

APPROVED

**Action Summary**

#1 Final Plat Reuben Wayman	Recommend approval – Sent to CC
#2 Final Plat Cowboy Estates	Recommend approval – Sent to CC
#3 Final Plat Matthews Meadows	Recommend approval – Sent to CC
#4 Final Plat Cloward Court	Recommend approval – Sent to CC
#5 DA for Springfield Estates	Tabled
#6 Final Plat Blue Spruce	Moved to Discussion
#7 Final Plat for Provident Business Park	Pulled

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD  
10/06/2022. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429  
EAST MAIN STREET AND ON ZOOM.**

**Commission Members Present:** Commission Vice-Chair Jaime Topham,  
Commission Member Rick Barchers, Commission Member Gary Pinkham

**Commission Members that were present on Zoom:**

**Commission Members that were absent:** Commission Member Brian Pattee,  
Commission Member John Limburg

**Appointed Officers and Employees Present:** City Engineer Dan England; City  
Planning and Zoning Administrator Cavett Eaton; Mayor Critchlow, Planning and  
Zoning Administrative Assistant Lanise Thompson

**Appointed Officers and Employees that were present on Zoom:** City Attorney Brett  
Coombs

**Citizens and Guests Present:** Mike Larsen, Nick Mason, Mark Nielsen, Steve McCutchan,  
Nicole Cloward, Guy Wayman, Reuben Wayman, Richard Anderson, Jeremy Leavitt, Todd  
Castagno.

**PLEDGE OF ALLEGIANCE**

**COMMISSION ACTING CHAIR JAIME TOPHAM OFFICIALLY CALLED THE  
MEETING TO ORDER AT 7:05PM**

- 1. Consideration to recommend approval of the Final Plat for Reuben Wayman  
Subdivision located at 800 North Hale Street.**

## APPROVED

Reuben Wayman was present at the meeting. Commission Member Pinkham

Jaime Topham asked Dan England if it was his opinion that the Final Plat has all the alterations and is ready to go. He answered "Yes"

**Gary Pinkham made a motion to recommend approval of the Final Plat for Reuben Wayman Subdivision located at 800 North Hale Street. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously**

### **2. Consideration to recommend approval of the Final Plat for Cowboy Estates.**

Sean Holste was present at the meeting.

Gary Pinkham has a question about sewer installation. Jamie Topham asked Dan England where are they at with who is doing what with the installation. He replied he would need to talk to finance about if there are fund available to go through with the installation.

Jaime Topham asked Dan England if for the purpose of this city project are the drawing correct for the Final Plat. He answered "Yes" Gary Pinkham also affirmed the Final Plat is correct.

**Jaime Topham made a motion to recommend approval of the Final Plat for Cowboy Estates. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously**

### **3. Consideration to recommend approval of the Final Plat Matthews Meadows Subdivision.**

Sean Holste was present at the meeting.

Jaime Topham asked Dan England if all the documents presented tonight meet the Final and are ready for our approval He answered "Yes"

**Jaime Topham made a motion to recommend approval of the Final Plat for Matthews Meadows Subdivision. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously**

### **4. Consideration to recommend approval for the Final Plat for Cloward Court Subdivision.**

Nicole Cloward was present at the meeting.

## APPROVED

Jaime Topham asked Dan England if he had reviewed all the documents that were presented and if all the changes were made that were needed. He answered "Yes, they made all the changes that were needed and it looks ready to go from his end.

**Jaime Topham made a motion to recommend approval of the Final Plat for Cloward Court. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously**

### **5. Consideration to recommend approval development agreement for the Springfield Estates Subdivision.**

Commission member did not have a change to review the agreement and felt it would be best to table the item.

