

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION
HELD 06/02/2022. 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, Erik Stromberg, Commission Member, Jaime Topham and Commission Member, John Limburg

Commission Members that were present on Zoom:

Commission Members that were absent:

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; City Engineer Dan England; Christy Montierth; Jesse Wilson; Mayor Critchlow; Shay Stark

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

Citizens and Guests Present: Mike Wagstaff, Robert & Lydia Wageman, McKenzie & Vince Anderson, Mickaela Hawkey, Leinaala Salanoa, Skylar Bailey, Roger Hale, Kyle Hammond

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

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.**

Lydia Wageman was present and stated to the Commission: to be considerate of everyone's time, do you have any immediate questions you'd like me to focus on or answer? If you'd like, I can also wait to go into things if it's after the public has an opportunity to talk with me so we can specifically address anything, too. I know that there's a lot of things on the agenda.

Gary Pinkham asked, what kind of hours are thinking?

Lydia Wageman answered, we're thinking of between eight and seven. I can give you an overview of what we're hoping to do. When I say eight to seven, the equipment is very small equipment that we already own and are storing on our property. It's a flatbed trailer, a skid steer, and a dump trailer. The idea is my husband will be delivering the equipment to people who would want to utilize it for landscaping. And so, we say it as eight to seven in case there is someone that would want to return it or pick it up instead of my husband

delivering it. We are anticipating an entire day rental or a 24-hour rental to minimize how often there is traffic or deliveries.

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.

Mickaela Hawkley was present for the discussion item.

Gary Pinkham asked, it looks like you could have quite a few kids. Are the parents going to be staying?

Mickaela Hawkley answered, I won't have the parents stay. I'll just have them drop the kids off and I'm planning on having somebody at the door to just take the kids to limit the amount of time that the parents will be there, so that they can just drop off the kid, the kid will walk to the door, someone will be there to show them where to go and practice, so that we can just keep things moving.

Jaime Topham asked, what if a parent wants to stay? Will you allow them to stay?

Mickaela Hawkley answered, maybe for one practice, but honestly, no. It's better for the kids if they don't have their parents there because a lot of times, kids will act up if their parents are present. So, it'll just be just the kids and me.

John Limburg asked, so will the concerts be somewhere else?

Mickaela Hawkley answered, yes. I will probably rent out the High School.

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.

Gary Pinkham asked, what kind of products are you going to be selling?

Leinaala Salanoa answered, household items such as toys and furniture.

Gary Pinkham asked, are you going to be storing the stuff onsite?

Leinaala Salanoa answered, in the garage. I don't have any intentions of staying operable in the house. I'm looking for a retail space to rent. But there's just nothing available.

Gary Pinkham stated, I'm worried about storage space to support a business. I guess if you keep it all in the garage and don't let it get out and start crowding up the lot or street or the neighbors, it'd probably be okay.

Leinaala Salanoa stated, I have a four-car garage, so right now everything is stored in there.

I also have a shop that's not finished, but it can be stored in there too. But like I said, I don't have any intentions of staying in the house.

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.

Karla Lee was present on Zoom.

The Commission didn't have any questions at this time.

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.

McKenzie Anderson was present for the discussion.

Jaime Topham stated, I saw a message from Andy Jensen, our building official, and he asked about if the space is being remodeled for your salon and if it's not, have you verified you have the correct ventilation system in place for a nail salon?

McKenzie Anderson answered, I don't need a ventilation system. I'm not doing acrylic nails.

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.

Skylar Bailey was present for the discussion.

Gary Pinkham asked, that little house on the smaller block, I assume your intentions are to remove it?

Skylar Bailey answered, Correct. We've already reached a deal with the Mayor, and we are going to unstack the cabin and it is being donated to the city, and you guys can restack it at any location you guys want.

Gary Pinkham asked, How about the other little house?

Skylar Bailey answered, that's getting pile driven. We've already donated that to the fire Department to train in. It's now no longer structurally safe nor was it structurally safe prior. Its actually slid off its original cobble foundation.

