

Action Summary

#1 Development Agreement for Harvest Meadows	Recommend approval – Sent to CC
#2 Preliminary Plat for Alington Subdivision	Discussion only
#3 Development Agreement for Presidents Park Townhomes PUD	Made action item Recommend approval – Sent to CC
#4 Preliminary Plat for Highlands	Made an action item Recommended approval (no CC needed)
#5 Waterwise Xeriscape definition	Discussion only
#6 ADU internal vs external	Discussion only

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 11/03/2022. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Brian Pattee, Jaime Topham, Gary Pinkham, Rick Barchers, John Limburg

Appointed Officers and Employees Present: City Engineer Dan England; City Planning and Zoning Administrator Cavett Eaton; Mayor Critchlow, City Attorney Brett Coombs

Citizens and Guests Present: Todd Castagno, Karen Eaton, Mike Colson, Barry Bunderson

PLEDGE OF ALLEGIANCE

COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO ORDER AT 7:02PM

PUBLIC HEARING:

A. Discussion of Preliminary Plat for Alington Subdivision consisting of 70 lots to be built at approximately 900 East Main Street, zoned MU.

No Comments, None on Zoom

AGENDA:

1. Consideration to recommend approval of Development Agreement for the Harvest Meadows

Barry Bunderson was present to answer questions.

Jaime Topham had questions about some missing information and spelling errors on the Development

Rick Barchers had questions about the monies that are to be set aside. Brett Combs explained it can be used by the city to create a park within the specified radius. There is no time limit

Jaime Topham made a motion to recommend approval of the Development Agreement for Harvest Meadows with the spelling correction, removal of cut and paste error and inclusion of Developers address. John Limburg seconded the motion. All were in favor. Motion passed unanimously.

2. Discussion of the Preliminary Plat for Alington Subdivision P.U.D.

Todd Castagno was present to answer questions

Gary had difficulties and questions about the west end, on highway 138

Rick had questions about entrance onto highway 138 and working with UDOT on easements and right-of-way, also is the design skinny on open space.

Todd explained that is it not skinny on open space but in previous discussions it was mentioned that the City required 20% commercial. This design doesn't have 20% commercial. He was unable to find that requirement in any code.

Jaime expressed the need for more commercial. If this will need to be redesigned can you put in more commercial.

Todd explained that the lot sizes are different in various area so as to match density on the various size of the property.

Todd also explained that the 18inch sewer line for the Romney project goes across this property. This location dictates where streets must go.

Gary explained to Jaime and others his concerns about the sewer location

Jaime asked Dan for insight

Dan explained that the sewer lateral is gravity only. The storm drain can't be moved. This will take some work to redesign.

Todd thank you we will work with engineering to work on it.

3. Discussion of the Development Agreement for Presidents Park Townhomes

Mike Colson and Barry Bunderson were present to answer questions

Gary had question concerning some of the difference between to original Development Agreement and this one.

Brett explained this one will supersede any old agreement

Dan brought up the fact that this is a “no street parking” subdivision. The only parking is in the driveway or at the clubhouse. He did note that they have increased the number of parking spaces at the clubhouse from 13 to 21.

Rick had a question about remodeling and the need for dumpster during that time.

Mike explained that the driveway set back are at 25 feet.

Gary Pinkham made a motion to make the Development Agreement for Presidents Park Townhomes PUD an action item. Jaime Topham seconded the motion. All voted in favor. Motion passed unanimously.

Gary Pinkham made a motion to recommend approval of the Development Agreement for Presidents Park Townhomes PUD addendum Three (3). Jaime Topham seconded the motion. All voted in favor. Motion passed unanimously.

4. Discussion of the Preliminary Plat for the Highlands Phase 5

Guy Haskell on Zoom to answer questions

Gary thought most everything on this development was good.

Dan mentioned there was an Air Vac (blow off valve) that needed to be removed.

Rick asked about open space.

Guy explained this is the last of their development that was under the old system before the open space requirement.

