



June 15, 2023

**Planning Commission
Meeting**

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA:

1. Discussion of proposed amendment and extension for Scenic Slopes PUD
2. Discussion of proposed rezone of two (2) acres located the corner of Burmester Road & North Street to go from RM-7 and RR-1 designation to MU Designation.
3. Discussion of proposed amendment of Chapter 19a Mixed Use Zoning District in the Grantsville City Land Use Code.
4. Approval of minutes from the Jan. 5, 2023 work meeting, Feb. 02, and April 13, 2023 Planning Commission meetings
5. Report from City Council liaison Mayor Critchlow
6. Adjourn

AGENDA ITEM #1

Discussion of proposed amendment and
extension for Scenic Slopes PUD

**Planning and Zoning**

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023082

Amendment and Extension for Scenic Slopes PUD Staff Summary and Recommendation

Parcel ID:	21-092-0-0134 and 21-092-0-0135	Meeting Date:	June 15, 2023
Property Address:	South of South street and East of Snow Way	Current Zone	R-1-21
Applicant Name:	John Butler		
Request:	Division of two (2) lots to four (4) lots within an approved Subdivision		
Prepared by:	Lanise Thompson / Cavett Eaton		
Planning Staff Recommendation:	Staff recommendation would be to approve this Subdivision Amendment and Extension once all additional requirements have been satisfied.		

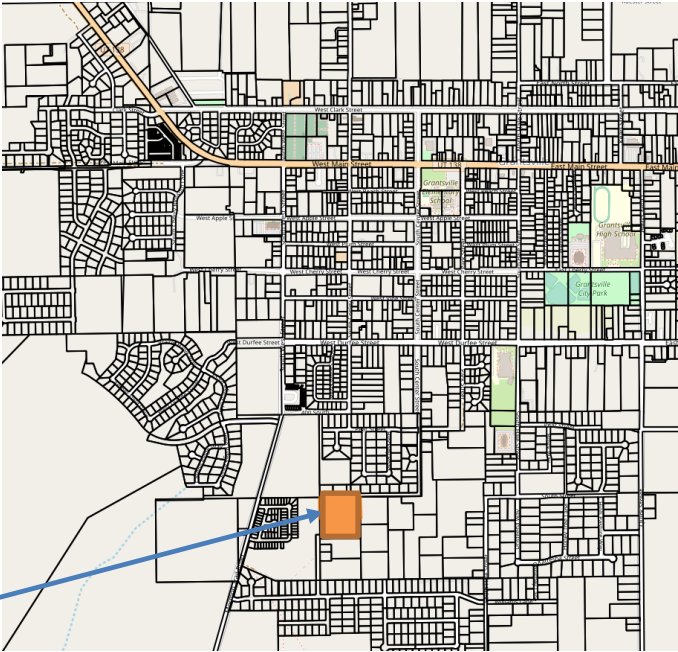
PROJECT DESCRIPTION

This request for a Subdivision Amendment was requested by John Butler whose property was part of the Scenic Slopes Subdivision. He originally had 2 lots of just under 5 acres each. Nothing has been developed on the lots. He would like to split the lots and build a home on lot 3 of the proposed subdivision amendment. There has been an addition of a small piece of land (the Extension referenced in the title) that was withheld by the developer to the North, (Hunter Estates Subdivision) to ensure payment of road improvements and this property will be added to this subdivision amendment.

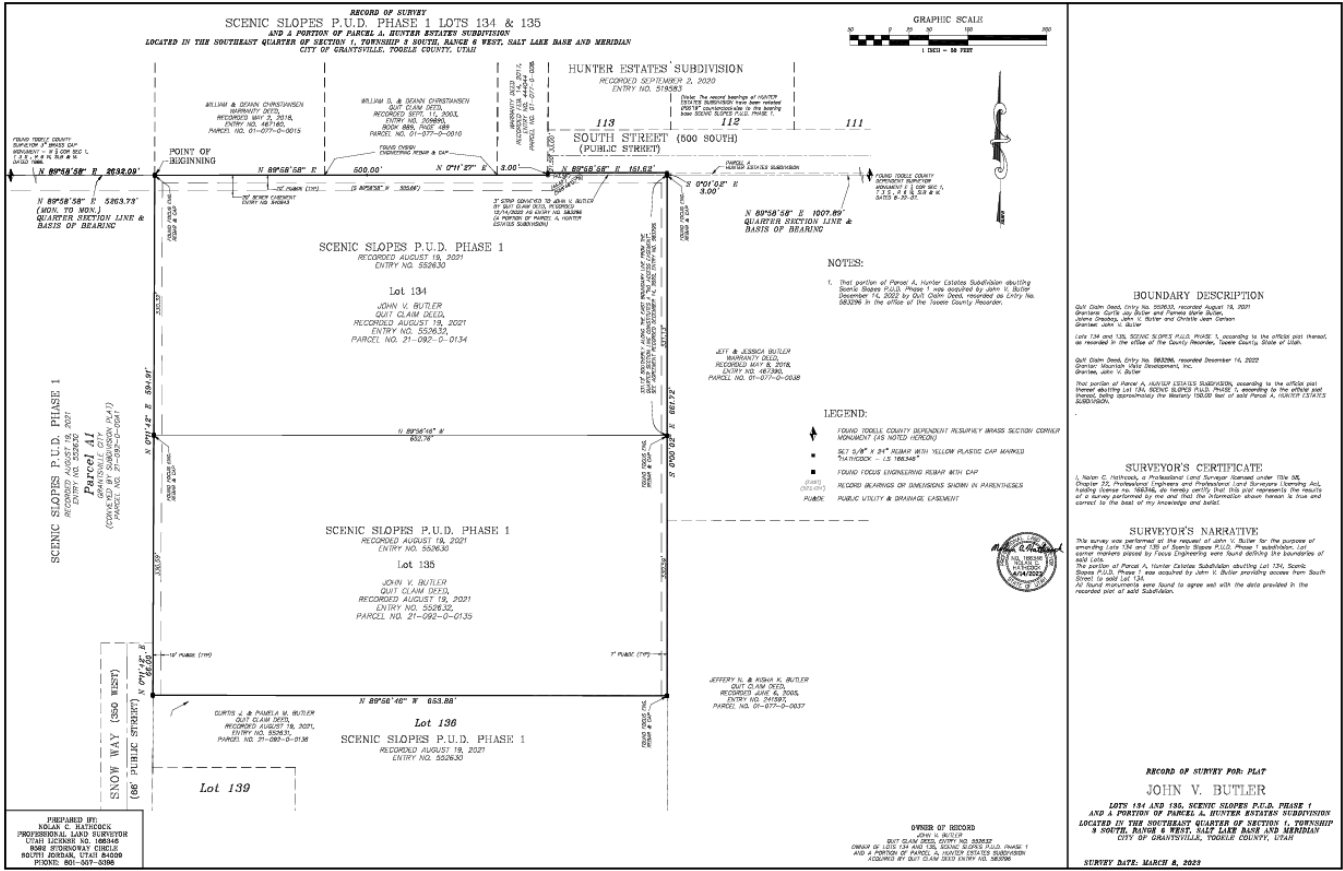
Our City Engineer, Dan England, has asked for an additional Site Plan be added to this document to indicate utility plans and details for future development. There was also a changes asked to be made in the roadway easement to increase it by 6' (six feet) to accommodate a 66' (sixty-six foot) city roadway as an extension of South Street. A note was also to be added requiring all property owners to retain storm water drainage on their own property. **(Updates Have Been Added)**

There is still a question as to who will be responsible to pay for the frontage improvements once the street develops toward Mormon Trail in the future. Once this is determined a note will be added to the Plat.

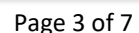
SITE & VICINITY DESCRIPTION



Subject Property Location



Original Undivided PLAT



LAND USE / ZONE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	35 feet	Unknown at this time	N/A
Front Yard Setback	40 feet	Unknown at this time	N/A
Side Yard Setback	5*/15	7.5/10	N/A
Rear Yard Setback	30 feet		N/A
Public Utility Easements	10 foot front/7.5 Side	10 foot front/7.5 Side	Complies
Lot Size	21,780 sq. feet (1/2 acre)	All lots > 2 acres	Complies
Maximum Building Coverage	20%	Unknown at this time	N/A

*Setback shall be as listed or match the easement width, whichever is greater

GENERAL PLAN CONSIDERATIONS

This amendment complies with the General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

None

NEIGHBORHOOD RESPONSE

Radius Report was sent. Planning Staff received two inquiries. No concerns.

PLANNING COMMISSION RESPONSE

No response to date.

PLANNING STAFF RECOMMENDATION

As this is a discussion item, staff recommendation would be to approve this Subdivision Amendment and Extension once all additional requirements have been satisfied.

Exhibit A**Scenic Slopes P.U.D. Phase 1 Lots 134 & 135 Amended & Extended****Lot Closure Report – April 12, 2023**

John V. Butler, Owner

Prepared by:

Nolan C. Hathcock

Professional Land Surveyor

Utah License No. 166346

9592 Stornoway Circle

South Jordan, Utah 84009

Phone: 810-557-5398

Email: nolanhathcock@gmail.com

Boundary

Wed Apr 12 19:20:22 2023

Bearing	Distance	Northing	Easting
		821970.68	730139.62
S 00°00'02" E	664.72	821305.96	730139.62
N 89°56'46" W	653.88	821306.57	729485.74
N 00°11'42" E	660.91	821967.48	729487.99
N 89°58'58" E	500.00	821967.63	729987.99
N 00°11'27" E	3.00	821970.63	729988.00
N 89°58'58" E	151.62	821970.68	730139.62
Closure Error Distance > 0.0000,		Total Distance Inversed > 2634.13	
Area: 432132 Sq. Feet, 9.9204 Acres			

Lot 1

Wed Apr 12 19:24:27 2023

Bearing	Distance	Northing	Easting
		821524.68	730139.62
S 89°58'58" W	200.00	821524.62	729939.62
N 00°00'02" W	443.00	821967.62	729939.62
N 89°58'58" E	48.37		

	821967.63	729987.99
N 00°11'27" E 3.00		
	821970.63	729988.00
N 89°58'58" E 151.62		
	821970.68	730139.62
S 00°00'02" E 446.00		
	821524.68	730139.62
Closure Error Distance> 0.0000,	Total Distance Inversed> 1291.99	
Area: 89055 Sq. Feet, 2.0444 Acres		

Lot 2

Wed Apr 12 19:24:54 2023

Bearing	Distance	Northing	Easting
		821967.58	729817.99
N 89°58'58" E 121.63			
		821967.62	729939.62
S 00°00'02" E 443.00			
		821524.62	729939.62
N 89°58'58" E 200.00			
		821524.68	730139.62
S 00°00'02" E 218.72			
		821305.96	730139.62
N 89°56'46" W 323.89			
		821306.26	729815.74
N 00°11'42" E 661.32			
		821967.58	729817.99
Closure Error Distance> 0.0000,	Total Distance Inversed> 1968.56		
Area: 124910 Sq. Feet, 2.8675 Acres			

Lot 3

Wed Apr 12 19:25:28 2023

Bearing	Distance	Northing	Easting
		821967.48	729487.99
N 89°58'58" E 330.00			
		821967.58	729817.99
S 00°11'42" W 330.73			
		821636.85	729816.86
N 89°56'46" W 330.00			
		821637.16	729486.86
N 00°11'42" E 330.32			
		821967.48	729487.99
Closure Error Distance> 0.0000,	Total Distance Inversed> 1321.05		
Area: 109073 Sq. Feet, 2.5040 Acres			

Lot 4

Wed Apr 12 19:25:54 2023

Bearing	Distance	Northing	Easting
		821637.16	729486.86
S 89°56'46" E	330.00		
		821636.85	729816.86
S 00°11'42" W	330.59		
		821306.26	729815.74
N 89°56'46" W	330.00		
		821306.57	729485.74
N 00°11'42" E	330.59		
		821637.16	729486.86
Closure Error Distance> 0.0000,		Total Distance Inversed> 1321.18	
Area: 109094 Sq. Feet, 2.5045 Acres			

AGENDA ITEM #2

Discussion of proposed rezone of two (2) acres located the corner of Burmester Road & North Street to go from RM-7 and RR-1 designation to MU Designation.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023089

Rezone for 2-acre lot at 218 N Burmester Rd. Summary and Recommendation

Parcel ID: 11-006-0-0004 **Meeting Date:** June 15, 2023
Property Address: 218 N. Burmester Rd. **Current Zone/Proposed zone** RM-7 & RR-1

Applicant Name: Robert and Ashley Sager
Request: Rezone property from split zoning RM-7 and RR-1 to MU
Prepared by: Cavett Eaton
Planning Staff Recommendation: P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections, the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

PROJECT DESCRIPTION

The applicant wishes to start a small internet-based business that will provide outdoor storage for recreational vehicles, rentals of recreational vehicles and sales of used or new recreational vehicles, travel trailers or automobiles, likely no more than 6 at a time in inventory, and mostly online sales. Interested parties would be required to see the inventory by appointment only and the vehicles will be kept in a fenced yard. All required City Business Licenses will be obtained as necessary.

