

P&Z 06/02/22

MEETING AGENDA

AMENDED AGENDA 05/27/22

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering.

PUBLIC NOTICE

Notice is hereby given that the Grantsville City Planning Commission will hold a regular meeting on **Thursday, June 2, 2022** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. The meeting shall begin promptly at 7:00 p.m.

*****This meeting is to discuss and hold a public hearing to receive public input. The Planning Commission will make a recommendation for the Public Hearing items that need to go City Council on June 16, 2022.*****

THE MEETING WILL OFFICIALLY BE CALLED TO ORDER BY COMMISSION CHAIRMAN, BRIAN PATTEE.

PLEDGE OF ALLEGIANCE

DISCUSSIONS:

1. **Discussion to approve** a Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.
2. **Discussion to approve** a Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.
3. **Discussion to approve** a Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.
4. **Discussion to approve** a Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.
5. **Discussion to approve** a Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.
6. **Discussion to recommend approval to Rezone** .65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.
7. **Discussion to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
8. **Discussion to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
9. **Discussion to recommend approval to amend Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.**
10. **Discussion to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**

PUBLIC HEARINGS:

- a. **Proposed Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.**
- b. **Proposed Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.**
- c. **Proposed Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.**
- d. **Proposed Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.**
- e. **Proposed Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.**
- f. **Proposed Rezone .65 acres of land located at 497 East Main Street and .30 acres of land located at 481 East Main Street. The request is to go from a CN zone – Neighborhood Commercial District to a CG zone – General Commercial District for Skylar Bailey.**
- g. **Proposed Amendment of Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
- h. **Proposed Amendment of Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
- i. **Proposed Amendment to Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.**
- j. **Proposed Amendment of the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**

CONSIDERATIONS:

1. **Consideration to approve a Home Occupation for Robert and Lydia Wageman to own and operate an Equipment Rental business out of her home located at 505 Dristeena Way in the R-1-21 zone.**
2. **Consideration to approve a Home Occupation for Mickaela Hawkley to own and operate a Children's Choir business out of her home located at 162 Harvest Lane in the RR-1 zone.**
3. **Consideration to approve a Home Occupation for Leinaala Salanoa to own and operate an Online Sales business out of her home located at 89 South West Street in the RM-7 zone.**
4. **Consideration to approve a Home Occupation for Karla Lee to own and operate a Dog Grooming business out of her home located at 869 Silver Spur Road in the R-1-21 zone.**
5. **Consideration to approve a Home Occupation for McKenzie Anderson to own and operate a Nail Salon out of her home located at 746 Frontier Road in the R-1-21 zone.**

6. **Consideration to recommend approval of the Development Agreement for Holly Jones on the PUD/Multiple Housing Conditional Use Permit creating 10 Townhomes located at 225 S Willow Street in the RM-7 zone.**
7. **Consideration to recommend approval of the Development Agreement for Cherry Wood Estates Subdivision Phase 2.**
8. **Consideration to recommend approval of the Development Agreement for the Canyon View Subdivision.**
9. **Consideration to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 360 West Apple Street.**
10. **Consideration to recommend approval of the General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the property located at 374 West Apple Street.**
11. **Consideration to recommend approval of a Rezone of 1.88 acres of land located at 360 West Apple Street go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
12. **Consideration to recommend approval of a Rezone of 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
13. **Consideration to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**
14. **Consideration to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.**
15. **Consideration to recommend approval to amend Chapter 14, 15, 16, & 19a of the Grantsville City Land Use Management and Development Code.**
16. **Consideration to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.**
17. **Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 19, 2022.**
18. **Report from City Council Liaison Mayor Critchlow.**
19. **Adjourn.**

DATED May 23, 2022. By the Order of Grantsville City Planning Commission Chairman, Brian Pattee.
Kristy Clark, Zoning Administrator

The anchor location will be City Hall at the above address." All interested persons are invited to attend the Zoom meeting. All public comments for the public hearing section must be written comment and will need to be submitted to the Zoning Administrator in advance. The current zoning Code and proposed amendments may be reviewed on the Grantsville City website located at www.grantsvilleut.gov. In accordance with the Americans with Disabilities Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at 435-884-3411 at least 24 hours prior to the meeting that will be attended.