Gary Pinkham responded, that's my concern because in the last day it has dropped three to five yards. Its not safe for folks to be around.

Skylar Bailey continued, no. That's why the caution tape's on there and that's why the no trespassing signs are on the property.

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Gary Pinkham states, the property should be fixed.

Skylar Bailey responds, Correct. My excavator was scheduled to be there this week, but he came home from Alaska with COVID. It is being demolished next week. We're actually renting a piece of equipment local here in town and it's being delivered on Wednesday.

Gary Pinkham states, Okay. Just I'd say right now, it doesn't look like it's safe to have anybody around it. It should be fixed. No one schedules, it could slide. I'd hate to see it sit there for a couple of weeks without a fence and nothing but chances.

Attorney Coombs adds, Mr. Chairman, I do have a quick question.

Attorney Coombs asked Skylar Bailey, you said that the wood from the cabin will be donated to the city. Is the expectation that the city has to rebuild it? Or can the city do with it as it deems necessary?

Skylar Bailey responds, once it's in your hands, you guys can do with it whatever you deem necessary. Whether you want to donate it to the public, turn it into mantel fireplaces, or whether you want to put it in the dump, that's totally up to you.

Attorney Coombs answers, Ok

Chairman, Brian Pattee states, we're going to take care of it.

Chairman, Brian Pattee asks, All right, any further discussion for Mr. Bailey on this? All right. Thank you.

Skylar Bailey answers, thank you.

7. Discussion to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.

Chairman, Brian Pattee begins, Next up, discussion to recommend approval for man chapter two definitions of Grantsville City land use management development.

Jaime Topham states, I just sent you guys an additional definition that Shay would like added to this. Should be on your iPads, sent to your email.

Chairman, Brian Pattee, Yes, this is for the attached single-family dwelling that's in our tables. We talked about it in the last meeting. Was this part of the action items we had from the last meeting? Yeah? Okay.

Gary Pinkham answers, I have identified some items in the definition or in chapter two that either didn't match up with other definitions in the chapter or didn't match up with our code. And I made notes that some sort of correction or revision needs to be made. That is what this list is, is a suggestion of items that should be checked on. But I don't see that we have

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proposed a new way.

John Limburg asks, what's the handwritten note in there for retaining walls? What is that?

Gary Pinkham responds, I looked at it on there. This typed, this goes back six or eight months. And when we talked about retaining walls last couple of meetings, one of the things Andy mentioned is that, for his retaining wall code, there wasn't a definition in chapter two for retaining walls. So, we need to add something in there for retaining walls. The same on multi-unit attached. Shay had a recommendation in our last meeting. I think there was a couple of different wordings that you had spotted but nothing was settled on.

Shay Stark answers, Yeah, and the one that was just emailed to you, I put those different options that were out there and looked at the similarities in them and reduced it down to one statement. So, you can play with it from there. I think our goal by sending this forward for public hearing on these definitions' tonight is Gary had listed these definitions where there were issues and we want the public to be able to see that, and then also if there's comments about other definitions that the public feels need to be addressed also. So that we can come up with that list and then discuss those and hopefully in one of the next few meetings, be able to amend that chapter two.

Chairman, Brian Pattee, so, we're considering to amend chapter two tonight. Would this not be able to be done?

Jaime Topham answers, no we will have to table it.

Gary Pinkham asks, who would draft the new definitions? I'm not sure what the original intent was, because they refer to things that didn't exist. I guess I'm wondering how we go about closing the gap here.

Jaime Topham answers, it seems like something legal would do. That would be, in my mind, what's appropriate to draft is the legal department. I don't know about sign off, but they should definitely draft it, so then they know it's in compliance with state law.

Chairman, Brian Pattee responds, right, and understand the context.

Gary Pinkham states, Brett and/or his help draft resolution introduced, shouldn't that be brought back to this or are you okay?