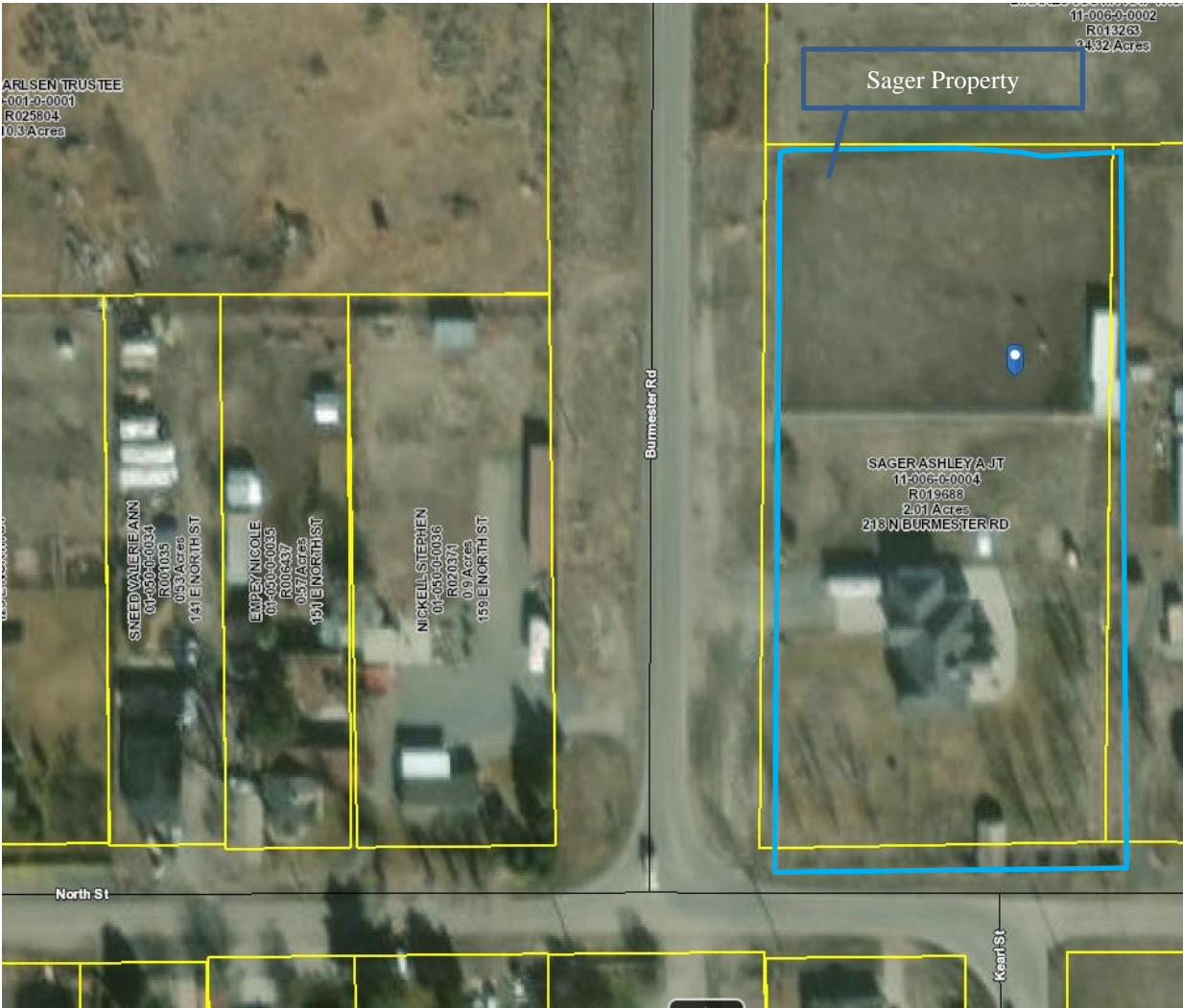
Rezoning is required for this business application and the Mixed Use (MU) Zoning District allows for residential and commercial use. The MU Zoning District also requires a Planned Unit Development (PUD) application to be approved and the applicants will apply for and pursue approval if the Rezone is approved. The PUD application will provide more regarding the business and physical layout of the property and request variances (if any).

SITE & VICINITY DESCRIPTION

Parcel Number 11-006-0-0004
Tax Year 2023
Total Acres 2.01
All Owners SAGER ASHLEY A JT, SAGER ROBERT D JT

Address 218 BURMESTER RD, GRANTSVILLE, UTAH

Subdivision PIONEER SUB OF G-VILLE 1 AMD



LAND USE / ZONE CONSIDERATIONS

Requirement	Standard	Actual	Compliance Verified
Height	35 Feet	> 22 Feet	Complies
Front Yard Setback	50 Feet	65 Feet	Complies
Side Yard Setback	10 Feet	96 Feet	Complies
Rear Yard Setback	10 Feet	78 Feet	Complies
Landscaping Buffers & Setback Modifications	25% of the total project area	> 25%	Complies
Lot Width	Not Determined	150 feet by 200 Feet	Complies
Parking	Not Determined		Will be Determined with PUD
Lot Coverage	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A

Compatibility with existing buildings in terms of size, scale and height.	Complies
Compliance with the General Plan.	Complies

GENERAL PLAN CONSIDERATIONS

From the General Plan Executive Summary –

Economic Development

- Define the Core – Define the core commercial district and provide adequate amenities or services to attract development for infill of this space.
- Create Priority Areas – Prioritizing areas for development will help encourage appropriate DIRT (Duration, Intensity, Rate & Timing) of development to match the community needs.
- Provide Business Incentives – Where necessary, provide incentives to new business start-ups or existing business expansions to encourage community growth and job creation.

Conditions Prior To Implementation (Economic Development)

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

Areas Of Potential

- A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.
- Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City.

- Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community.
- Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State. (Modified for this report)

Retail Sector Category	Per Capita Sales			Per Capita Leakage (State minus City)	Dollar Leakage
	City	County	State		
Motor Vehicle & Parts Dealerships	\$ 59	\$ 1,152	\$ 2,263	\$ 2,204	\$ 22,830,298

- Areas of greatest retail potential are Motor Vehicle sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City.

P&Z Staff have determined that this application and the proposed business is congruent with the goals of the General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

Increased traffic on Burmester – This property has ample frontage on Burmester to allow for a secondary access and provide parking without adversely affecting general traffic. A review with Public Works staff has verified this. More details will be forthcoming with the PUD application if this Rezone is approved.

PLANNING COMMISSION RESPONSE

No Response to date.

PLANNING STAFF ANALYSIS

Referencing: GLUDMC 19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District (MU) is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture

is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district.

19a.2 Permitted Uses

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.8 Landscaping Requirement

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.



**Grantsville City Future Land Use Map
- Burmester as a Commercial Zone**

PLANNING STAFF RECOMMENDATION

P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections, the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

AGENDA ITEM #3

Discussion of proposed amendment of Chapter 19a Mixed Use Zoning District in the Grantsville City Land Use Code.

Proposed Mixed Use District Ordinance Amendment Affecting Chapters 19.1, 15 (RM7 & RM15 Districts) & 4.34 Multi-Unit Residential Development.
Revision 4/25/2023 From Planning Commission Work Session and 5/04/2023 Planning Commission Meeting. Revised May 22, 2023

~~RED Remove From Existing Language.~~

Green Add to Language.

Blue for Discussion.

Chapter 19a Mixed Use District

19a.1 Purpose And Intent

19a.2 Permitted Uses

19a.3 Minimum Lot Sizes

19a.4 Setbacks/Yard Requirements

19a.5 Minimum Lot Frontage

19a.6 Maximum Height Of Structures

19a.7 Minimum Dwelling Size

19a.8 Landscaping Requirement

19a.9 Exceptions

Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential uses. ~~medium density residential neighborhoods mixed with commercial properties.~~ Planned Unit Developments are required in this zone. ~~such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development.~~ Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. To accomplish this goal properties of less than one acre fronting major streets such as Main Street shall be developed as commercial only or a commercial / residential mix with the commercial fronting the street. All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street. ~~the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected.~~ Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. ~~Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.~~

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district.

HISTORY

Amended by Ord. 2021-13 on 4/28/2021

Amended by Ord. 2021-35 on 8/18/2021

Amended by Ord. 2022-14 on 8/3/2022

19a.2 Permitted Uses

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family and twin home dwellings is 4,000 square feet per unit.

(2) Attached dwelling unit residential development shall meet the minimum lot requirements found in GLUMDC 4.34.

~~(2) The minimum lot size for any non-residential use in this zone is one-half (1/2) acre.~~

~~(3) Minimum lot size for Multi-unit dwellings is 4,000 square feet for each unit.~~

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

19a.4 Setbacks/Yard Requirements

Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 25 feet. ~~The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.~~

(b) Sides (single family and twin homes): 7.5/10 feet or PUE dimension, whichever is greater. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.

(c) Rear: 20 feet.

(d) Corner lots (single family and twin homes): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10 foot setbacks for the interior ~~other two~~ sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 7.5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

(g) Commercial buildings (excluding residential) shall conform to the commercial requirements found in the applicable commercial district (CN, CS & CG) for the equivalent type of use and size.

(h) Attached dwelling unit residential development shall meet the setbacks/yard requirements found in GLUMDC 4.34.

HISTORY

Amended by Ord. 2021-13 on 4/28/2021

Amended by Ord. 2022-14 on 8/3/2022

19a.5 Minimum Lot Frontage

- (1) For single family ~~and twin~~ homes, the minimum lot frontage/lot width shall be not less than 50 feet.
- (2) ~~Multi-use~~ Attached dwelling unit residential development shall meet the requirements found in GLUMDC 4.34-
- (3) All other uses in this district shall have at least 100 feet of frontage along a public street.

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

19a.6 Maximum Height Of Structures

- (1) No structure in this zone shall exceed a maximum of ~~two (2)~~ three (3) stories in height or 35 feet above grade at street.

HISTORY

Amended by Ord. 2021-13 on 4/28/2021

Amended by Ord. 2022-14 on 8/3/2022

19a.7 Minimum Dwelling Size

- (1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.8 Landscaping Requirement

- (1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development. This requirement may be calculated by including open space, landscaped setback areas and landscaped common areas.

19a.9 Exceptions

- ~~(1) Heights of three (3) stories above grade at street and fifteen (15) units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.~~

HISTORY

Adopted by Ord. 2021-13 on 4/28/2021

4.34 Multi Unit Residential Development

- a. Multi-unit residential units, also called attached dwelling units, shall include any structure that provides for more than one place of residence. The combined units in each structure ~~will~~ shall meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
- b. The minimum size requirements for a multi-unit lot is:
 - ~~1. As specified in GLUMDC 15.4 and 15.5, if the development is located in those districts.~~
The minimum lot size per individual unit for townhouses, row houses and other attached but separately owned type units is 2,400 square feet including a minimum of 1,000 square foot unit footprint. As the unit footprint increases in area the overall lot size shall increase equivalently as necessary to allow the unit to meet minimum frontage width and all setbacks. Lot sizes for end units shall include additional lot area to meet corner side setbacks of 25 feet. The minimum building to building spacing of 30 feet overall between buildings. The side setback along property boundaries shall be 15 feet. Setback areas may be held in common ownership. The minimum lot size only includes the area within the setbacks and does not include: public/private streets, private drives/alleyways serving multiple units, visitor parking, common use areas such as playgrounds, neighborhood recreational amenities, sidewalks, pathways, or trails.
 2. The minimum lot size for attached apartments and condominiums shall be calculated based upon an area per individual unit of 2,400 square feet. The building footprint is not included in the lot size calculation. Open space requirements shall apply. This minimum area includes parking lots internal driveways, common use areas, amenities, internal sidewalks pathways or trails. Regardless of the minimum lot size calculation building setbacks shall remain in force when locating all buildings on a site. Interior amenities for utilization of all residents such as gyms, pools, group meeting areas including amenities typically found in a club house may be calculated as part of the lot size if they do not contain residential units, building maintenance or mechanical areas serving the residential portions of the complex either in, above or below the amenity. Interior amenities, sheds and covered or enclosed parking shall not encompass more than 1/3 of the area calculated as minimum lot size.
 - ~~3. For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:~~
 - ~~1. Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq).~~
 - ~~2. Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units.~~
 - ~~3. Minimum frontage will be fifty feet (50').~~
 - ~~4. Minimum seatback for the front yard will be twenty five feet (25').~~
 - ~~5. Minimum rear setback will be twenty feet (20').~~
 - ~~6. Minimum side yard setback will be twenty feet (20').~~
 - ~~7. For corner lots, there shall be two front yard setbacks.~~
 - ~~8. If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30').~~
- c. Setbacks
 1. Front: 25 feet.

2. Sides (attached dwellings): 30 feet spacing between buildings containing dwelling units. 15 feet side setback to a property line.
3. Rear: 20 feet.
4. Corner lots (attached dwellings): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street.

d. Minimum Lot Frontage

Townhouses, rowhouses and attached separately owned residential units shall have a lot frontage/lot width per unit of no less than 30 feet.

e. Open Space Requirement

In recognition that attached dwelling and mixed-use housing typically includes limited personal outdoor space, all attached dwelling and mixed use projects shall provide a minimum of 10% of the total residential project area to be used for improved open space. There shall be no fee in lieu option for open space in these projects. The improved open space shall comply with the following requirements:

1. The open space area shall be part of the common area and shall be used to provide amenities and activity areas for the residents of the development.
2. Amenities shall include active and passive uses such as but not limited to play areas and equipment, exercise areas and equipment, and outdoor gathering areas that are conducive to the health, safety and welfare of the residents.
3. As open space areas are meant to provide outdoor amenities for the use of the residents, stormwater facilities shall not be considered as part of the open space area.
4. Open space shall not encroach on setback areas and adequate buffering shall be provided to shield residences, onsite and neighboring, from the light and noise of amenities.
5. Pathways and trails shall be provided that allow all residents to safely access the open space areas.
6. The attached dwelling and mixed use open space requirements shall supersede the open space requirements found in Chapter 21 Subdivision Regulations.

f. Street and Parking

1. All streets shall be designed and constructed to meet the City's standards for streets.
2. Parking For Residents
 - A. Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - B. There shall be a minimum of two (2) parking spaces provided for each unit.
 - C. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
3. Residential Visitor Parking
 - A. Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - B. Parking for the first ten (10) units shall provide one (1) separate designated visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two

(2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.

