

**10/20/22 Action Summary** (approved 12/01/22)

#1 Deseret Commons: Concept	Discussion
#2 Harvest Meadows: Development Agreement	Discussion
#3 Sun Sage Terraces Phase 3-5: Concept	Discussion
Hold 'Off Schedule' meeting October 27, 2022	Motion passed

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 10/20/2022.  
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 Vice-Chair Jaime Topham, Commission Member Rick Barchers, Commission Member Gary Pinkham

**Commission Members that were present on Zoom:** Commission Member John Limburg

**Appointed Officers and Employees Present:** City Manager Jesse Wilson, Building Official Andy Jensen, Public Works Deputy Director Christy Montierth, 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, Consultant Shay Stark

**Citizens and Guests Present:** Richard Anderson, Chad Palmer, Larry Jacobson, Thane Smith, Josh Romney, Lisa Albers, Jeff Allen.

**PLEDGE OF ALLEGIANCE**

**COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO  
ORDER AT 8:02 PM**

**AGENDA:**

**1. Discussion of Concept Plan for Deseret Commons.**

Jeff Allen and Lisa Albers – Meritage Homes. Meritage strives to build energy efficient homes. We are currently working on a development on the East of Grantsville. A place for all stages of life. Jeff explained that this development can provide homes for employees at the new commercial development near Deseret Peak and Utah Motor Park. They included slide showcasing some features their product offers. Examples are Highland Ranches in Colorado and Rosecrest in Herriman

Some of the setback they are proposing

Tried to maintain the 60' right of way.

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Gary – As I looked at mixed-use, I don't see how you can get the number of lots you are planning.

Gary and Josh Romney shared an exchange about how many units can be created per the acreage.

Lisa – She got up to explain the alley and front street access to lot.

Josh Romney – Asked if there are input from other members

Rick – Has some of the same code concerns that Gary expressed. The pedestrian walk way, are they across the driveway?

Lisa – explained that this is a master planned community. She tried to explain the advantage of their design.

Discussion about setbacks.

Dan – interjected that this is presented as a PUD. There are several desirable aspects to this plan.

Lisa – tried to address Rick's concern about the use of affordable housing.

Rick – what benefits to the city? Lisa – What are the cost for the city to maintain? This will be maintained by the HOA.

Rick – the advantage to the city is the park that will be maintained by the HOA.

Jeff – The retention pond is not included in the green space number.

Jaime – are the parks actual going to be open to the general public.

John – I'm kind of with Rick. No one wants something crammed down their throat. What about noise problems.

Jaime – The only thing I would add is this doesn't feel like Grantsville.

Jeff – I think what makes a town like Grantsville great is the opportunity people have to get to know their neighbors.

Dan – I need direction from the commission.

Brian – requested the comparison slide. He is leaning toward liking the alternate plan. Both Jamie and Brian want to see a larger commercial space.

Josh – In the space they have set aside they can have 6 restaurants. The houses are needed to bring in people to use the commercial area in the evenings.

Dan – what concerns to you have. I need more direction. What do they need to do to made YOU glad this is coming to the area?

Rick – on the next plan I would like to see the parking.

Dan – I worked to get them here so they can get suggestion from the commission.

Jeff – we have a chart with the deviation we are asking for.

Rick – Can we get a list of reason we would like it vs a chart of why wouldn't like it.

Brian – We need to get moving along. We will get our comments together.

## **2. Discussion of Master Development Agreement for Harvest Meadows.**

Gary – Comment to Brett about having the relevant information, not the boiler plate info separated out so the commission can easily find the important information.

Jaime – found some spelling errors

## **3. Discussion of Concept Plan for Sun Sage Terraces Phase 3-5.**

Gary – Liked the idea of designated RV parking for residents. All the streets are standard streets.

Jaime – likes the RV parking up near the larger lots. Is there fencing for this development?

Larry – We may need more parking near the parks.

Jaime – who owns the parks?

Larry – The mayor would like to see the city own the large parks.

Gary – where is the water for the parks?

Larry – we don't have enough water for the homes and the parks. We would like to see the city take care of the water for the parks.

Gary – Has the ground been disturbed? Larry – not as far as I know.

Rick – What is the black dotted line?

Larry – that is the limit of the current water. On the West side of the line there is not water pressure.

Shay – explained the water pressure variations. If we don't have homes on the west of the line, we don't need the pressure that is required to have fire suppressions.

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Shay – On the topic of PUDs if it is not stated NO then the idea is that they are acceptable.

Brian – any further discussion?

Larry – the difference is that with this new plan we have higher density but the city is getting more green space.

Jaime – Why the smaller lots?

Larry – the ½ acre lots are not doing well. The ¼ acre lots are doing better.

Jaime – I would like to see the ¼ acre lots to be change to 1/3 acre to make a more gradual progression from your larger lots.

Brian – are there other question

#### **4. Report from City Council liaison Mayor Critchlow.**

Mayor - I just want you to know I really appreciate what you put into this.

Brian – Commission would you entertain a meeting for Oct. 27

**Jaime Topham made a motion to have a “off schedule” meeting on Oct 27, 2022 at regular time and location. Gary Pinkham seconded. All were in favor. Motion passed unanimously**

#### **5. Adjourn**

**Jaime Topham made a motion to adjourn. Gary Pinkham seconded. All were in favor. Motion passed unanimously. Meeting Adjourned at 10:01 PM**

Lanise Thompson  
Administrative Assistant, Planning and Zoning