Attorney Coombs answers, absolutely, yes. I will take a look at it and then I can have it ready for you for next meeting.

Gary Pinkham replies, if there's anything in there that you don't understand what I was red flagging, you can give me a holler and I'll come and sit down with you.

Attorney Coombs affirms, Great. That'd be awesome. Thanks.

Chairman, Brian Pattee states, we have eight and nine and these other chapters.

Jaime Topham answers, if you all feel like we need to have a little bit of a discussion on these before the public hearings, then let's do it. Otherwise, I think we're good. We've discussed all of these prior to this meeting, so it's up to you.

Gary Pinkham responds, basically on eight and nine, we talked about them two weeks ago, and this, we had a few minor adjustments we needed to make to them last meeting. And this brings those adjustments in. So, I'd say we already discussed them.

Chairman, Brian Pattee asks, which one of these does the suggestion that Shay just sent us affect?

Jaime Topham responds, just in the definitions.

Chairman, Brian Pattee asks, any further discussion from the commission on items eight and nine?

Chairman, Brian Pattee continues, then we'll move to number 10

8. Discussion to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.

Commission didn't have any discussion on this agenda item.

9. Discussion to recommend approval to amend Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.

Commission didn't have any discussion on this agenda item.

10. Discussion to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.

Chairman, Brian Pattee asks, discussion to recommend approval to amend the Grantsville City's general plan future transportation map and street maps. Is there anybody that's going to talk to us about this?

Mayor Critchlow states, we need to put it on the agenda and set up a committee to do this.

Dan England asks, Bret, what's the best way for us to set up a committee?

Attorney Coombs responds, if the commission wants to set up a committee to study this,

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then the chair has the authority to authorize a committee. I would recommend no more than two members of the planning commission sit on the committee at any one time so you don't have to publish it for an open meeting. You can ask any others to be part of that, whether from the community, from the city or whatever you want. And then, figure out exactly what the needs are. Then report back to the planning commission, what they find. That's the easiest way.

Mayor Critchlow responds, I would like to be the chair of that committee.

Gary Pinkham asks, hasn't Horrocks been working on this?

Dan England answers, yes, they are working on one, and they will be bringing it forward at the next meeting for your approval.

Gary Pinkham asks, how does that process fit in with the committee that you're talking about here?

Mayor Critchlow responds, we just need to review the whole map again and review what they're going to bring to us compared to what we think is the right place to put this transportation master plan.

Chairman, Brian Pattee adds, so what do we need to do as this body? Do we have to have a public hearing for it?

Attorney Coombs answers, if the desire is just to set up a committee, there's no amendment that takes place. The committee studies it and then provides recommendations and then the body would vote on those recommendations. And my understanding is that tonight, what I thought was going to happen is that there was just going to be one recommended change. But if there's recommendation to change the whole thing that I think that it'll need to come back.

Kristy Clark added, that was my understanding also, that's why it was on for public hearing discussion and consideration as I thought that we just needed to discuss the road going from Piccadilly to Burmester.

Mayor Critchlow answers, that does need to be addressed, but the whole map needs to be looked at. And I would like to pull that together and appoint a committee to that.

John Limburg asks, is that our job to appoint a committee?

Attorney Coombs responds, the city council has the authority to study it out as well. They can have their own committee. If that's the way, you want to go study it out, the city council can have its own committee. The planning commission can have one too. You can have two parallel committees, but the actual amendment process begins with the planning commission. However, you want to organize that, but it is being done by Horrocks right now. I don't know where they're at in that process. If the planning commission wants to

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form its own committee, then two members of the planning commission can serve on it. And then separately, the city council can have a committee. That's probably the best way to go.

Jaime Topham asks, can we do a joint committee?

Mayor Critchlow affirms, that's what I want to do.

Attorney Coombs answers, yes you can and it would probably best, since it's a land use issue, I would recommend that it be under the direction then of the planning commission. And then the Mayor can designate two members from the city council. If he wants to do that, then he could be one of those two members to serve on that committee. And then the planning commission would be the same thing. But I would recommend that you have the planning commission lead it because it's a land use issue.