- C. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided no more than 200 feet away from the units for which parking is serving.

4. Commercial Parking

- A. Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply.

g. Building Requirements

1. Maximum height is two ~~(2)-stories~~ three (3) or thirty-five feet (35'), whichever is less.
 2. Ground floor units shall be ADA accessible.
- h. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

HISTORY

Adopted by Ord. 2022-24 on 7/6/2022

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area):7,000 sq.
feet Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot6,000 sq. feet

~~Maximum Density~~~~7 d.u./acre of lot~~
area as defined in GLUMDC Chapter 2 Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All ~~multi-use~~ Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot, or match the easement width, whichever is greater

Side Yard for Main Building, Each Side5*/15 feet

Side Yard for Accessory Buildings4 feet*

Set backs for Accessory Buildings on a corner lot:

On the interior side of the Main Building4 feet*

On the rear of the Main Building1 foot*

~~On corner lots 2 front yards and 2 side yards are required.~~

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows:
25 feet on each side fronting a street.

*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height35 feet, or a basement
and two (2) floors, whichever is less Maximum Building
Coverage35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Waste water disposal Street
name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles
and character, including apartment and condominiums.

Minimum Lot Size (Lot Area):8,000
sq. feet Minimum Lot Size for Corner Lots10,000 sq.
feet Additional lot area for each additional dwelling unit on the lot4,000 sq.
feet of the lot area. ~~To achieve this density, housing units would need to be built above other housing
units. Maximum Density15 d.u./acre~~

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots
Standards and Street Frontage.

All ~~multi-use~~ Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-
Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street)60 feet

Minimum Yard Setback Requirements:

Front Yard25 feet

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot*

Side Yard for Main Buildings, Each Side7.5 feet

Side Yard for Accessory Buildings4 feet*

~~On corner lots, 2 front yards and 2 side yards are required.~~

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows:
25 feet on each side fronting a street.

*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height35 feet Maximum
Building Coverage of the lot area50%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Waste water disposal Street
name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

AGENDA ITEM #4

Approval of minutes from the Jan. 5, 2023 work meeting, Feb. 02, and April 13, 2023 Planning Commission meetings

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION WORK MEETING HELD 01/05/23. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM

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

Appointed Officers and Employees Present: City Attorney Brett Coombs, Public Works Deputy Director Christy Montierth, City Engineer Dan England, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson, Aqua Consultant Shay Stark.

Citizens and Guests Present: Shaun Johnson, Spencer Hymas, Eric Sakotas, Tom Clark

Vice Chair Jaime Topham called the meeting to order at 6:14 pm (Commission Chair Brian Pattee arrived a little late)

AGENDA:

Discussion of West Bench Master Plan Subdivision (Shaun Johnson)

Shaun Johnson was present to answer question

Shaun – Thank you for meeting with us. Sorry it's last minute notice for you. You guys should have a letter with you and a map. This is about the 1,750 acres behind the Walmart Distribution Center. I'm Sean Johnson. I'm from Grantsville. Three generations deep. My dad is Dean Johnson. That's always a positive thing. We acquired this property, March of 2021. We have been working on this for a long time and the main thing we have been working on since then and now is really looking for the right partner to partner with on this development. I am a resident of Grantsville and I live down Cooley Street. The back of my house has windows facing this land, so I look at this property every day. It's very important to me, we see ourselves as stewards of this land and we want to do the right thing up here.

We've spent the last year and a half really just searching for the right development partner on this deal. The plan that you have before you right now is a very preliminary plan that I'm going to have Eric with THK go over it, in just a minute. Who we've chosen to partner with, on this, is Ventana. They're out of Colorado. They're very familiar with, what's in Colorado called metro districts. They've done 20 or more metro districts in Colorado. That's very comparable to the PIDs here in Utah. What we're looking to do up here isn't a development. We're looking to do a master-planned community. The plan you see before you right now is all we have because before we go any further, we really want to get the feedback from the City, from Planning & Zoning, from City Council members. We are just taking the time to meet with everyone as we appropriately can, to get your feedback on it now to allow us to go to our next stage of planning.

One of the things we recognized when we came to Dan a year and a half ago and at the time Mayor Marshall, we recognized really early on that we probably need to do some studies up there on the West Bench so we've been very intricately involved in that process.

One of the main things we see that I've bullet pointed here; that there are some major regional wide improvements that need to happen. Culinary water infrastructure, water tank, a well, oversized mainlines, sewer improvements with a new treatment facility. Oversized mainlines because this is not going to just affect our property, but the surrounding properties. Roads including major collectors, curbs and sidewalks.

Something that we really want to focus on as we create this community is the parks in the open space. A huge chunk of our land borderlines a BLM land. We see an opportunity to have all trails lead to this and have a really great opening to this side of the mountain range, which currently isn't there unless you really go off Little Mountain.

All of these things are opportunities that we see to help the city get in through our development. We think we're probably going to be the first people up there doing anything. As we go through this planning, those are all the things that we're looking at and wanting to contribute and partner with the city on as we go through this.

Real quickly, we'll just introduce the team. We've got a whole slew of people here. We have Ventana here, who are our partners. We have Eric with THK Associates. They're a master-planning firm out of Colorado. I don't know if you've heard of them, but they've done a lot of the major master communities in Colorado and he's going to talk through this plan a little bit. And then we have Galloway Engineering, who we're going to be partnering with and also Rick Engineering, who offices out of the same office as Ventana. That's who we have here.

All we're looking for right now is just your feedback on what you guys are wanting to see up there. Before we go any further, instead of coming with a plan saying "Here's what we're going to do", we want to hear from you. What do you see up there? What's important to you and what can we get incorporated into this plan as we start to really move forward and develop this property?

With that, I'll quickly turn the time over to Eric and he can walk you through our thoughts behind what's here now. But please know this is changing. We already have a lot of things we don't like about this that we're going to change, but he'll at least walk you through what we have right now.

Eric Sakotas – Good evening Commissioners. Thank you for taking the time to meet with us. As Sean has mentioned, this is a pretty preliminary plan. How this was first looked at is THK produced a market analysis study to figure out what kind of land uses might be foreseen for the future of the property. With the market analysis that we did, we laid out this framework to look at how those land uses might occur in array on the property.

The first thing that we do is we really look at the natural features of the property to lend itself to where the open spaces might go, we're looking at natural drainage features, and let that set the framework for the concept plan. And then from there, create a community that has a diverse use of housing types, creating a core, a town core, a sense of place for the community.

If you look in the northern portion, you see a lot more of the industrial type land uses positioned there. Our thought there was, with its adjacency to the existing Walmart Distribution Center, and also with access to Highway 138, that was kind of the driving point for the location of the industrial. The south corner of the master-planned community approach, creating a center in the middle with a diverse amount of land uses where you could have some more of your higher density uses in and around open spaces and parks to create a critical mass. So, you're creating a nice core for the community where you can place retail uses around and have more of a core. You place your schools there adjacent to regional parks in open spaces. As Sean had mentioned, it's creating those connections up to the west to get access to that BLM land to provide a larger amenity framework for the future residents.

Looking at it, we did more of a comprehensive approach instead looking at more of the amenities and how those lay out to provide a great community for the future residents. That's a quick overview. I know we're short on time, but do you have any questions as far as that?

Gary Pinkham – I assume the black lines are the roads?

Eric – Correct.

Gary – So we've got one point of access into all of this?

Eric – There's actually quite a few. There's one north of the Walmart site, off of Highway 138. There are multiple entrances off of Mack Canyon Road to the south. There's actually two along Highway 138 right now. That's our preliminary thinking as far as framework. Like I said, this is pretty preliminary, but your thicker roads are more your collector roads through the site. The local roads aren't really shown at this level right now, but it's just looking at major circulation routes.

Shaun – With the West Bank Master Study that's going on right now, we're coordinating with them and where they're wanting that master transportation infrastructure. If you look at those layouts that they have, they mirror this. We've tried to match what they have and we're working closely with them to make sure we match the master plan that Grantsville City is trying to accomplish.

Gary – Where are you guys with regards to that new gravel pit road?

Eric – It's actually shown on there.

Shaun – This diagonal going right through the middle.

Gary – I know where it is but the last I heard, they were not going to allow anybody on that road except the gravel trucks.

Shaun – This property is where they're accessing, which has now been sold to Granite. Jesse Lasley maintains ownership of this road. So right now, our plan is to only cross that road. We hope that as we get into development that we can work a deal with them and reroute the road in a more logical place to get out of the middle of the community. So best case scenario is this road becomes incorporated into the community, worst case scenario is we work out crossings of where we have to cross the road.

John Limburg – Is this the road they just barely built out there?

Shaun – Yeah, That's a work in progress?

Dan – It's a private road.

John – I mean they just got through building it just a couple months ago.

Dan England – Yeah, He bought the land, checked with the city, found out that he can put a road on his own property. He found that out, then he bought the land and put the road and now he's got a deal that he worked with Granite out there.

John – So don't you own all this land already?

Shaun – So the story behind it is we were at the closing table ready to close. The original seller, Barbara Nelson, we found out that day that she had sold this strip of land under our noses. So, it was an unfortunate discovery. We still moved forward with the sale because we're confident that we'll be able to work through that and still create a great community. At the end of the day, still, if you go up there and drive it, there is so much land. Even if you have to work around that road, there is so much land up there.

Gary – I just wondered with regards to having crossing roads, if they're not going to allow us to cross, it's going to make things difficult.

Shaun – Those are details that we know need to be worked out, but we don't have that solved at this moment.

Gary – What's the current zoning on this ground?

Shaun – Mixed-use

John – All 1400 acres is mixed-use?

Gary – It's all mixed-use?

Shaun – Yes. The backstory to that, is when Daryl Nelson did the deal with Walmart. In exchange, he got the zoning mixed-use because Grantsville City wanted the Walmart Distribution Center. At least I wasn't involved in those meetings, but that's what Mayor Marshall at the time told me.

Gary – And then with this kind of development, do we have code that we could work with on this or do we need to develop code to make this kind of a project?

Tom Clark – If I could answer that. My name is Tom Clark with Ventana Capital. We're partnering with Sean and his group to do this. I'll answer your question in one second, but you made a comment before the meeting started and we agree with you a hundred percent. This needs to have a Grantsvillian involved and we know that. We would not do this project if Sean and his group was not staying involved. And in addition to that, we do want this to be a partnership with us and the City and the residents. It needs to work for everyone. I just want to put a face to our name. But to answer your question, I believe we need to probably put a PUD, a planned unit development, on this property that would address your concerns there.

Brett Coombs – As for the zoning, we don't have a master plan zoning district. As you know, we have PUD, which this would fall under with a master plan that we would do. The PID would govern how it'll be funded and infrastructure created and installed. We have mechanisms in place that we can make this work for them.

Gary – Ok. So, we don't have to create code to move forward, we could work within our own code.

Brett – I mean the code has already been updated and there likely will be updates before this gets to the point that it's completely built out or anything like that. Just due to the nature and the size of this type of project and it's going to introduce new elements to the community that we probably haven't faced too much before. As those come up, there will be new code created to help address that.

Gary – That's kind of what brought up my question is it looks like we're building outside our box here.

Dan – There's also that West Bank master plan that is also looking at what's to go in different areas. And Shaun has also, as he said, has been working very closely with Chris Hupp with Psomas that is doing that. You guys should hear more about that plan in about a month or two.

Shaun – It's important to recognize this is big and this isn't something we're looking to just bang out in five years and leave. This is a 20-year plan that we're looking at doing here and we want to do it the right way. If you can pull up our plan again, you can see that the,

Cavett – All this ground that is brown is mixed-use. Mixed-use requires a PUD.

Shaun – But one of the first things we look at when we go to create this community is using the natural topography of the land. We don't want to disturb those natural drainage ways. We have 372 acres of open space, right now we're showing about a 42-acre detention pond. We're working closely with Dan on where that detention pond may actually need to end up.

We are trying to be good stewards over this land. We want this to be a good long-term partnership with the city. We want the Grantsville residents to like and want this community and so it's important to us. We don't have a lot of detail and the reason we don't have a lot of detail is because we don't want to get into that detail until we get your feedback. We've also met with Mayor Critchlow, we met with some City Council members. We plan on doing a work meeting with City Council as well because we want to go about this the right way. This isn't something we want to just jam down people's throat.

One of the things that's important to me as a resident and a long-term resident of Grantsville is that this feels like an open community. That it's not just home after home after home, that it feels like there's a lot of open space. It's hard to go to a community in Utah and actually see that. If you've spent any time in Colorado in a lot of the communities. One of the reasons we went with Ventana, is they have done communities of this size where you go into them and it feels like Grantsville. It feels open and it feels good. And hopefully we get to a

point, we're working closely with the attorney to make sure we do this, but we'd like to get the right individuals out to Colorado and look at some of these communities that have been done because that's really what we're trying to emulate here.

We recognize Grantsville is a small town, but we also recognize Grantsville is geographically one of the largest cities in the state right now. And we know it's going to grow. But me... And now I'm speaking as a citizen, sorry, rest of the group, but I want it to grow properly. We can't stop it. The only thing we can do is to do it correctly. And that's probably our most important thing we're looking at here, is making sure we do this correctly. And first step is this group right here and we value your guys' input and really would love to hear your thoughts.

Gary – Couple things I just want you guys to consider. We've had hillside development to south of town here. When that thing very first came in, one of the things we insisted on is adapting to the topography and preserving, protecting those washes and stuff carrying the water. This ground for the most part is alluvial fan. It's probably absorbing way more water than it's shedding. So those washes and retention of that water up there is something we need to make sure we work into the design.

Other thing I would comment on just, and I don't know if you guys have done a lot of work on that. I bid that Walmart job when they first came out and the soils engineering there required up to 20 feet of sub excavation and reconstruction because of collapsible soils. This hillside's got a lot of that, which is going to affect utilities and roads and lawns and stuff. Again, that's something that'll have to be taken into your design.

