

## Action Summary

#1. Consideration to recommend approval of The Highlands Phase 5	Recommend approval – Sent to CC
#2. Consideration to recommend approval of Preliminary Plat for Alington Subdivision PUD	Recommend approval – Sent to CC
#3. Discussion of Concept Plan for Desert Edge (redesigned)	Discussion
#4. Discussion for Amending Moderate Income Housing Elements to the General Plan	Discussion – A, E, and F will be our goals at present
#5. Approval of minutes from Planning Commission Meetings held 10/06/22, 10/20/22, 10/27/2	Approved

## MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 12/01/22. 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 not present)

**Appointed Officers and Employees Present:** Mayor Critchlow, City Manager Jesse Wilson, Public Works Deputy Director Christy Montierth, City Engineer Dan England, Consultant Shay Stark, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

**Appointed Officers and Employees that were present on Zoom:** City Attorney Brett Coombs, Fire Marshal Jason Smith

**Citizens and Guests Present:** Barry Bunderson, Michael House, Nick Mason

**Present on Zoom:** Todd Castagno, Guy Haskett

## PLEDGE OF ALLEGIANCE

COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO ORDER AT 7:01 PM

## PUBLIC HEARING:

**THE HIGHLANDS PHASE 5** consisting of 44 lots to be build continuing west on Rocky Way and High Plains Drive, south on Butte Lane and southeast connecting Honeysuckle Lane to Butte Lane. The area is zoned RM-7

No Comments

## AGENDA:

### 1. Consideration to recommend approval of The Highlands Phase 5

Guy on Zoom to answer questions

Brett explained that this is the final phase under the old code.

**Jaime Topham made a motion to recommend approval of the Preliminary Plat for Highlands Phase 5. Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously (John Limburg was not present for the meeting)**

## **2. Consideration to recommend approval of Preliminary Plat for Alington Subdivision PUD**

Todd was available on Zoom to answer questions

Gary commented that on the preliminary everything is OK from his observations

**Gary Pinkham made a motion to recommend approval of the Preliminary Plat for Alington Subdivision PUD. Jaime Topham seconded the motion. All voted in favor and the motion carried unanimously. (John Limburg was not present at the meeting)**

## **3. Discussion of Concept Plan for Desert Edge (redesigned)**

Nick Mason from LGI homes was present to present the concept plan

Nick stated that they hope they have addressed the city's concerns. The mayor didn't want a lot of road opening out onto Old Lincoln road, the townhomes moved to the other end.

Gary had questions about the split zoning of MU and CD zoning for this property

Shay explained how in the zoning changes discussion and reworking the zoning maps, this is one of those parcels that is split.

Gary stated that it was his understanding that this had been cleaned up

Shay explained this is concept plan. We can clean things up during the preliminary process.

Gary stated that this is one of his problems is these developments that have 2 different zoning and different codes, about 60% is MU and 40% is CD

Shay stated he thought section 1 was A-10, CC approved Jan. 2021 to change to MU.

Mayor help clarify by explaining past history. This may not have been done right but they have an agreement approved by CC and mayor and we need to honor that agreement.

Brian asked if UDOT is going to allow all these road entrances,

Michael stated that in their conversations with UDOT the road match up with the gravel pit road, Walmart and other roads on 138.

Jaime asked what are the green spots.

Nick explained that they are where the utilities will go through

Gary state he didn't see why someone would drive through the whole subdivision to use those roads.

Rick stated he could see why people that are already out there would want to keep themselves isolated. Having limited access and circle would be want most owner would want.

Christy helped clarify street configuration by stating that circles are fine but that the plows need be able to go around.

Rick expressed that he is concerned about parking. Other concern, I don't want to argue over lot sizes and setbacks but small lot don't leave room for parking.

Gary also express that those are some of his same concerns. These very narrow lot design you don't have street parking. Maybe widen the lots. What about parking for RV, trailers, ATV and so forth. This community attacks people who like these items.

Jaime stated that she didn't see any apartments. This is a large development. Grantsville needs rentals

Nick stated that they don't build apartments

Rick had a Dan question. The things sticking out the bottom, are those drainage?

Dan explained that yes, that is his understanding.

Nick stated that they will make a way for the water that have historical flowed through the property. They will do something to retain the water from the development.

Jaime expressed that she remembered the sizes would increase as they went north. This concerns her.

Nick said they will look at that.

Jamie asked "What about 1/3 of acre instead of these smaller lot."

Nick said, I can't commit to larger lot but we will look at it internally.

Jaime asked, what about a fence?

Nick said, we can consider it. That is something we most likely want.