Mayor Critchlow states. okay. That's not what I wanted this on the agenda tonight to do. I want to put a committee together to study this transportation thing, because it's been a bit of an issue lately. I mean, you can amend this thing tonight to get rid of this Piccadilly thing. That's good. But the rest of it needs to be looked at and some changes need to be made.

Chairman, Brian Pattee responds, Mayor, we will form a committee.

Shay Stark states, I just want to point out, this is being funded through WFRC, correct, for the transportation master plan? And it's funded from two different grants, but it's being administered. We just need to double check because, and we can check with Jewel Allen, but there may have been a committee already formed to review this just like there was with the general plan, because that's part of what WFRC requires with their grant funding. You may be able to just adjust that committee.

Dan England responds, I would have to check with them to see if they have a committee in place. Would that interfere with the city setting up its own committee?

Chairman, Brian Pattee adds, I'm in line with the mayor. I think we'll just have our own committee. It doesn't hurt to have different people looking at it.

Jaime Topham states, it's clear that none of the planning and zoning members are on that committee if there is one, that seems a little problematic.

Chairman, Brian Pattee continues, Dan, will you tell us about the street?

Dan England responds, this is our current master plan and it has the arterial streets, which are in the orange. And then we have the blue that are the collectors. The dashed ones are meaning that it's proposed. It doesn't yet exist, but that's the direction that it's proposed as people develop, then they would put those streets or that would be the location of the street in those locations as it would, was to continue. There is a street that would come up from 112 up just shy of our treatment plants and then tie in to Burmester you can see that it's building some of our east west streets going across there. That's what the plan is at this point to come through. What I wanted to show the committee on this is the East West streets on

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the South side, we have quite a bit more on the North side. We really don't have any. We've got some Northwest streets that are going there and we've got some little short spurts, but that's what exists right now in the city. And as things develop, the existing residents are happy with the way it is right now, but in the future as you get more people coming through, those Northwest streets are going to become a little bit overwhelmed. And if people start to develop the way that things plan. Now you can see North is up. These are some of the streets that were being proposed. You can see the kind of a blue line connecting the little short segments of streets, that the way they were coming in at that time. And so that's all these maps were supposed to show is that we really don't have anything now. These are some streets that we could put in or not put in, depending on the committee. Any questions?

Jaime Topham asks, so you said something about getting rid of Piccadilly as a collector, but I see on this map, the purple line. What does that indicate coming off of Piccadilly?

Dan England answers, that could be just a local street instead of a collector street. Right now, you can't. I don't know if Piccadilly can get all the way over to Lincoln Highway anymore because as the development comes through and with Vegas Street currently, we might be able to get that one to go all the way through. And we're hoping to shift more of the traffic out, farther outside so Piccadilly would not be as busy of a street because it's going through some existing homes a little bit more than it would be out on Vegas. Those lines are more of just local streets to allow things to come through. It's like what we have on the South side of town.

Jaime Topham asks, I guess that's kind of why I asked the question because from the map that's been provided to us that doesn't indicate that we're wanting to remove Piccadilly as a collector street. It really doesn't indicate anything. What is the actual request we are being asked to approve, to amend?

Dan England answers, at this point, there has been people that are developing up there, they know they don't have that go through close to their house. And the question is just becoming, do we follow a master plan or do we change the master plan or ignore the master plan?

Erik Stromberg adds, I think we're past the point of following the master plan. I think it's going to have to be changed because I think it's impossible to follow from that compliant with the development that's happened there, is my understanding.

Dan England continues, also roads are allowed to veer North and South or go around existing buildings.

John Limburg adds, that's what Quirk Street does.

Jaime Topham states, so for the purposes of tonight's hearing, we're not asking for anything.

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.**

Chairman, Brian Pattee opened the public hearing at 7:31 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:41 p.m.