Shaun – Absolutely.

Gary – Other than that, it's a big enough parcel. We don't want just houses up there either. We realize there's got to be other components to it; including schools and open space and so on. I think at a glance here I can see where you are mixing those uses, to make a community out of it as opposed to a bedroom ward.

Other than that, I don't have a lot of other comments. Other than, I guess from the city's point of view, we've got a lot of infrastructure that would need to be developed and brought down there in order to make this work. Sewer, water and wells and tanks. And we need to incorporate that right now. The city of Grantsville doesn't need any of that. You do, if you know what I mean?

Shaun – Yeah, my bullet points, yes. We had a meeting four weeks ago with staff to talk about... We had Piper Sandler come in who does PIDs and we have an LOI prepared where we are asking above the city standard on the mill levy. And the reason we are asking above that city standard is because we recognize we got to pay for all of that infrastructure. The city's not going to come in and do that. We recognize that. And really the other part of that is, we want to come in and be good partners with the city.

Brett – Can I ask you a question along that I thought about after we met? Do you anticipate, if you have a higher mill levy that's affecting your ability to sell these lots. Sell the homes for the residency, that they'll be paying that much more than city residents?

Shaun – I'll let Tom really answer that, but my brief answer is, we're never going to put a mill levy that's going to make a home not sellable.

Mark Nicholas – My name's Mark Nicholas and I'm with Ventana as well. And to answer that question, we do this in almost every community we do in Colorado, we call it a metro district. We never price ourselves out of the market. That obviously would be the worst thing to do. But because we're a master plan community, there are certain advantages of living in a master plan community with the parks and the schools and everything that comes along with it versus say a 50-acre development of half acre lots that are just what I would consider a subdivision. We're not building a subdivision, we're building a community. You have to think in terms of the overall community, the overall benefit. With that, may come a little extra property tax to work for that. We can always justify it. We can always offset that. But it's an excellent question.

Eric – Just because we may get a mill levy approved in an LOI, doesn't mean we have to issue bonds on that mill levy. We're only going to issue bonds on what's needed when that time comes. But getting that LOI approved with the higher mill levy then allows us to see, "Okay, here's the funds that could be available to us" and really allows us to dive into our plan to be able to say, "Yeah, we can afford a tank." Or at the time, Mayor Marshall wanted two tanks. I'm not sure where you guys are now, maybe we can afford a second tank, but knowing where we sit with that mill levy will allow us to make some of those decisions.

Jaime – The Highlands is also coming before us soon. I think it's actually on for some kind of consideration or review today. Have you kind of worked with them about what their plan is? Because I'm looking at their basic plan, they have "area three is going to be residential"

Shaun – So with Guy, this is something we've been talking about internally. One of the things we feel like this community needs is an entrance. I've been talking to Guy, he's been out of town. I think he's getting back because he has this meeting tonight. But our hope is to get with Guy and to incorporate our design. My real hope is to incorporate our design into his property instead of his design into our property. Because I'm not in love with his design, and so we're working on that, but it's just barely beginning.

Jaime – I'm looking at it. The edge of his property to the edge of your property don't seem congruent. I mean he's got, I'm thinking the bigger residential area, backing up to what you have as hotels and huge open park.

Shaun – Yeah. And not only him, there's also... I forget his name. He sits on the West Bench Committee with us too. He's from California. What's his name?

Dan – Anderton.

Shaun – Anderton! The Andertons have 500 acres UCR on the south side of Mack Canyon Road. The Andertons own to the south of that jog, where we come on the other side. He is another one that we're working with. Our hope is, and I don't know if Guy is going to go for this, but our hope is that us and Guy and them all come together and our communities, merge. That they're obviously different projects, they are going to be the same owners. We have more land than we want right now, but the idea is that our communities would coincide and merge together well. Because we recognize that right now, Guy's doesn't really blend into what we're doing. If you want to advise Guy to get with us, we'd love that.

Jaime – Along those lines though, you wanted feedback; why are you planning the hotels or wait... Oh, offices. Well, I'm not sure. Is it hotels or offices?

Eric – That's office.

Jaime – That's offices by the circle. So why are you planning offices there? How does that make sense? What's the thought process behind that?

Shaun – Yeah, I'll let Eric speak to that.

Eric – We recognize it may not make sense at this point. A lot of things have developed since this plan has happened too. As far as some of the specific land use placements in the plan, we thought office might be a good location there because it is off of what might be a major into the community, but not the major into the community. So that would be probably more adjacent to the left of the retail that you're seeing there. But the office is also located in the point where it could be adjacent to the detention, which could be a good compatible use for that because we don't know with that detention what type of program uses you could use for it. But it's also adjacent more to the higher density residential. But like I said, this is a preliminary stab at that, looking at a framework, this is going to need a lot of tweaking and adjusting over the next who knows.

Jaime – Well I don't see... You have hotels, you have a blank for hotels, but I don't see that listed on here anywhere.

Shaun – We told them to take it out. That's the reason why those aren't there. They had them there. We felt like, "oh, I don't know that this is the right place for a hotel." So, we told them to take them out.

Gary – No motels?

Jaime – You have this whole industrial center which is nonresidential, why no hotels?

John – Yeah. What are you thinking with the industrial area? What type of stuff's going to come in there?

Shaun – That's a great question. With the industrial area, we don't have an answer. I mean, we do have an answer. Right now, we have kind of a breakdown of what we thought might be square footage, size of buildings, but the thought is not the Romney development. This would be a supplementary to that with more of a flex type space. Smaller office in the front, warehouse in the back with parting walls down at maybe a couple half million square foot warehouses, but maybe not. That's where we love your feedback. I mean, if you have some ideas of what you guys see, what you would want there for industrial, we'd love to take that and consider it.

Gary – Anything that would put most of the people that currently drive across my driveway every morning to work here rather than Salt Lake would be fine.

Shaun – And that's one of the major reasons we have that much industrial there. We see this community as a community where you can come buy a starter home, you can upgrade to a home with a big family, and then when you're ready, you can downsize into a retirement home and have those different types of communities and truly create a community here. Not a different city. We want to be very incorporated into Grantsville City, but a specific community within Grantsville City that you can move around within and your kids could graduate high school and hopefully buy a town home here.

John – I don't know, I probably shouldn't say this but I'll say it anyway. We had a different group come in here, they brought a company from Colorado and they're going to come in here and develop this area for us and essentially just said, "we're going to do what we want to do. You're going to do what we ask you to do, or we're going to do what we want to do." And it just didn't go over well. I appreciate that you guys are down to listen. I'm sure everybody else here feels the same way, but I like the apartments. We need apartments here in Grantsville. Right now, I think about my kids growing up, they would have a hard time finding anywhere to live here in Grantsville, right now, if they want to stay here. This is nice.

I would just go back to what Gary said, and not that it's really any of my business, because I know that you have to do it anyway. But have you guys hired a Geotech firm, have you done any test pits out there?

Shaun – Yeah, we have. So, this site used to be the prison site, as you all know. We did in acquiring the property, obtained all of that information. Their test pits were sporadic. We also bought and sold 562 acres to the north of this. We did a lot heavier testing in that, our preliminary reviews of the soils on this site emulate and match the reviews on that one. But I think we're about to kick off another round of testing where we're going to do more thorough test pits across the property.

John – Who have you guys hired? Who's the firm?

Eric – We're Working on recommendations-

John – Because like Gary said, they had to do a 20 foot over on Walmart out there, then anything industrial that's right next to that, you're going to have the same type of issues there. If you get collapsible fills, it may not be an issue for a single-family home. You know what I mean?

Anyway, something for you to think about, but I appreciate the way you guys have come in here. I would just say, we want it to stay as close to our own code as we can keep it and not have you guys come in here and say,

"Hey, we want to build on one 10th of an acre and if you don't let us, then we're going to build apartments three stories high and put 1900 units on this."

Shaun – Yeah, we want to stay as close to the code as possible. I think maybe one of the things we will be asking to create that open space fill, a lot of the time requires maybe some clustering to create more open space. And so those are probably some concepts we'll bring to you. But it's very much going to be in a way of, "Hey, what do you think of this idea?"

John – It looks like you've got some town homes in there, kind of apartments, town homes around the outside of it and then the single family. And if it's open, that's what we all... I don't want to speak for everybody else, but that's what I'd like to see. Is not building these things on 10th of an acre or even trying to get us to do it.

Jaime – So you have 'single-family detached'. What kind of partial size are you thinking for these kinds of single-family detached?

Tom – I would think that it's pretty early in the process to decide that, but single-family detached is a lot of different things and I still think even within the yellow areas you'll see a lot of variety, if that makes sense. So not everything in yellow is going to be on a quarter acre lot. Some will be smaller. Because again, the idea behind the master plan community, is to get as many different people to be able to afford to live there for one. So smaller homes, more affordable and work our way up. And obviously you can see in our plan, the density is kind of hung in the middle and we get looser and looser as we go out to the edges. A very technical term. It's just kind of how the plan affords itself. So, are there larger lots and bigger homes maybe with a little more space in between and all that along the periphery? Yes. Exactly What those sizes are, we don't know. We're not quite sure.

Jaime – Okay. What's the square that's not a part that you're surrounding? It's a rectangle actually, the little gray part by your offices.

Shaun – You know that home that's up on Mack Canyon road on the north side? That's that and about two other parcels right next to it.

Jaime – Okay. So, I guess the reason I bring this up is it looks like you're planning to put retail and offices around that parcel, those people, that might not be a good plan.

Shaun – Yeah, that's a great comment.

Jaime – Certainly not going to be congruent with that use.

Eric – I know. Those are exactly are the comments that we're looking for. As a matter of fact, the note on my plan says that exact same thing. I'm not positive that shouldn't be more to the middle. The idea behind it is it's an entrance to the site and you want to have some mixed-use potential in there, but maybe not with the adjacent uses. Those are the exact kind of comments that we relish. And you'll see iterations of plans as we get feedback from you and the rest of the community. You'll see how our plan will evolve into something that I think is a good compromise for everybody. But those types of comments are exactly what we're after. And I had the same one.

The office comment is a good one. I think office more central to the mixed-use and having the mixed-use around the office. There's some retail that goes along with the mixed-use, that sort of thing. There's obviously some things we've got to adjust here.

Jaime – And what are your meeting houses? What is the idea behind the meeting house?

Eric – A church.

Jaime – So that would make more sense in that area. But yeah, the retail stuff doesn't make so much sense around that.

Shaun – And even the churches, we recognize we have some good contacts in the LDS church in their development department. We'd really like to get with them and say, "Hey, what is the best strategic way to lay out churches in this community?" And we recognize too, this is a lot to digest. We don't expect you to give us all your comments right now. And I think it's okay to have them compile their comments and email them out to you and then you can distribute them to us.

Jaime – Well, I have to tell you, I probably won't have a lot of comments because you've said that there's a whole lot of giant question marks on this. I don't know how much time I would spend on it. You have a huge issue with this road through the middle of your property, that in my mind, has got to be addressed before you go into any kind of real planning stages.

Shaun – Right now with the road, we would plan on crossing the road as we're showing here and working with the city to do that.

Jaime – But do you have the permission of the owner of the road to do that? But I guess that's just giving you my thoughts. We are not going to spend a lot of time digging into each and every element of it when you know that it's going to change massively. And I think you have to get the answers from other landholders and shareholders before really my comments.

Shaun – Yeah, but if you have any general comments as well, like "Hey, this is important to me. I'd really like to see this type of thing in a community." Those comments at this stage would be very helpful. We recognize we're coming very preliminary, but we'd love those general ideas that you have like, "I want to see this in Grantsville" or "I want to see this in this type of community."

Rick – One of the things that we recently had a discussion about is on mixed-use zoning. Have you been over that discussion with this gentleman at all?

Jaime – No.

Rick – We're looking to get closer to 50% commercial usage out of mixed-use zoning. What our discussion has been. There's nothing concrete. So we're definitely looking to get a lot more commercial usage. What's this currently zoned?

Shaun – Mixed-use.

Rick – Okay. That's just one of the things that seems to always be lacking in a mixed-use land area. The houses get built and then no commercial ever comes in.

Then the other thing would be, you were talking about affordable housing, smaller lots to make more affordable housing. Are you willing to build on a deed restriction? It's just a question. I'm just throwing that out there. Those are some things that I would want to hear about. I mean, is that kind of what we were talking about? I

Jaime – Don't even think we got that deep in this, Rick, but that's a good thing to think about.

Gary – I have one question, to get water pressure to these upper reaches, we're definitely going to have to go up onto the BLM land for tanks and stuff. Are there any hurdles that need to be crossed there or can't be crossed that would prevent this upper zone from being built out?

Eric – I mean, yeah, we anticipate hurdles for sure. The West Bank master study that we're involved with right now is a pretty big deal for us. In addition to that, we've also commissioned Ensign Engineering. They're doing our own master utility study that's telling us, just based off of these preliminary, 'what's our sewer uses, what's our storm drain use, what's our water usage?' We'll have that in conjunction with what the city's doing. And then I think with the city, we do need to get together and we'll have to determine where that tank is so it best serves the entire West Bench, not just our property.

Gary – We're going to a bit of reservoir capacity up on the hills. It's going to probably be a quarter, half a mile above you in order to get the angle we need. I'm just kind of curious what deal, if they've even been approached. I would imagine in the West Bank study, somebody's been talking to them about it.

Dan – I'll have to check with the West Bank study. I don't know how deep they've got at this point. They haven't started to figure out the utility sizes or anything yet.

Gary – I don't imagine they'd be a tremendous objection to put a tank up there.

Jaime – My general thought is that our community really needs rentable apartments. Not town homes, condos. Rentable apartments. That's what our community really needs.