Brett confirmed that yes that is the case.

Jaime Topham made a motion that make the Preliminary Plat for Highlands Phase 5 an action item. Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously.

Jaime had questions about the blow off valve that Dan mentioned. She was concerned as to whether it had been properly changed on the drawings.

Jaime Topham made a motion to recommend approval of the Preliminary Plat for Highlands Phase 5 provide the existing blow off valve at High Plains Drive and Butte Lane be removed. Gary Pinkham seconded the motion. All voted in favor. Motion pass unanimously.

This development is still under the old system so it does not go to City Council. The Final Plat will go to the Planning Commission and then to City Council

5. Discussion of Xeriscape definition

Cavett and Karen Eaton were present to explain and answer questions.

Cavett explained they want to shift from the word Xeriscape to Water Wise to be able to better define the concept for the City.

This is for developer and builders who want to be able to take the Xeriscape credit. This would apply only to the front yard. The monitoring of this becomes huge if the backyard was included. We want to make this simple and doable. They would be required to put no more than 35% in lawn, the bedding plans need to have a drip irrigation system. The watering zones need to be separate for lawn and landscape plans. The plants need to be water wise and adapted to our local climate. Within the application they would receive much more information as to the details of the requirements.

Rick had questions about how this would be monitored

Cavett explained that at present we don't have the manpower to police and enforce this. Maybe in some year down the road when the City has the money and manpower then yes, but for now we won't be monitoring what happens once the homeowner takes possession

Brian wanted to know if since we are giving a credit to the developer is this going to be recorded on the plat.

Brett explained that yes it can be on the plat. It would be included in the development agreement. In an addendum it would be explained that you are receiving a credit.

Brian voiced support for some kind of legal wording to help make this enforceable in the future.

Brett agreed that some wording can be worked on to add to the development agreements in an addendum, if that is the route the commission wants.

Brian wanted to know if the park strip is included in the definition of front yard.

Cavett stated that many of the developments coming in are moving away from park strips.

Brett mentioned that in the last legislative there was a move to ban park strips statewide.

Brian reminded everyone that in heavy snow areas the park strip is used to store snow when the cities plow the road since you don't want it on the sidewalk. He doesn't feel he wants the city to move away from park strips.

Several members mentioned the need to have language to not allow lawn in the park strip.

Cavett clarified that in order to receive the credit developer will be required to attend a mandatory orientation, there will be an inspection before they get their certificate.

Guy Haskell suggested something be added that the home owner sign something so they are aware of the requirements.

Cavett said changes will be made that reflect the discussion of the meeting. Since it is a change to the code it will need to be noticed and have a public hearing. The staff will take care of the necessary paperwork and this will be back at the next meeting for a vote.

6. Discussion of ADU provision for internal vs detached units

Shay Stark was present to explain and answer questions.

Shay took time to examine our code and compare it to the state code. He explained some of how to make our code in line with the state code. The ADU has to be within the original footprint. The owner must inhabit the main dwelling. At this time no detached ADU are permitted. These are for single family units only. Currently no ADU on Townhomes etc. If the ADU is built in the garage we can require that the parking spaces lost from the garage be recreated somewhere on the lot.

Jaime had a question about the requirement to have a business license.

Brett explained that this was inserted to help restrict people from operating the ADU as a short-term rental.

Rick had questions about inspection.

Brett and Shay both explained that the ADU is subject to all building inspections as defined currently in the code.

Shay continued with more of the code requirements. ADU need a unique address.

Dan added a discussion about the extra water demand of 2 kitchens, washer and more bathrooms on a smaller water meter. Most meters are $\frac{3}{4}$ inch

Shay, Brian and Rick all contributed to a discussion of the water use and possible problems with water pressure and how this works into the impact fee.

He will clean up the draft and bring it back

7. Report from City Council liaison Mayor Critchlow

Mayor thank the members. He enjoyed their constructive discussion.

8. Adjourn

Jaime Topham made a motion to adjourn. Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously

Meeting adjourned at 8:45pm