- 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.**

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

- 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.**

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

Kyle Hammond responded, as somebody that previously disliked what was going on next door, I think that this would actually work just fine. I would be the one that's probably most affected by it because I live right next to him. Yeah. I can totally tell you that she has tried to get cars off the street out of the front of my house, inventory into the garage so nobody can see it. I think it would work just fine. I agree with her. There's just little space to do any small commercial businesses in town like this. My wife and I'd like to be her vote of confidence. That it'd be just fine if it follows her application.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

- 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.**

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

- 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.**

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

- 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.

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

Roger Hale asks, I'm Roger Hale. I have property in the vicinity of that area there and I was just curious why the landowner feels it necessary to change that zone. When I studied through those zones, the CM seemed like the most compatible zone for that area with the existing residential properties on all four sides of the property. That's about all I have.

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

g. Proposed Amendment of Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

Kristi Smith asks, My name's Christy Smith. I'm with farm bureau financial services and I just bought the lot right next to the Grantsville fire station. It used to be a restaurant I guess that burned down. Currently it's zoned... What is it called?

Jaime Topham answers, the zoning is CS commercial shopping.

Kristi Smith responds, I just turned in an application this afternoon with Kristy to get it rezoned to mixed use. Because I'd like to do an office with some, apartment living above it, which is what is next door as well. And according to your future master plan, that is right in line with what you want the Main Street to be is mixed use. But there's a couple of problematic changes that were proposed. One was changing the setback to 25 feet instead of 20 feet. That lot for me is a quarter acre, a little over a quarter acre, so every foot counts. And if you take back another five feet, it really limits what I can do with my property. In addition to that, if you look at the zoning map for the future land use, that is on the government website, you'll notice that most of those lots along Main Street are quarter acre or some, some are more, some are less, but there is quite a few of them that are on there for a quarter acre.

Chairman, Brian Pattee answers, thank you. All right, any additional comments on these amendments?

No additional comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

h. Proposed Amendment of Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.

Chairman, Brian Pattee opened the public hearing at 7:42 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

i. Proposed Amendment to Chapter 14, 15, 16 & 19a of the Grantsville City Land Use Management and Development Code.

Chairman, Brian Pattee opened the public hearing at 7:52 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:53 p.m.

j. Proposed Amendment of the Grantsville City's General Plan Future Transportation Map and Street Master Plan.

Chairman, Brian Pattee opened the public hearing at 7:49 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:49 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:55 P.M.

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.

Robert and Lydia Wageman were present for this agenda item:

Jaime Topham stated, I see that you responded to one of your neighbor's emails. He had asked, "What steps are being put in place to make sure the terms of the conditional use permit are being followed and what enforcement steps are being put in place in the event of a complaint that is outside the scope of the permit?" You answered, "the planning and zoning would be able to answer this question." Typically, with a conditional use permit, once it's granted, we still have the right to review it and if we get complaints, then it can come back in front of us, be determined, whether it should be continued or discontinued. I hope that answers his question there and obviously if there's a lot of complaints you're going to be seeing this again.

Lydia Wageman asked, how often do we need to come back before you guys?

Kristy Clark answered, they can put a temporary approval on it and have you come back in six months or if we get complaints.

Jaime made a motion to approve the 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. With the condition that you maintain the same type of equipment and not larger equipment. Gary seconded the motion. All voted in favor and the motion carried unanimously.

- 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.**

Mickaela Hawkley was present for this agenda item:

The Commission had no more discussion on this agenda item.

Jaime made a motion to approve the Home Occupation 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. John seconded the motion. All voted in favor and the motion carried unanimously.

- 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.**

Leinaala Salanoa was present for this agenda item:

Erik Stromberg asks, I don't know that we have anything that distinguishes, but I guess the question I have is if you're an online business, why would you have people picking up?

Leinaala Salanoa states, I get a lot of people that buy from here in Grantsville and Tooele.

John Limburg asks, they purchased it online and pick up from your house?