Shaun – Like Willow Apartments?

Jaime – Yes like Willow Apartments, like the handful that we have, the very few handfuls that we have. Because there isn't anywhere for young people to go. There's not anywhere for single parents to go, they're in the middle of a divorce and they don't know what long-term it's going to look like. We don't have anything like that and we really need it.

Shaun – Is there a preference over just standard rentable apartments versus low-income apartments?

Jaime – I think we need both. We definitely need both, but we can't just have low-income because not everyone qualifies for low-income. There's a lot of people that are transitional and they need somewhere to go for six months to 12 months and we don't have anything like that here in Tooele County. Low-income housing wait list or 18 months now. That doesn't help the single mom that's displaced, the single dad that's displaced.

Shaun – Great comment.

Brian Pattee – All right. We need to button up this work meeting.

Shaun – Okay. Thank you so much for your time. Appreciate it. Yeah, we appreciate it too.

John – Can I say one thing really quick, Sean, if you're saying, "Hey, what are we thinking?" I'm just going to go back to you and go, "if you back up everything you just said, then I'll back you a hundred percent." I'm from Grantsville. I want to see it grow right. If you're thinking and you truly put a plan out that looks like that, then I'm not going to have an issue with it.

Shaun – Okay. Thank you, John.

Jaime - You can close this meeting, right? You're here.

Brian Pattee – Do we need to have a motion?

Jaime made a motion to adjourn the meeting. Gary seconded it. All voted in favor. Motion carried unanimously

Meeting Adjourned at 6:58 pm

Action Summary

#1 Transportation Master Plan to the General Plan	Moved to Action Recommend Approval – Sent to CC
#2 Quin Denning – Suds & Soda	Moved to Action Approved
#3 Logan Subdivision Plat Amendment	Discussion
#4 Holly Jones – Beacon House	Discussion
#5 Minutes from Nov.3 2022	Approved
Joint Work meeting with CC Feb 15, 2023	Planned

MINUTES OF THE GRANTSVILLE CIT PLANNING COMMISSION HELD FEBRUARY 2, 2023. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM

Commission Members Present: Jaime Topham, John Limburg, Rick Barchers, Derek Dalton, Kevin Hall

Appointed Officers and Employees Present: Mayor Critchlow, City Attorney Brett Coombs, City Manager Jesse Wilson, Public Work Deputy Director Cristy Montierth, City Engineer Dan England; City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Citizens and Guests Present: Holly Jones & Kelly Baker, Quin Denning & Bryson Pulver, Francis & John Herman

On Zoom: Shay Stark, Barry Bunderson, Candice Derek, Jewel Allen

PLEDGE OF ALLEGIANCE

COMMISSION CHAIR JAIME TOPHAM OFFICIALLY CALLED THE MEETING TO ORDER AT 7:00 pm

Public hearing:

A. GENERAL COMMENTS PERTAINING TO PROPOSED ADOPTION OF THE GRANTSVILLE CITY TRANSPORTATION MASTER PLAN TO THE GENERAL PLAN

NO COMMENTS

B. GENERAL COMMENTS PERTAINING TO A CONDITIONAL USE PERMIT APPLICATION TO BUILD AND OPERATE A CARWASH/SODA SHACK LOCATED AT THE CORNER OF RACE AND MAIN IN A ZONE C-N

NO COMMENTS

**C. GENERAL COMMENTS PERTAINING TO SUBDIVISION PLAT AMENDMENT
APPLICATION TO LOGAN SUBDIVISION AT 159 WEST VINE STREET.**

NO COMMENTS

AGENDA

1. Discussion of the Proposed Adoption of the Grantsville City Transportation Master Plan to the General Plan

Dan England was present to explain and answer question. He explained the projected growth, the existing roads, the traffic spots, truck routes, size of side streets, collector roads. He outlined sizes and improvement that each of the different street require. He used the different maps from the study to show what traffic would be if no road improvements were made compared to the various roads that have been proposed.

John had questions about the railroad and a grade separation so the railroad does not cross the Mid-valley exit. He also had concerns about detours on Durfee that doesn't take traffic back to Main.

Rick had question about the width of the road so he could better understand the improvement including in the various road sizes.

Rick also mentioned a project the country had at one point to put a trail along the north edge of Tooele Army Depot.

Dan and Mayor explained that some of the country trails have shifted. This is trails for ATV Jesse mentioned the county is in the process of looking at other places to put trails. Dan and Jesse both explained the trail on the south side of South willow is actual on Depot property and they allow us to use it.

John had question about paving and right of way needed to make Quirk meet the paving requirements.

Mayor explained this is all in the works.

Rick had question about impact fee and who will pay for these improvements.

Dan explained that to charge for future improvement we need it to be part of our General Plan. Once this is passed, we can do a study so we can start charging developers for these proposed roads and improvements.

Jaime made a motion to move this item to an action item, John seconded the motion. All were in favor. Motion passed unanimously.

Jaime made a motion to recommend approval the Proposed Adoption of the Grantsville City Transportation Master Plan to the General Plan. John seconded the motion. All were in favor. Motion passed unanimously.

2. Discussion of a Conditional Use Permit application for Suds & Soda

Quin Denning & Bryson Pulver were present to answer questions. Quin showed a YouTube video of their shop in West Jordan.

Jaime had questions about the possibility of back-up onto the street.

Bryson explained that the long line in the video was due to a free soda promotion and not typical of their normal traffic.

Jaime had questions because the last time this was before the Planning Commission there was discussion about doing a zoning change.

Brett explained that he did a deep dive of the code and this is permitted as a Conditional Use Permit under the current code.

Rick had questions about the Staff Summary and the close time. Is the carwash usually going to close at dusk?

Bryson explained that usually the number of clients drops off significantly after dusk so therefore they close around that time.

Quin then explained the light study and the photometric information from the West Jordan facility.

There was also discussion about whether the carwash was self-service. It was explained the business is only available during business hours when staff is present

Brett asked about water reclamation

Quin said they always install tanks and equipment so they can switch over to using a reclamation system if needed. Currently they are not planning to use this system but it will be available for them to start using it. With the reclaim system the carwash will use 35 gallons or 78 gallons per car depending if the system is on or off. A person washing their car at home in their driveway uses around 400 gallons

Jaime asked Dan how water usage works for a business

Dan explained that like all other business they will be metered and pay according through the current commercial water fees. Quin explained they are looking at a 2-inch water meter.

John asked if they know how much water they use.

Quin said the West Jordan use around 2000 gallons a month

Jaime expressed concerns about recommending approval tonight because she was not sure if they have enough information at this time. Several other members also felt they needed more information.

Dan explained they can add condition to the Conditional Use Permit

Discussion concerning the process to approve. Brett clarified that this will use a Preliminary and Final plan approval.

Brett explained that the commission can put a condition on the CUP that they be required to engage with the city on the need for a water reclamation system

Jaime again expressed concern about having enough information to make a recommendation at this time concerning the water usage. Quin explained that the water usage and the requirement to use a reclamation system can be put into the review process since this information is a complicated process to calculate the amount of water usage at this time. This would require a study

Jaime asked attorney Coombs for clarification. He explained that they can certainly put conditions on that require that Suds & Soda engage with the city in those discussion and if the city requires it that they do something about water reclamation.

Rick asked about putting in a particulate interceptor. Quin said yes of course those are standard.

Kevin said that the water reclamation issue is an engineering issue and Suds & soda should work with the city staff/engineer

Jaime Topham made a motion to move this item to an action item, John Limburg seconded the motion. All were in favor. Motion passed unanimously.

Jaime Topham made a motion that they approve a Conditional Use Permit Application for Suds & Soda on the condition that they comply with any of the city's requirements for dealing with water reclamation. Kevin Hall seconded the motion. All were in favor. Motion passed unanimously.

3. Discussion of an application for a Plat Amendment to Logan Subdivision (169 & 159 W. Vine Street)

Holly Jones was present to answer question.

Jaime aske what is the purpose of this.

Holly explained that the owner of the neighboring lot to the south has expressed interest to buy that parcel

Jaime had a question for Brett. What allows us to do this?

Brett explained that as the owner, Holly can request to divide her lot into two (2) lots.

Dan explained if it was not in a subdivision she could do a lot line adjustment.

Jaime asked about access easement.

Holly clarified that it is a utility easement only, no access.

Jaime once again asked what the request is. Holly wants to basically a boundary line adjustment so she can sell the south piece.

Brett confirmed that since it is in a subdivision a plat amendment is needed rather than just a boundary line adjustment.

Holly continued with her explanation that because her lot (159 S. Vine) is in a subdivision she can't do a boundary line adjustment but needs to split her lot into two (2) parcels before she can sell the south parcel.

More discussion in an effort to understand the process. Members asked if Holly had a purchase agreement with the owner of the trailer park. They would like to see that agreement.

Jaime stopped the discussion

4. Discussion of a Conditional Use Permit application for Holly Jones to own and operate a large group home, Beacon House at 159 Vine St.

Jaime clarified that Holly already has a small group home as it is permitted under the RM-7 zoning. She is asked for it to be a large group home. To do this she needs a Conditional Use Permit. What are the different conditions that would mitigate the "possible nuisance or make the use harmonious with the neighboring area."

Holly said that they have processes and procedures, house manager, fences, parking, interlinked fire alarm, and exterior and interior 24-hour surveillance.

Kevin asked whether the conditions previously discussed with staff were related to the 4-6 room small group home setting.

Holly explained that the conditions were discussed in prior meetings with staff.

John asked for explanation of the type home.

Holly explained that it is for people who are out of in-patient treatment for substance use disorder.

John asked if there is any requirement with regard to distance from a school

Holly stated that there is not.

Kevin asked about ADA requirements.

Holly explained that the ADA requirements don't apply to this home because it is a residential need, it is not to the public, is not a commercial building.

Kevin said that he struggles with Holly's statement that it is not a commercial building and asked about

whether people are paying her to be there.

Holly confirmed that people due pay to live there as a rental, like any other rental in town.

Cavett explained that he has worked with Andy about the ADA requirements. Andy found that the legislature has change the requirements so a home like Beacon House don't have to comply with the ADA access requirements

John asked Brett Coombs if he knew of any legal requirement concerning distance from an elementary school.

Dan, Cavett and Brett all confirmed that our city code doesn't contain any restrictions on a group home in proximity to an elementary school.

John mentioned sex offenders. Everyone agreed that those individuals would not be permitted to live close to a school. Holly confirmed that Beacon House does not accept sex offenders as clients.

John suggested that no sex offenders but place as one of the conditions. Derek asked about success rate for similar homes.

Holly stated this type of homes have a good record in helping clients stay in recovery. It is necessary to take someone out of the environment that contributed to their addiction. Having another step between rehab and solo sober living is key to staying in recovery.

Jaime brought up the code for determining approval for Conditional Use Permits. 7.8 (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans; In this area Jaime felt that Beacon House complies, (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located; (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;

Jaime continued by reiterating that the commission received numerous letters objecting to Beacon House. She continued with questions about idea to abate the nuisances that are not in harmony with the neighborhood.

Holly said that since this is a RM-7 zone it will by nature be more dense. You can't put the obligation on just one person it will have to slowly evolve over time.

Jaime stated that since this is a conditional use permit that the commission can put the obligation on Beacon House as part of the conditions. She asked Holly for recommendation on how she is going to fit into the community and what kind of things is she willing to do for the neighborhood so they feel safe. Those are part of the condition that the commission should look at.

Holly stated that since the meeting of December 15, 2022 she tried to make sure the neighbors know how to contact her. There is an active website where there is a 24-hour person that's monitoring if they have an issue. Holly wants to be a good neighbor and have the neighborhood rally around the people that live in the home.

Rick asked about whether Beacon House was being operated as a small group home.

Holly stated she has not started operations yet. She is working toward getting her state permit. She has had her fire inspection and health department inspection. She also stated that yes, she has the business license for the small group home but since the State Health and Human Services has a backlog and they are scheduled for an inspection next week. At which time she will get her state permit. She has already had the health inspection and fire inspection.

Rick made the comment that Holly hasn't operated the home as a small group home yet she is coming and asking to have it as a large group home. He would feel better if she had some evidence to show that it works well as a small group home but is now wanting to enlarge it to a large group home.

Holly said her goal has always been to have a large group home. She stated there was some confusion as to what was permitted.

Rick asked if she has other group homes.

Holly stated she now has one in Tooele. This is a new home. However, she has personnel that has twelve years of experience.

Kevin asked about the house manager.

Holly explained that there is a house presidency. They have weekly meeting where they go over accountability with each individual resident. They have a weekly urinalysis. This is a mandatory requirement to be in any of their homes.

Kevin asked for clarification as to who are the three members of the house presidency. Do they administer the urinalysis?

Holly explained that the lab takes care of the urinalysis at a doctor's office.

Kevin asked about the number of residents.

Holly again explained there are six (6) bedrooms, two (2) kitchens, three (3) family rooms, a large garage, a shop and two individual yard space areas. They both have six-foot privacy fencing. The parking is back off the roadway.

Jaime asked for input from Attorney Coombs

Brett said to look at 8.4 in the Land Use Code. That code would be what regulates this particular group home.

Jaime noted that the code 8.4 (4)(j) says no one addicted to drugs.

Brett explained that particular section of the code is unenforceable as it is written. We cannot prohibit someone from being treated in a residential facility. The ADA does not protect those that are currently abusing drugs or using alcohol. Those who are in recovery can be in this facility. That is a condition that this body can place on there, that the facility cannot house anyone who is currently using drugs or

alcohol.

Holly stated that the State regulates the housing with the same requirements as mentioned regarding active use of drugs or alcohol.

Kevin asked, who gets the results of the testing

Holly stated that every week the report goes to the IOP (intensive out-patient), Holly, it is linked system that goes to the house managers and the personnel that does the counseling. She is the deciding factor and well as personnel that have twelve plus (12+) years experience.

