main Street to go from a R-1-21 zone to a C-G zone for Wagstaff Investments.

Brent Neel was present for this agenda item.

Gary Pinkham stated, I think the discussion's the same. So, I would make a motion.

Gary made a motion to recommend approval to Rezone of 2.02 acres of land located at 794 East Main Street to go from a R-1-21 zone to a C-G zone for Wagstaff Investments. Erik seconded the motion. All voted in favor and the motion carried unanimously.

5. Consideration to recommend approval to amend the Final Plat for Cook Corner Subdivision located at approximately 935 East Durfee Street to divide lot 4 into two (2) one (1) acre lots making a total of five (5) one acre lots in the RR-1 zone.

Sean Perkins was present for this agenda item:

Gary Pinkham asked, that issue that I raised last time about the dual ownership on that piece that's being seated from one page to the other. He says he's given description for the remainder parcel after seat number. Have you looked at that to see if it closes?

Shay Stark answered, I don't think I've seen the description that I am aware of.

Kristy Clark stated, I don't think I've gotten anything additional other than what's here.

Sean Perkins stated, it was sent to you on March 7th by Bryan Morris.

Kristy Clark stated, I found it, but I can't print it, but I will send it to everyone, and we will review it before it goes to City Council.

Gary Pinkham stated, he did show me where he's done a description to correct that duplicate ownership issue I raised. And I believe that was the only issue we had with him.

Brian Pattee asked, so you're wanting to divide lot four into two one-acre lots?

Sean Perkins answered, that's correct, yes.

Gary made a motion to recommend approval to amend the Final Plat for Cook Corner Subdivision located at approximately 935 East Durfee Street to divide lot 4 into two (2) one (1) acre lots making a total of five (5) one acre lots in the RR-1 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.

6. Consideration to recommend approval the Final Plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC. on the Harvest Meadow Subdivision located approximately at 948 South Quirk Street for the creation of ten (10) lots in the R-1-21 zone.

Barry Bunderson was present for this agenda item and stated to the Commission: I'm representing the owners.

Gary Pinkham stated, this set plans here in front of us was delivered today. We haven't had a chance to review it. I actually was going through a set that Kristy gave me yesterday. I did have some items on it some of which we've been talking about for a while. I don't know if we want to table this today until the next meeting, so we get a chance to look at it. I would like a chance to look at it before we vote.

Barry Bunderson stated, I can tell you what's different.

Jaime Topham asked, why did we just get these today?

Barry Bunderson answered, we had some storm ring pipe that was shown over many reviews under the curb and gutter. And then it was asked to be moved out. So, we put in combination boxes for storm branch that are just a simple two by three box that a pipe can fit in. And so it was that plus a few other annotation type things. But as far as content design, That's, it. Dan can chime in if I've left some things out. I appreciate Dan and Kristy working with us on a short timeline.

Gary Pinkham stated, from my perspective here, like I said, I haven't had a chance to look at these. Looking at the plans yesterday, they had made most of the corrections and some that still hadn't been done.

Dan England stated, the couple of things that I had noticed and that I pointed out to him was the drainage coming from the side property. He hadn't shown how that was being taken care of. He's now taken care of that.

Erik made a motion to recommend approval the Final Plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC. on the Harvest Meadow Subdivision located approximately at 948 South Quirk Street for the creation of ten (10) lots in the R-1-21 zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.

7. Report from City Council Liaison, Mayor Neil Critchlow.

8. Adjourn. Jaime made the motion to adjourn the meeting. Gary seconded the motion. The meeting was adjourned at 8:55 pm.

Kristy Clark
Zoning Administrator