Leinaala Salanoa answered, yes.

John made a motion to approve the 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. Erik ended the motion. All voted in favor and the motion carried unanimously.

- 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.**

Karla Lee was present for this agenda item and stated to the Commission:

Jaime Topham states, I just noticed that there was a note from the city about making sure that the waste is not disposed of in the sewer, that it's hauled away. I just want to make sure you're clear on that.

Karla Lee responds, Yes, I am.

Jaime Topham responds, That's my big comment.

Jaime made a motion to approve the 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. John seconded the motion. All voted in favor and the motion carried.

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.

No comments were presented in this agenda.

Jaime made a motion to approve the 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. John seconded the motion. All voted in favor and the motion carried.

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.

Attorney Coombs asks, I can speak on this. I emailed them out to you. I don't know if you received them. The reason that these are coming before you are because the legislature changed the laws requiring development agreements to go through planning commission before they can be approved by city council. These two development agreements that are on for tonight, Holly Jones and Cherry Wood are our standard development agreement. There aren't any particular changes to them. With the exception of Holly Jones is a PUD. There're certain variances that are granted as part of the PUD that are incorporated into the development agreement. So that's where we're left with that, but I'm fine to pull this over to the next meeting, if that's what the commission would rather do either way. I explained in my email to you that Cherry Wood does not need a development agreement for phase two, because it already has one for phase one so there is no development agreements necessary.

Jaime Topham asked, why are there a lot of blanks still in the Holly Jones?

Attorney Coombs answered, There're some blanks there for her to fill in her contact information, but then down in the attachment, I left blanks in the development agreement, in those areas, if the planning commission would like to add something, if not, the blanks will be taken out

Jaime Topham responds, specifically like there's number five open space and it has a developer shall provide a total of blank acreage. If we're being asked to recommend approval of these shouldn't they already have all of the detail in them. And I don't see anything about the specifications of the PUD.

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Attorney Coombs responds, No. And so those specifications that are included in the development agreement, the reason that blank is there is for the planning commission to add any specifications that it wants to add. Now I can fill in all of that information, if that's the way you want me to do this, this is kind of the first step of trying to do this new process of bringing it through planning commission before City council, if you would rather me just fill everything in and then you guys give a check mark. I'm happy to do that too. I was thinking I would leave it open for you guys to add anything you wanted to add.

Jaime Topham adds, Well, I think in like this, for the PUD and specifically, it would be important for you to add in what we had discussed during, when they came in front of us as the PUD for our approval to move on to city council and everything else that city council may have added. I feel like that should be already included and not us relying on what we remembered and whether or not city council made any changes.

Attorney Coombs responds, that makes sense. I'm happy to do that. Like I said, however, it would make it easiest for you guys is how I will move forward.

Erik Stromberg responds, I agree. I think we need, whatever's already been agreed to needs to be there. I mean, even your open space, it's a blank.

Jaime Topham answers, I think we should just table it for tonight and have these filled in and fixed before we recommend any approvals.

Jaime Topham adds, obviously the date and that's going to be whenever they actually get around to signing it. But as far as the content, there shouldn't really be anything that's not filled in. I think by the time it gets to this stage, we've already talked about all the things that need to be there. If this is going to be the process, if it's going to come before us, and then we get a development agreement after then I think everything should already be in that development agreement.

Attorney Coombs responds, actually, that's an excellent segue into a question that I did have, is that how you would rather have this done and go through final through planning commission, city council, and then the development agreement come through at the back end? Or would you like the development agreements to come through at the same time as finals are being considered?

Jaime Topham answers, seems to me like it would be better to have it come through at the end. I mean, I know that it takes a little bit more process, but city council tends to make some changes that would need to be incorporated in that. And obviously we aren't going to know it if it comes before us the first time.

Jaime Topham continues, the boiler plate obviously is fine, but beyond that, whatever city council changes, they need to be adopted into it as well.