Derek asked what is the process for someone who fails a drug test.

Holly stated that yes, they are removed from the facility. They go to a detox facility. Once they have been sober for a certain number of days before they are allowed back. They are not automatically readmitted. The house has to vote to allow the person back into the house.

Derek asked if this is this court mandated.

Holly stated this is not court mandating. They must have come from another facility they cannot self-elect.

Kevin asked about cost

Holly explained that the cost is dependent on various factors but that yes it can be costly. She is currently working to start a charitable foundation, Come Beacon to for help create scholarships and funding help. The hard part is getting people from in-patient facilities to working in society. This is an intermediary step to help them give people somewhere to live without all the logistics of obtaining and paying for an apartment on their own. It also gives them a place where they are accountable and someone is still helping them maintain their sobriety.

Kevin asked again for clarity on who makes the final decision of who comes and goes.

Holly stated that she has the deciding factor on who stay if they have failed a drug test. This is a heart project for here. She has a liability and isn't going to risk her livelihood on someone's actions but she is going to give them a change in a structure environment so they can succeed.

Kevin asked if the home is limited to Tooele County residents.

Holly stated that they currently have a wait list for the home, and most are Tooele County residents. She can make the final decision as to who can reside in the home.

Jaime brought the discussion back to the condition that can be put on the application. She restated the condition: No sexual offences, violent offences, or domestic violence offences.

Holly stated that in her policies and procedures prohibit those with sexual offences, violent offences.

Jaime asked about transportation since Holly stated that most residence don't have vehicles.

Holly explained the UTA rural pick systems that is available in the county. It functions like an Uber. The first ten (10) are free, then there is a fee after that.

Rick asked if this could be operated as a small and then move to a large. He would feel better if this was a proven endeavor before moving to a large.

Holly brought up that other applicantes are not asked to run their business as a small concern before moving to a larger endeavor.

Rick brought up that the previous applicante in the meeting has run their same business in other location and therefore can demonstrate past success.

Jaime mentioned that the commission didn't receive numerous letters from neighbors objecting to the business.

Holly brought up that in those letters were also several in favor of Beacon House.

Jaime clarified that those in support were not from neighbors but from people who had past experience with similar facilities and the need for one in Grantsville. She also asked what is the hang up of Holly running is as a small permitted facility for a set period of time. Jaime mentioned that we cannot ignore the concerns of the community when considering the conditional use.

Brett pointed out that currently our code allows only eight (8) in a large. He also mentioned that our code needs updating. As it is currently written it allows for only eight (8).

Kevin also mentioned he would prefer to see a test run of a small group home. Holly explained that to set up a home like this is expensive. She explained that this has to be financially feasible for her to run as well and the 6 would barely cover the bills. Holly was originally told she could not even open with just 6.

Rick asked Brett for clarification that if the code currently says eight (8) can the commission allow Beacon House to have twelve (12) residents.

Brett clarified the way the conditional use works. i. Is Holly requesting a reasonable accommodation for twelve (12). ADA require we grant reasonable accommodations. The courts are all over the place with what are reasonable accommodations. Maybe 12 may be a reasonable accommodations but he cannot determine what is reasonable.

Holly stated that the reason for two (2) people to a room is so tenants cannot be reclusive and have accountability.

Kevin asked for clarification on house manager. Is the house manager a tenant or employee?

Holly clarified that Yes, the house manager is a resident but they are further along in the recovery process and are undergoing education to be able to hold that position. They also encourage everyone who goes through the program to become a Peer Support Counselor.

John asked where she could build a large group home somewhere other than where she is seeking to

put the house.

Holly said nowhere in Grantsville right now.

Several people made comments that in many places Chapter 8 has confusing and conflicting language. There is also language that is in conflict with new State and Federal codes.

Gary Pinkham commented that the code is archaic. Chapter 8 needs to be rewritten to reflect the changes on both State and Federal levels.

Kevin addressed with Holly concerns regarding success of programs and his personal experience with persons with abuse history. He addressed his concerns about if the program fails and concerns about harm to children if the program fails.

Jaime brought the discussion back to what conditions the commission can or should include in the approvals of this conditional Use Permit. She asked Brett if he had any conditions

Brett mentioned 8.4 (a) be occupied by manager on a 24-hour-per-day basis. He also brought up 8.4 (f) but he wasn't sure if 8.4 (f) is enforceable or in compliance with ADA codes.

Holly stated they 24 surveillance which is not a state requirement.

John stated that the land use discusses medium density.

Mayor Critchlow said there could be requirements for the type of fence between the properties. He expressed a concern that Holly would not have an incentive to remove people as she will need residents to cover the expenses.

Even though she has yet to open she has numerous people asking about living at Beacon House. There is a great need for such a facility

Jaime asked what is the long-term outcome if it this were to be sold. If the next owner is not as heart driven there needs to be conditions in place so the place maintains the same high standards that Holly has continually mentioned she is going to follow.

Kevin stated he would be more inclined toward the facility if the manager was not a resident or part of the program.

Holly explained there is also an Admin that is not part of the program. They are however in the house every day. They are in charge of all demerits. Each client has a log in chart. The Admin is there overseeing the program. They are in and out of the house every day. The Admin is a paid employee. Holly explained the daily process within the house and how everything is tracked.

Dan mentioned some conditions that could be considered would be parking limitations.

John asked for Brett's advice on the eight (8) versus twelve (12) residents.

Brett again explained that past court rulings are not helpful in knowing how the court would decide if the

commission were to use the code and only allow the eight (8) residents.

Kevin went back to ADA accommodations.

Brett explained that there are two different parts to ADA. One is for commercial construction to facilitate reasonable access for people with mobility issues. Then there is the part dealing with protection for what is defined as protected class against discrimination.

Discussion jumped back to eight (8) versus twelve (12). Many members asked why Holly wants twelve residents.

Jaime restated that Holly is asking for twelve (12) because there are six (6) bedrooms and they would make two (2) people per room. If ADA accommodation requirement is for group living with dual occupancy than she is asking for twelve (12) residents to maintain that dual occupancy.

Holly stated that Health and Human Service only allows two (2) per bedroom. Since this house only has six (6) bedrooms the most she can have is twelve (12). She could not increase if she wanted to.

Jaime again went back to conditional: no sex offender, no one with active substance use, no one convicted of violent crimes or domestic violence as described by state code, conditions from chapter 8.4 such as where they are in compliance with ADA code.

Holly stated that in the future she would like to sponsor neighborhood events so the neighbors can get to know the residents.

Dan had questions about parking and if there was any city code that regulates the number of cars a homeowner can have on a lot.

Mayor asked if the Holly were to sell Beacon House could all these conditions go with the sale so the new owner be required to follow these.

Jaime stated the one of the conditions should be that all successive owners must follow the same policies and procedures that Beacon House now has in place.

Brett recommended the condition be amended to say 'required to abide by the policies and procedures and requirements of Health and Human Services. The group home must remain a state certified group home.

The discussion again jumped back to eight (8) versus twelve (12).

Holly stated that if she is not granted the twelve (12) residents' accommodation the UADL (Utah Anti-Discrimination League) will require she to provide them with documentation as to why she was denied.

Jaime suggested since this is only on for discussion we wrap up the discussion.

5. Approval of minutes from Nov. 3, 2022 Planning Commission Meeting

Jaime Topham made a motion to approve the minutes from the November 3, 2022 meeting. John Limburg seconded the motion. Jaime, John and Rick voted in favor, Derek and Kevin abstained as they were not members of the commission at the time of the meeting. Motion passed

6. Report from City Council liaison Mayor Critchlow

Thank you for the good discussion

Anything for the council: Code updates

John stated they are not experts they rely on the code. They have to be able to trust the code

Joint meeting on Feb. 15 6:00 pm to discuss Moderate Income Housing and ADU

7. Adjourn

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

Meeting adjourned at 9:47PM

Action Summary

#1 &2 Matthews Development	Discussion
#3 Zoning Maps	Moved to Action Recommend Approval – Sent to CC
#4 Front & Side Yard definitions	Moved to Action Recommend Approval – Sent to CC
#5 Minutes from 06/06/22, 06/16/22, 07/07/22, 11/17/22, 12/1/22, and 12/15/22	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION MEETING HELD 04/18/23. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM

Commission Members Present: Commission Chair: Jaime Topham, Vice-Chair: John Limburg, Rick Barchers, Kevin Hall, Derek Dalton.

Appointed Officers and Employees Present: City Manager Jesse Wilson, City Attorney Brett Coombs, Public Works Deputy Director Christy Montierth, City Engineer Dan England, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson. DRC specialist Gary Pinkham

Citizens and Guests Present: Howard Schmidt, Connor O’Leary, Brett Lovell,

Commission Chair: Jaime Topham called meeting to order at 7:01 PM

PUBLIC HEARING:

- a) **Proposal to amend the Grantsville City Land Use Management and Development Code by adopting updated zoning maps**

No comments

- b) **Proposed amendment of Chapter 2 Definitions of Front Yard and Side Yard to the Grantsville City Land Use Management and Development Code**

No comments

AGENDA:

1. Discussion of PUD Narrative for Matthews Ranch PUD

Howard Schmidt and Connor O’Leary were present to answer question.

Howard: My name's Howard Schmidt and we are the development team that is working on Matthews Ranch Development. This is Connor O'Leary.

Connor: Connor O'Leary.

Jaime: Hello, welcome. So, kind of tell us what you've got going on.

Howard: Okay. Well, if I could kick it off here. This is a 70-acre parcel, probably all of you know where it is. It's right in the center of town. It is a parcel of land that is a mixed-use zone, and as such is required to provide commercial space. We have a commercial user that is going to come in and take eight acres. There'll be another seven acres that will be commercial, and we're working with several large commercial users that are looking at

coming in on that. You've probably seen the layout. It will include a planned unit development for housing of several types. We're trying to accomplish a lot of different types that will be around that commercial node and it will provide for some affordable housing, some medium cost housing, and some rental units.

We have an amenity package that will go into it that'll be operated and run by the homeowner's association. As you can see, the commercial on the south-end local grocery store here is under contract to build out that and move in about a 45,000-foot grocery store there, which will be a huge commercial benefit to the city. On the north end, we're still working with several potential users of that property. And so, what we want to do with this is put together a development plan that will allow some flexibility for various housing types, but allowing us to move it around as the economy adjusts and as we try to fit into the different things that may come along and working with the various demands. As all of you know, affordable housing is a big deal and about the only way we can provide, we've got a lot of half-acre lots here in Grantsville right now that we're trying to sell, and you got to buy about a \$600,000 house if you're going to be on a half-acre lot, and that just precludes a lot of my kids.

I think all of us are trying to figure out how we can get people's first step into homeownership, and this is one of the ways that they can move into that and still live in this community. By the way, I want to say we kind of fell in love with Grantsville this last year. We went to the sociable activity and you guys put on an amazing program. We really gained a lot of respect for the community here, and I know there's a great community feel. Probably this is, people are looking at this going, "Wow, that's going to ruin Grantsville". It won't ruin Grantsville, but it'll give Grantsville an opportunity to continue to grow and continue to provide some housing for people that need something a little bit more affordable in a way to get started in homeownership. Interesting fact, and this was a few years ago, the average teacher has a net worth of \$5,000 and the average homeowner, and like I say, I think it's higher now, the average homeowner has a net worth of about \$200,000. So just getting that first step, getting your foothold into being able to own a piece of America is why this is an important part and a help to the city.

Solberg's has is trying to create what's called a C.D.R.A., which is, I'm going to let Connor take that and kind of explain a little bit about what that is and some of the benefits that causes for the city and why commercial users need that.

Connor: Yeah, sure. No, I'm happy to take over from there. I mean, I don't know if any of you are familiar with the C.D.R.A., but that acronym stands for Community Development and Renewal Agency, and that's a really important piece to getting Solberg's on that site, both from an economic and a financial perspective that's really going to allow Grantsville working in tandem with SOELBERGS and us, the developers, to really get them on that site, creating that C.D.R.A., which provides some benefits to Solberg's, some tax increment financing. One of the things that we need to do as the developer and the owner of the site to ensure that they adhere to the guidelines of that C.D.R.A., is affordable housing. And I know Howard mentioned that we plan to do affordable housing. The current requirement for that C.D.R.A. is 20% of 80% of the AMI, which is the area median income, which is kind of that threshold to affordable. And so, we are fully on board to work with the city and Solberg's to ensure that they're adhering to those guidelines because as Howard said, affordability is a huge issue and it's something that we would want to tackle regardless.

Jaime: What does affordable housing mean to you?

Connor: So affordable is set by HUD, the government agency, HUD, and so every year they track what that median income is, and from there they back pack into what it rents or what you could charge for the home. So, we can easily pull that data for 2022.

Jaime: I was just specifically meaning I want to know how you are defining it, so thank you for clarifying.

Connor: Oh, sure, sure. Yeah.

Jaime: We have had people come in and say, "We're going to do affordable housing, and then their idea of affordable housing is a \$300,000 house. So, thank you for tying it to a specific criterion.

Connor: Sure, sure. Yeah. I mean,

Rick: I would like to see, I've looked at the affordable housing issue myself. I've seen a calculated several different ways. If you're going to claim affordable housing as a benefit to the city, I don't have a problem with that. If you show me the math on it, show me how you calculated it and then show me how you're going to hold those properties responsible for meeting that criteria. Does that make sense?