**Jaime Topham made a motion to table the recommend approval for the Springfield Estates Subdivision. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously**

### **6. Consideration to recommend approval of the Final Plat for Blue Spruce.**

Todd Castagno for Sean Perkins. Commission Acting Chair Topham asked Dan England if all of the drawing for this item complete. Are there any revisions that need to be made or is everything ready to be approved? Dan responded that there are a couple of minor changes to be made but that he thought it would be good to come through for discussion. This item should be for discussion not approval. Item was listed as for consideration in error. It should be for discussion. Dan explained that Todd is unaware of the minor changes that need to be made.

Gary Pinkham made a motion to revise the item "Consideration to recommend approval of Final Plat for Blue Spruce" to a "Discussion of Final Plat for Blue Spruce". Rick Barchers seconded the motion. All were in favor. Motion passed unanimously

Minimal discussion regarding Final Plat for Blue Spruce. Requested more discussion at next meeting

### **7. Consideration to recommend approval of the Final Plat for Provident Business Park - PULLED**

### **8. Discussion regarding the Concept Plan for Deseret Highland.**

Steve McCutchan representing Highland as Guy Haskett could not be present. The property is zoned RM-7. The area that is labels as 5 on the map has been subdivided and been plated.

## APPROVED

There have been homes being built there for a couple of years now. Desert Highland is preparing this plan as a concept plan to look at the future development of the remaining property. The entire property is almost 300 acres. It is zoned RM-7 so it would allow 7 units per acre. This is an over all look of what we anticipate the project to look like. A trail along the loop street.

Steve mentioned meeting with City Council. Both commission members Topham and Pinkham expressed concern that the Planning Commission was bypassed and the proper sequence of approval was not followed.

### **9. Discussion regarding the Master Development Agreement for Harvest Meadows.**

Barry Bunderson was on zoom. Commission Acting Chair Topham requested this item be tabled since they had not had time to adequately review the Development Agreement. She also conferred with Brett Combs about if this need a motion. He explained that it did not. Discuss tabled (no motion)

### **10. Discussion regarding the Concept Plan for Desert Edge.**

Nick Mason with LGI homes. Mayor mentioned lining up the two major road that bisect the project from Old Lincoln highway to SR 138. Discuss on roads and dry wash that are on this property. Commission member Pinkham brought up concerns about lot size and code compliance. Nick referred to a Development Agreement.

Once again commission members expressed concern about a Development Agreement existing without their knowledge.

Commission requested copy of the Development Agreement the City Council approved in the 11/17/21 (possibly) City Council meeting. Discussion to be extended with Development Agreement added to packet (Mayor Critchlow committed to find it and send it to Commissioner Topham and Pinkham)

Again, discussion continued about having this subdivision exit onto SR 138 and not Old Lincoln highway.

Commission members and Nick has a lengthy discussion concerning the approval process and the need to follow the proper order. Nick expressed appreciation for their input.

### **11. Discussion regarding the Preliminary Plat for Alington Subdivision**

Todd Castagno for Alington Subdivision. This property was annex into the city and given a MU zoning. They have created the two lots on Main street are for commercial use. They have submitted for the permit with UDOT for Alington Way to enter SR 138. Commission

## APPROVED

member Barchers expressed concern that he was totally unfamiliar with these drawing. Commission member Pinkham had question and concerns about minimum separation issues on the sewer. Commission Acting Chair Topham asked Dan England about these concerns. He explained that this is just for discussion. He will still check to make sure the sewer separations are correct. He assured her all comments would be addressed before it returns for final.

Todd also explained that they wanted to change the phase 1 to include Cook Drive and both commercial lots. Commission member Pinkham helped explain to Commission member Barchers where this fits into the whole city layout.

### **12. Report from City Council Liaison Mayor Critchlow**

Is there anything to take back to the council?

Commission members want a copy of the Development agreement for Desert Edge.

Comments from various members about technical difficulties. They also had comments about having hard deadlines for agenda items and packet creation.

### **13. Adjourn**

**Jaime Topham made a motion to adjourn. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously. The meeting was adjourned at 8:32 pm**

Lanise Thompson  
Administrative Assistant, Planning and Zoning