Attorney Coombs answers, what I will plan to do moving forward is I will just include anything and everything that planning commission and city council want added to the

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development agreement or any specific items, and then bring that back through after final is approved.

Jaime Topham states, that's another point is like it has there's exhibits listed and there's cover pages for exhibits, but no exhibits. I think those should be involved should be listed as well, or they should be included as well. And is the final plot done by the time we're talking about this agreement or is it still in process before they do the development agreement?

Attorney Coombs asks, that's the question I was asking. In these two instances, the final plan is already complete. And prior to the law change, I was bringing the development agreements to city council at the same time that they were approving the final plan. These law change happened just kind of between those final plans being approved by planning commission and them being approved by city council. The final plans were approved by city council with the understanding of direction that the development agreements would still come through. But since they needed to come to planning commission, we're doing it separately. Now that's where my question was is if that's the process you want to go permanently moving forward, I'm fine with that, in that final is approved and you need development agreement for if you want to do it concurrently.

Jaime Topham responds, I think it makes sense to do it separately into the end.

Erik Stromberg asks, as you brought up the point, if we approved development agreement that it goes to city council and they make changes.

Jaime Topham adds, To the final plot.

Erik Stromberg asks, to the final that could potentially change the development agreement, does that have to come back to us or just, they then approve based upon their changes.

Attorney Coombs responds that's a really good question. The law isn't really specific on that. It just says that the development agreement needs to come through City council. But I think potentially if it's a large material change, I think it probably shouldn't come back to planning commission.

Erik Stromberg responds, if it's going to come back, we might as well just see the final version once we're ready. I agree, I think it makes sense to just do it at the hearing.

Jaime Topham asks, does that cause any kind of delays with for them to get started if we put the development agreement after the final is all done.

Attorney Coombs adds, No, why is because they'll get the final plan approved and they still need to go through a pre-construction meeting and there's usually, at least a month or two, sometimes up to three months before they can record their plan. And as long as we get the development agreements through our process, before they need to record their

plan, we should be okay.

Attorney Coombs states, I think you can table those and I will have them fully prepared and ready. I will plan to have just moving forward. I'll have them ready, to be final approved by city council.

Erik made a motion to table 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. Jaime seconded the motion. All voted in favor and the motion carried.

7. Consideration to recommend approval of the Development Agreement for Cherry Wood Estates Subdivision Phase 2.

Remove from Agenda. Already has a Development Agreement.

8. Consideration to recommend approval of the Development Agreement for the Canyon View Subdivision.

Erik made a motion to table of the Development Agreement for the Canyon View Subdivision. John seconded the motion. All voted in favor and the motion carried.

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.

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion 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. John seconded the motion. All voted in favor and the motion carried.

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.

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion 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. John seconded the motion. All voted in favor and the motion carried.

- 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.**

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Jaime made a motion 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. Gary seconded the motion. All voted in favor and the motion carried.

- 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.**

Mike Wagstaff was present for this agenda item:

The Commission didn't have any additional discussion on this agenda item.

Erik made a motion 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. John seconded the motion. All voted in favor and the motion carried.

- 13. Consideration to recommend approval to amend Chapter 2, Definitions of the Grantsville City Land Use Management and Development Code.**

The Commission didn't have any additional discussion on this agenda item.

Jaime made a motion to Table to amend Chapter 2, Definitions of the Grantsville

City Land Use Management and Development Code. Gary seconded the motion. All voted in favor and the motion carried.

14. Consideration to recommend approval to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code.

The Commission didn't have any additional discussion on this agenda item.

Jaime made a motion to table to amend Chapter 4, Supplementary and Qualifying Regulations of the Grantsville City Land Use Management and Development Code. Erik seconded the motion. All voted in favor and the motion carried.

15. Consideration to recommend approval to amend Chapter 14, 15, 16, & 19a of the Grantsville City Land Use Management and Development Code.

Jaime Topham states, she brought up a point about the 19A.