Connor: Sure, And I think speaking to that, I mean, we absolutely would be held accountable, right? There would be some type of land use restriction agreement in place for that portion of the property because of the C.D.R.A. So, because of that, there would have to be some safeguard and some stop that really limits what you're able to charge, whether that's rent or whether that's a for sale product. I mean, yeah, affordability is kind of a hot word and there's a lot of discussion around it, even from the state level. I mean, especially when you look at this last state legislative session, there is a lot of mandates, requirements that are coming from the state now to almost every municipality across the entire state, which kind of forces everybody's hand. I would say probably 99% of cities aren't complying with the affordable housing requirements that are going to go into effect. And so, we feel like this development has the opportunity to really not only help the citizens and the community provide that affordable housing, but also help Grantsville City comply with the state requirements.

Rick: Currently, we go through some discussions over that recently. Yeah, I think we're already in compliance with what's coming up anyway, and we're not concerned about growing. I mean, I'm not trying to cut you off at the knees, honestly, I'm not. So, I don't think we're going to have any trouble growing. I guess. I know you are kind of in the middle of the presentation and I want to respect that. So, if you want to continue with that, go ahead. Sorry.

Connor: Oh, no, totally fine. I think more than anything, we're looking for feedback from you as well. We want this, as we move through the city process, to be something everybody can be proud of and hopefully, ultimately get a positive recommendation from the planning commission. So, we're happy to chime in and add our thoughts when necessary, but if there's any comments from you or questions surrounding development, we're happy to answer and hear your comments.

Rick: I have several.

Howard: By the way, I, these will be in the minutes for us to be able to follow up on, right on your comments.

Rick: Yes, right now, it's zoned MU that's 20% commercial, and I'm looking at that property and wondering how Soelberg's is going to have a problem with putting a store on 20% of that. The thing that I'm not seeing there is, and this is just 30,000 feet, I'm not seeing anything of what you're going to do with the storm water. If this ends up being one of these situations, and we've seen this, where that storm water retention goes into the commercial part of it and then it's just not developed ever. Okay. So, when you go to do that storm water retention, which isn't on here, at least anything resembling what I can see, it needs to be proportional. I mean if you've got 20% of it commercial and you're disposing of 20% of the water here, that's fine, but it needs to be a viable scenario because that's something that we've run into in the past.

Howard: So, we haven't done deep engineering on this yet. This is conceptual and we're working on it generally on a commercial development, you'll put that storm drain retention nowadays underneath the parking lot in pipes where it perks into the ground there for the commercial side. On the residential side, we'll have to retain and detain onsite and meet all those engineering requirements. So, there will be some modifications as we go through this as we try to comply with that. But it's definitely high on our list and we understand those requirements.

Rick: Okay, I'm good with that. It's just, that's been kind of a stumbling block for some folks, okay? I see nothing about the viability of that well. Has the water been tested on it?

Howard: Yeah, if I could. The well, when the Matthews put that well in, they made sure that it met with the pipe they used, the casing they used in it, meets regular drinking water requirements and they've got a certificate saying that it does meet those drinking water requirements.

Kevin: Do you know when that was drilled?

Howard: I think it was five or seven years ago, it's fairly recent because they transferred water into that from another well, and put that in.

Kevin: So, it's not an existing old well, then it's something new.

Howard: It's a fairly new well, is what we understand. Matthew sent me a certificate on it that I have on my phone. Happy to share that with you.

Rick: The one part about that, that just really scares me to death, and I'll be quite honest with you, it scares me and it was brought up when we had the discussion of whether or not this was going to go to an MU designation, was the property owner was aware that there were some fuel storage tanks on the facility and that you're going to be responsible for testing the soils, et cetera, to make sure that there's not groundwater contamination. That's my concern with that well. Outside of whether or not people should be living there. I've had some personal experience with that, that it just really scares me. So anyway.

Jaime: Are you sure that's not on the property to the west?

Kevin: It is on the property to the west. It's not on the Matthew's property, it's on Jay Hell's old property.

Rick: I'm just throwing that out there.

Howard: So right here is where the well is, in this corner and I think all the fuel storage stuff is up here, not even on the, it could be over here and we'll find out for sure, but based on the phase one that we've got, there was nothing reported.

Rick: Okay. Like I said, this is just kind 30,000 feet, just some quick thought on the property. One thing that I am really stuck on, and you're going to prove to me, this is already approved for 20% commercial that benefits the city, whether it's the Soelbergs or whatever. I mean, I don't know why they have to have some sort of special criteria for them to put a store in a mixed-use zone. I don't, maybe there is one. I mean, I don't know. Right. We're trading 20% commercial property for, what is this 20% commercial property here?

Connor: Are you speaking in terms of the total acreage?

Rick: Yes

Connor: Then yes, it's 20% of the development.

Howard: These two nodes right here are a total of 14 acres and the entire site is 70. So, it's 20%.

Jaime: Can I interject right where you left off? So, my concern with the commercial is we're talking about putting Soelbergs on the corner of Durfee and Matthews Lane, neither of which street handled the current traffic they have well, already. How are we going to handle that? Why are we choosing to put Soelberg's on the corner of Durfee and Matthews instead of on the corner of Main Street and Matthews?

Howard: This is the land that we're working on right now and we played with it, tried to see if there was a way we could do that. It just doesn't fit because of the big box store needing the proper frontage. It was actually Associated Foods and Soelbergs that came up with the idea of coming to this point. Right now Matthew's Lane is about 20 feet of asphalt, maybe not even. You're right. So once this is engineered curb and gutter goes in and so

forth, it will handle considerably more traffic. To me, it seems like, I know it's not right on Main Street, but sometimes getting off Main Street's helpful too.

Jaime: Don't really share that viewpoint.

Kevin: So, if we're talking about Matthew's Lane here, first off, where's the entrance planning on to be? I don't know. You probably got that car. Is it on Durfee or Matthews? And then what's the plan with Durfee? Because that's going to be.

Jaime: It's not any different. Yeah, it can't handle the traffic it currently has.

Rick: Both those roads are going to have to be a big overhaul

Howard: And they probably will. I think that's true. I know that I've seen Soelbergs layout and I think they've got entrances on both, but in fact they do have entrances on both streets.

Kevin: Does the front face Durfee or Matthews

Howard: The front's Matthews. So, it's going to face here.

Connor: And we're already getting studies from Dells Engineering.

Rick: Okay, I'd like to thank you. I'd like to get back to the 20%. We're trading 20% for 20% basically. Is that what you're saying?

Howard: What do you mean by that?

Rick: Commercial acreage of the property

Jaime: This proposal is 20% of the property.

Rick: Right, right. So, we're trading 20% for 20%. What justifies coming in, I mean I've got a printout that's like 60 pages long that's got things that don't meet code like this is drawn. So, where's the trade-off? I don't get, do you see what I'm saying?

Connor: Are you saying for the P.U.D.?

Rick: Yes. If you're going to go from MU to PUD, why does the city want to do that?

Howard: What is the city's density in a mixed-use development?

Rick: Much less than this.

John: It's 10 per acre, 10 residential lots per acre I think, isn't that right?

Shay: So, the MU code basically states that in general it's ten (10) and with special conditions it's fifteen (15). And that's exactly why in the report that you guys received, one of my questions in there was what are the densities of the different types of development? I was able to go in, count the zeros of the different colors and kind of figure out how many units. You'd mentioned overall. I knew what it was going to be apartments. But we need to know that component with the area with the densities because if we have components of that that are higher than the ten (10), then we need to look at those and say, "Okay, what special conditions need to apply? Is there buffering that needs to occur". For instance, and you're showing something right around there, your apartments, and I'm assuming those are apartments.

Brett: So, you look at Riverton where they just Costco in, and I know you guys aren't Riverton, right? But when they do a commercial development, typically they say, "Hey, you have 70 acres here, let's just use our project and you're going to mix the densities to achieve under 10." And in a typical commercial development or a mixed use, they do the overall density. So, if you took 70 acres divided by our unit count, we were seven (7) point something per units per acre. If you took just the residential, we were at about nine (9). So, we were under ten (10). And the state code that we're dealing with to get the C.D.R.A, which I don't think you would have to talk to Carol, I can't say what you can or can't do, but Carol has indicated to us is very important for her to get the C.D.R.A. The state as a whole, thinks that 10 is already light. So, that's where, I guess I'm frustrated. Frustrated isn't the right word. That's where I guess I'm trying to get some understanding. We're showing under ten 10 units to the acre because we are a master plan community.

Rick: I've heard guys such as yourself come in and say, "Well, density is the issue." Well, to get that density, how many other codes do you have to step on? Setbacks, street widths, distance between homes? I mean, understand that we're going to want you to meet all of those.

Howard: The reason we are requesting a planned unit development is because we can't comply with all, there's no way that you can even come close to 10 units to the acre and meet your current setback codes. You've created setback codes that don't comply with your zoning. Well actually how do you get 10 units to the acre?

Rick: It's not our responsibility to do that.

Howard: But you've created a zoning that allows for it.

Rick: If you meet all other codes, you can have that. That is the maximum density.

Howard: Right? Yeah. And we're not trying to get to the maximum, Actually the maximum's 15, if you do certain things.

Rick: If you're going to say that we have to allow you that maximum density by violating all of our codes. Then the PUD is just irrelevant. I don't even know why we're talking. Does that make sense?

Howard: We're talking because that's what we do. And we try to come to something that is a benefit to everybody, and that's why we're here is to hear you out.

Rick: Right. We have our setbacks in lot dimensions for a reason. And I don't want to explain to you what those reasons are. We'll be here forever.

Jaime: Are you okay if you put a pen in your statements for a minute and transition?

Rick: Please do.

John: I just want to go back to when we created the future plans and we brought and encapsulated all that property into the mixed use. Because we knew that that was going to be the only place that they could put big commercial properties, like Soelberg's. But then we're going to take that whole thing and only do a tiny chunk of it.

Jaime: That was the other comment I was going to have.

John: That doesn't make any sense to me. I don't even know why it's gotten this far without even having that discussion.

Jaime: Right. And you guys weren't privy to that I'm sure, because you probably weren't here. But when we went through our master plan, the Matthews family specifically wanted to keep that all commercial. It was originally under our future land use to be commercial, not MU. And I think our expectation was it was going to stay all commercial, but the people who helped us craft our new general plan created this mixed use. And we ended up

with something that honestly, I don't think most of us intended or wanted the way that it turned out. But that's neither here or nor there. We're stuck with it. But this is the only large piece of property in Grantsville, right in the heart of Grantsville, that could contain commercial. And you're telling us that should only have 14 acres and those be divided up. And the most important part, which would be the grocery store, isn't even going to be on Main Street.

This isn't all that palatable. And I get that you guys are coming, and quite frankly, you guys are coming from the housing part of it. Not even the commercial part of it. You're not coming to us with this is the commercial Jeffrey's to some degree, but if they don't get their funding, they're not going to do it either. And then we're still not going to have that anchor. And it's still going to be on the wrong streets that causes a whole lot of problems with transportation. You're also then asking for PUD with a whole laundry list of things that would have to be changed in variances. I assume that you got the report that I don't even remember how many pages long, but does not comply. Does not comply. Does not comply. We have to have a really big discussion about that.

John: I think it would help if he pulled up the future land use to just show everybody.

Kevin: While he's doing that, can I just make a comment Jaime?

Jaime: Yeah, of course.

Kevin: One of my concerns is that I think in Grantsville we don't have any... Well, I shouldn't say any, but we don't have many desirable commercial spots. And as we grow, my intent, or my hope, is that we'll improve that. The grocery store would be an asset to our main street, I think. It would help clean up our main street because it needs to happen, in my opinion. I just think that there's so many more benefits for the city, for the main street property. And again, I hope that maybe can be considered.

John: But I think when we were talking about it originally, it was commercial towards Main Street and then if we're going to do housing, it's on the south end of that piece of property. Now, we're talking the opposite.

Howard: Yeah, we're under the challenge of this is the only land that we have to build it on. We're trying to figure out how to accommodate all of that and make it work for everybody.

Jaime: Why are you dividing up the commercial?

Howard: Well, we agree with you that mainstream makes sense for commercial, but there's just not... We kind of took the lead from the Jeffreys as to where they wanted it. And they preferred the south end since we couldn't quite make it fit on the north end.

John: When he gets it up there, this is my thing is, and I think they said, "Hey, there's some big farm property that we know is going to be sold here pretty soon and it's the only place where we're going to be able to put these big commercial projects." So now we're talking about taking that whole thing and putting high density housing in it. And it's the exact opposite of what we were trying to do.

Howard: See, I wasn't a part of that or of this. I just knew that it was, the rule is 20%. And so, we followed that rule. Does that make sense?

Brett: What we could do is a state mandate. That's where I know that frustrates people. I'm not trying to frustrate anybody, but the CDRA before was all based on sales tax revenue. And one of the stories that got brought up was in Riverton and Herriman. Costco was fighting over going in between Riverton and Herriman. And there was another issue with Top Golf, so the state came back out and said, "If you want assistance with this, it's no longer just going to be based on commercial." So now the real driving force, before it was a different name, they changed the acronym. And this is pretty recent code.

I know your attorney has reviewed it a little bit, but they changed the code about a year ago in July. And so now most of the codes to get these commercial retailers in here is more so forced around affordable housing and not as much commercial. If you want the assistance, the governmental assistance that most retailers want to come in, especially big box, it's driven... I'm not trying to upset anybody or anything, but that's just the code. It's driven by affordable housing more than it's driven by... And I don't mean to put you on the spot, Mr. Coombs, but you were on the phone call with us with the consultant, where so much of it was focused on affordable housing to get the CDRA money.

Jaime: So, here's the problem though. The CDRA is for the business owner, not the city. Those are different interests.

Brett: Except the CDRA is in line with... It's a state, city, and business partnership because-

Jaime: Right, but we wouldn't need the CDRA if what you're proposing is not beneficial to the city or the city decides this isn't what we want. We'd only need that if the commercial developer needs that particular funding. And then there's the benefit of it all working together.