Gary stated that, we would like to see what the zoning actually is. We want more parking. As part of the P.U.D. we want you to outline what deviation you want and what the city will get as a tradeoff.

Back and forth conversation between Gary and Nick about parking for toys (RVs, ATVs etc.)

Brett helped clarify this discussion by explaining, I recognize what Gary is talking about but our code doesn't require that.

Rick stated that if the lot is narrow one of the problems that creates is there is no place to park toys.

Gary stated that if we follow the code width, they will have a place to park the toys. When the developer narrows the lots, we end up with problems

Jaime asked what is the minimum frontage is 50 ft.

Brett stepped in to clarify that the applicator feels they can disregard the code. This is something we disagree on.

Nick put up a different slide with more townhomes.

Gary asked can you market that many townhomes

Nick stated that, we feel that we have addressed the concerns of the mayor and tried to work with staff to address the concerns.

Dan addressed small frontage parking. They will have 2 car garages.

Gary stated, lot size has a purpose. It provides distance between houses.

Jaime – we are trying to balance

Mayor stated we could make a lot of different things if we didn't have the P.U.D.

Gary ask Dan, what is the setbacks?

Dan said, I think they are 7.5 for utilities

Brian ended that discussion

#### **4. Discussion for Amending Moderate Income Housing Elements to the General Plan**

Shay and Jessie was available to lead discussion.

Jessie explained that we as well as 75% other communities are deficient. Some of it is wording. According to work force services we have to have that actual wording.

Gary asked how does that project we just spoke to have to do with this.

Rick noted that section 8 or public housing, we can't control the price of the home by the size and price of the lots. (10-9a-403 general plan preparation)

Jessie explained that Brett and he have spoken about possibly requiring work

Brett explained that all we are doing here is cleaning up the wording to be in compliance to statutes.

Shay clarified that tonight we want to run through our goals. Currently the state wants us to work on the action items. Later we would need to start recording moderate housing in our community.

Shay said on goal would be (A) rezone for densities necessary to facilitate the production of moderate-income housing. MU is the best way to facilitate moderate income housing.

Rick stated that the MU doesn't guarantee moderate-income housing.

Shay took several minutes to explain that we can't guarantee what the cost of the homes would be.

Shay continued with (O) apply for or partner with an entity that applies for state or federal funds or tax incentives. BLUE LAKES was such a development.

Rick stated that we need better definitions on the MU zoning

Shay commented that we can certainly change the language in the MU for commercial and residential percentages.

Rick stated, I am for setting percentage commercial in the MU.

Jaime asked so are we just looking to write something to meet the state code but are not interested in really creating moderate-income housing?

Shay said that we can create bench marks, maybe if they meet the benchmarks, we can give them something to sweeten the pot. How much does the city really wants to do this?

Jessie said that A, E, F are the ones we have chosen, these three as tentative goals.

Shay said A and F are in there but the wording needs to be corrected. E is new.

Jaime asked if the townhomes they were presenting in the last development would that have qualified?

Shay said it would depend on the price point.

Rick thought that it seems we almost meet these goals.

Jessie said, yes but we need to have the actual wording to comply.

Gary said that doing what you outlined, would be fine by me.

Shay said, I can have this ready the next meeting

Brett explained that the State doesn't have a definition of moderate-income housing.

Rick thought that a definition of moderate-income can get pretty detailed.

## **5. Approval of minutes from Planning Commission Meetings held 10/06/22, 10/20/22, 10/27/22**

**Jaime Topham made a motion to approve the minutes from Oct.6, 2022, Oct. 20, 2022 and Oct. 27, 2022, Gary Pinkham seconded the motion. Brian Pattee abstained from voting as he was not present at all the meetings. Jaime, Gary and Rick all voted to approve. Minutes Approved**

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

Mayor asked that everyone remember that the Land Use Institute is funded by build permit money and developer money

He also mentioned Desert Edge. I wasn't in on it so I can't apologize for it.

Gary wanted to know which code are we working under. Also, are we working under the MU and CD code.

Rick asked, can they really build to super max townhomes

Brett stated, yes, they have a max number but we don't have disregard our codes.

Gary explained that with PUD one thing we have noticed with the driveway is that there is no parking on the street.

Brett explained that the commission can let them have the density they want but they have to give us parking

Rick asked are there fees for them coming back and back and back?

Brett explained that our definition of a PUD is pretty ambiguous. If you want to cut down on the number of meeting we could redefine our PUD. Tooele county has a tightly defined PUD

Mayor expressed, I trust both lawyers. I will get answers

## **7. Adjourn**

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

Adjourned at 9:00 pm