Erik Stromberg responds, various setbacks and the zoning, the size.

Gary Pinkham states, there's additional wording in there about building setbacks. They can actually front on the sidewalk if the joining properties front on the sidewalk. If they don't, if they're putting parking in the front, we need 25 feet for parking. That's the problem with the 20 feet. You can't get vehicles off the sidewalk.

Erik Stromberg adds, in this particular case, the parking would be off of the side of the building, but I've checked with Utah. Their setbacks were based on what you guys say. It lines up with the rest of them that setback isn't as far back in as it should be, as far as the side of the building. It's like where the old building used to be. I'll just have to suggest. You guys can amend this any way you want to do it, but for those buildings on Main Street, for those businesses on Main Street, we ought to really consider keeping that different than what a townhome would be.

Gary Pinkham adds, I think we need to make this one code. If we have a unique situation on Main Street, we need to write a separate piece of code for Main Street. We can go back and put an amendment into this one for Main Street, but we can't change this one to accommodate Main and let the townhomes do what they've been doing.

Shay Stark answers, we have a downtown district that, as far as we can tell, has never been utilized. I think it probably fits these commercial and these smaller lots better than what's in the mixed-use. The problem that we have is that downtown district hasn't had a boundary set for it. It's obvious that when it was written, it was written for the older part of Main Street, but we haven't been able to find a boundary for it.

Kristy Clark states, I think we're going to have to have some discussion because I don't think anybody's looked at that downtown district. It's not on any maps. When Shay and I was discussing it and looking, it's like it doesn't exist, but it's in the code.

Jaime Topham asks, is there actually a code for the downtown district?

Kristy Clark responds, there's two of them.

Shay Stark states, There's one for redevelopment district within that downtown area. And then there's one for the downtown district itself.

Kristy Clark responds, it's in the code, but it's not on any map. So, I think we're going to have to have a good discussion about it, which I'll put on for the next meeting. We'll just discuss it.

Shay Stark responds, my suggestion would be that this would be an overlay. We would also need to amend the general plan map.

Chairman, Brian Pattee states, I like that idea. I think we need to move along with this one, and then we'll fix that other one too.

Gary made a motion to recommend approval to amend Chapter 14, 15, 16, & 19a of the Grantsville City Land Use Management and Development Code. Jaime seconded the motion. All voted in favor and the motion carried.

16. Consideration to recommend approval to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan.

Jaime made a motion to table to amend the Grantsville City's General Plan Future Transportation Map and Street Master Plan. Gary seconded the motion. All voted in favor and the motion carried.

17. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 19, 2022.

Erik made a motion to approve the meeting minutes for the previous P&Z Meeting that was held May 19, 2022. John seconded the motion. All voted in favor and the motion carried unanimously.

18. Report from City Council Liaison, Mayor Neil Critchlow. I agree with your comments on the development agreements having information in there in case it's changed on the city council side. I think that's a great discussion that you had. To be able to come up with a plan for this downtown area is pretty important to us. I mean, we're going to revitalize that at all.

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We got to have a good discussion about this. Okay. I didn't mean to stir a lot of trouble up on the road master plan, but I really think we need to have the committee to discuss this.

John Limburg asks, do you think that what Horrocks is going to recommend is not what we need?

Mayor Critchlow adds, there're some things in there I think we need to look at and change.

Attorney Coombs states, now that you have your two members of the commission, did you want to appoint one of them to be the chair of the committee? Or do you want the committee to choose its own chair?

Chairman, Brian Pattee answers, I would prefer the committee choose. I would suggest a five-person committee. How do we that feel about that?

Attorney Coombs states, it'd be six if you had two from city council, two from here.

Erik Stromberg states, then we'll let the committee choose their chairman. I think that's only fair for them.

19. Adjourn. Erik made the motion to adjourn the meeting. John seconded the motion. All voted in favor and the motion carried unanimously. The meeting was adjourned at 8:43 pm.

Kristy Clark
Zoning Administrator