Brett: Our understanding, our talks with staff in the city and others has been they are excited about the commercial that's coming. I apologize, this is the first we've heard about it. We've been told they're excited to see Soelberg's.

John: I think they are.

Kevin: Well, we are. I agree with that. We are excited about it, but we just think it's maybe in the wrong place.

Brett: If you're Soelberg's, how do you put it on Main Street? We would love to hear feedback from you guys. We have tried to slice it up.

Rick: It's on Main Street.

Jaime: It is on Main Street.

Mayor: Can I say something that may clear a little of this up?

Jaime: Who is this?

Mayor: The mayor.

Jaime: The mayor? Mayor Critchlow, go ahead.

Mayor: All right. Originally, they were planning on Main Street. But that got pulled away because my understanding is Kirk didn't want to have it next to the houses right now because his family still has that part of the farm. They're going to move it to the other side, widen Matthew's Lane out. At some point in time there will be the commercial down on Main Street, but just not right at this moment. Does that make sense?

John: Because they're wanting to hold onto those homes until... Because that's the Matthew's property still?

Mayor: Correct.

John: His grandma still lives there

Mayor: It's Kirk's mom and dad's place, and the family tradition.

Jaime: Yeah, I think I understand that. I appreciate your input. I understand that, that doesn't necessarily mean that it makes it best.

Rick: So they're thinking, mayor, they're thinking that most of this residential traffic is going to go out down through Durfee?

Mayor: Well, you already have a lot of residential traffic that's going down Durfee to get to South Willow Estates. We're going to have to widen out Durfee eventually, and make this all happen. We're going to have to turn lanes in. I mean there's a lot of work that has to be done with this. And basically, what they're looking at right now is a concept, so that we can make this plan go forward. And I wish I was there in person, but we've got water running.

Jaime: Yeah. We heard. We want you doing that for sure. Thanks for your input.

Rick: I'm just looking for somebody to sell me on this. That's all.

Jaime: Well, I agree. I mean I'm not sold. I'm looking at it and I'm not understanding why you couldn't put all the commercial together more towards Main Street. It can't be 100% on Main Street. But I'm thinking about where Soelberg's is in Stansbury, it's not exactly on the road. It has a lead way in and yet it works. And they've filled in all that commercial. And that would have the traffic more coming off of Main Street and a little more on Matthew Lane.

Howard: If I'm hearing you right, you're saying if the Soelberg's were sitting right here, you think that'd be better?

Jaime: That seems more palatable because then you've got the traffic coming off of Main Street, not Durfee Street that can't handle the traffic.

Howard: We can talk to him about that. I think that's reasonable.

Kevin: Couldn't the parts be shifted?

Jaime: Right.

Kevin: And increase the size of that property? It's going to face Matthew's anyway, right?

Brett: And I think again, our hands are tied to some extent.

Kevin: We understand that.

Jaime: But you're the ones presenting it. So, you take the questions.

Brett: Sure.

Howard: And that's why we're here. We want to hear you guys and we're listening. We're paying attention.

Brett: Absolutely. And when we presented this to Soelberg's and we found out that Main Street probably wouldn't work from them, this was their best alternative in terms of traffic flow, traffic count. They ran their studies and so this is where we landed. Now again, are we married to that as the developer? No, we can work around that, but it's more having a conversation with Soelberg's in terms of what works for them on the site.

Jaime: The other thing about Soelberg's being down in that corner is across street from a church. What about their liquor license? Well, their beer license. They don't have liquor license.

Howard: I think they have the required distance, that there is a required space. I know. And I think it-

Brett: It just makes it easier on Sunday to head over and...

Jaime: Well, that's an excellent point. I haul hay from my farm over here, off of Race Street, from over here off Worthington. So, I've utilized Matthews Lane to haul that hay on Sunday around church time. And it's terrifying because there's so much traffic that goes down Matthews Lane already, that has nothing to do with all of this development that was going to be there. And that's the concern I heard the mayor say, "Well, you already have all that development." But this is a ton of density with a whole lot of people. And then you add in the commercial part of it, you're going to have tons of traffic in those two areas. Now, one of the things that I saw in the notes was about you would have to do 45 feet because that's going to be Matthews is going to collector. Is that, is everyone aware of that? You're going to be able to do that. You are going to do it.

Howard: I think we haven't got the traffic study yet. This is kind of our first stop right here. And we're going to get a traffic study on that to determine what that needs to be.

Dan: Our master plan says it's supposed to be a commercial.

Howard: Yeah, I'm aware of that. It's funny because it'll probably never go south and it'll never go north of there, I believe Dan. And so, it seems funny that that would be a collector to me. Does that strike you as odd?

Dan: I hear what you're saying, but it does seem to... Especially, if your development is going in, it's going to carry a lot of traffic and there's traffic there already.

Howard: Yeah. Yeah, I get it. And that's something we'll deal with as we go along here. But I think a study is going to be helpful on that.

Jaime: So, I'm glad that you said that you are open to talking to Jeffrey's about commercial at the other end, putting it all together. That's what I would prefer to see. I'd also prefer to see actually more rental apartments because we don't have them anywhere else. Nobody else is willing to build them. You guys, if you do the CDRA, are going to be required to do affordable housing.

Howard: Correct.

Jaime: Does that mean that you work with the Tooele County Housing Authority?

Howard: It doesn't require us to work with them, but we really like them. And have a great relationship there with them. So, we would love to find some ways that we can coordinate with them and help.

Jaime: Does it require them to have deed restrictions for rentals? You can't turn them into condos. They have to remain rentals.

Brett: So even if they were to turn, they have to maintain. So, Tooele County Housing Authority, the benefit of doing that is you will see some developers do... We're a for-profit developer. I hate it when developers get up and say we love to do it for the good of community. It's cool to have a good project and have a good relationship. But at the end of the day we are a for-profit entity. We're not a 5013c. County Housing Authority is a 5013c, so that's where it makes it a cleaner cut. I'm sorry if I'm not using the right term, I'm just a regular Joe.

Howard: We actually had a conversation though with Deanne Christiansen there. And she is like, "Keep me in mind for some of that. I'm going to need some of that." It's definitely on the radar.

Brett: The question is yes, this can't be some bait and switch. They even did some stuff in South Jordan where to put a spin on it, they called it workforce housing instead of median income. But this is exactly what they did and they had put deed restrictions on them. A lot of it is meant to really market towards school teachers, public

works employees, police officers, that type of thing. That's really the idea behind it. But the other thing that they didn't want to create with this project in South Jordan was, "Hey, I go buy this because I meet that criteria. And then sweet, I am going to go sell it. I just got a fat reward." So yes, through deed restrictions and different things that would have to be approved by your council. And even on the state level, that has to be met for the CDRA. So literally, I don't know that he really reviews it, but it's literally signed off by the governor's office.

Jaime: Well, that's why I was asking because I don't know anything about CDRA's. I want to make sure that it's not a bait and switch because we do need the affordable housing. We need apartments that people can rent, not just for kids who are graduating and need somewhere to live. But for single parents, domestic violence victims that need somewhere to go and move out. And that's happening in our community. And they currently have nowhere to go. And we've heard projects come in front of us and use this affordable housing pitch of why we should give them all this density that looks great, but they have no intentions whatsoever of deed restricting, or working with Tooele County Housing Authority to make sure that those things actually happen. I appreciate your transparency in that.

Brett: And so even the Matthew Sisters, who we're working with on, they have indicated... And not even indicated, they've been in meetings. I know Jesse was there. Where they want to really try to give back to the community as far as school teachers, police officers, that sort of thing. They've done it before with deed restrictions in South Jordan. And that was kind of the first kickoff where if we need to go through the legal process, but for the general overview, if there's a waiting list to get into the department and you meet that criteria, then you actually jump to the front of the list to take priority. I know I'm getting a little bit lost in the weeds there.

Jaime: No, no you're not.

Rick: You're not really. I appreciate all that.

Jaime: Because sometimes the weeds are the important part.

Brett: Because that's really what we're trying to do. And I appreciate you seeing that apartments are really the way to make things affordable because...

Jaime: I know. And then I know there's a lot of community members that don't really want to see apartments because of beliefs in what they bring. But the reality is that we need them.

Howard: And if we went by a show of hands, probably all of us have spent some time in an apartment in our life. You got to start somewhere, my point is.

John: I don't think that's the issue. I just wanted to say this. I drive down Main Street and I personally think the library should have been put on Main Street. I think that the Public Safety building should have been put on Main Street. And now we're going to take another building, that in my opinion, should be on Main Street and we're going to put it in the middle of a residential. It makes zero sense to me. I will fight this as hard as I can because I can't see that working. Why not put it, like she said, put it up there near Main Street and where you can eventually, when they sell those homes you can put a little A&W or whatever they have near the Soelbergs in Stansbury. People may have to drive a little bit to get to the store, but it doesn't make any sense to put it down there to me.

Howard: We're hearing you. Thank you.

John: That might sound like a strong opinion, but I drive down Main Street. I want it to be a cool Main Street. I want Grantsville to have some character. And you're going to take one of the things that would be cool to put on Main Street and hide it in a residential neighborhood. It doesn't make any sense. I know you guys are trying to do what you can do, but I'm just saying what I think.

Brett: Yeah. No, loud and clear. No.

Howard: And we're going to take all these things into consideration. We appreciate, we don't mind having a frank discussion. So, thank you.

Rick: I agree with what Jamie and John are saying about the apartment buildings. I'm not opposed to it because I realize and understand that. But please understand that if you come in here and half of that's covered with apartment buildings, it's going to be a little rough.

Brett: Well, and I don't think-

Rick: And this is how many acres? 70? What if 30 of those acres were a pond. Would I be responsible for making sure that you can put the correctly assigned density for that 70 acres? No. It's your responsibility to meet the code. That's just how I feel about it.

Howard: I hear you.

Jaime: We have kind of gone off based.

Derek: I just feel like we got off, we went the wrong way. They were here for more the residential stuff when we went towards commercial. Because I don't feel like a lot of stuff got answered

Jaime: True.

Howard: Well, we're working on site plan here and I know that the Jeffrey's will be in soon with their development agreement that they want to work through with the city also. We'll be dovetailing those together. But I think we'll immediately be meeting with them and passing on this information.

Kevin: I'm not sure this is appropriate, but do they have ownership of that property already?

Howard: They have it under contract. It's in a purchase contract.

Derek: If that goes to plan how it's drawn up right now, what's the plan for the front commercial site? Strip malls? What's kind of... And here I'm talking about commercial again.

Howard: Honestly, we are, like I said, we're working with some users that we can't disclose right now. But some major players that are interested in Grantsville right now, we don't have anybody that has signed at this point. I really don't have that to tell you at this point. But we see it as a key component of this. And I will say in our planning, the rest of the Matthews property's going to be thought of in all of that planning as well.

Jaime: You mean the rest of the Matthews property that's on Main Street?

Howard: Correct.

Jaime: Is it available?

Howard: When it's available. It's not available, but when it is.

Jaime: So that gives me even more heartburn.

Brett: Why?

Jaime: Because you're saying that we're going to take that into consideration and that's going to be a possibility at some point, which tells me that that's where our grocery store needs to be.

Howard: What about your drug store? Where do you want it?

Jaime: What drugstore? That's inside Soelberg's

Howard: There will be a Walgreens or a CVS that wants to be in Grantsville, I would think.

Jaime: Is there going to be enough land for that?

Howard: Well, of course.

Jaime: You say that, but we don't have enough land for Soelberg's.

Kevin: But natural progression. If Walgreens really wants to come, they got deeper pockets than some.

Howard: Correct.

Kevin: They're going to come in and buy somebody's house up that's on Main Street, or two. That's where they're going to build. I think part of that comes with natural progression.

Howard: And they're going to want a good corner because they want to be on the corner of Main and whatever. You got to get the rooftops.

Kevin: Yeah. But the commercial's what pays the bills. And I recognize that. It's important.

Howard: This has been a good discussion, been helpful for us. Is there anything else you want to kick us out the door with?

Jaime: With the actual residential part, there is a huge long list of things that you basically presented us with in the narrative doesn't comply. And under a PUD you have to show us why we should give a variance. So, if you're going to go do homework, that's going to be part of it. When you come back, it has to be specific. What are you giving for what you're asking?

Howard: Very good.

Kevin: And I think you need to take a real hard look at the narrow streets. I think that's a real issue.

Howard: I know Grantsville has a love affair with wide streets. The state legislature in this last session has mandated that, State legislature in this last session has mandated that residential streets are now 53 feet wide in the state. I don't know if you're aware of that. Were you aware of that?

Kevin: No, not necessarily.

Howard: So, that's one of the things that... There's state compliance and there's city compliance and so there'll probably be some adjustments that we'll all be working on and making together. But I appreciate that.

Jamie: And storm water is part of that. The stormwater ponds, we don't see. The open space, we don't currently see. All of that's got to be addressed before it comes to be a plan, a PUD that we are going to consider approving.

Howard: Okay, awesome. Thanks for your time.

2. Discussion of Development Agreement for Matthews Ranch PUD

Jaime: I don't know how we could possibly discuss what terms we should agree to on a development agreement when we don't have a plan that we can even consider. And there's no way that, in my opinion, the city should contract in a development agreement until we know what we're getting.

No new discuss.

3. Discussion of the Proposal to amend the Grantsville City Land Use Management and Development Code by adopting updated Zoning Maps - Shay Stark, Aqua Engineering

Shay Stark from Aqua Engineering was present to discuss this item.

Shay: I think what I'd like to start out with, because it's been several months since we had the previous discussions about this, and what kicked this off in the first place was that we've had several years that the zoning map has not been updated. We had a lot of properties that needed to be updated. Now those have all gone through approval.

We only modified and updated the zoning on properties that had previously been through city approval. They were technically now zoned at what's shown here. And then the other thing when we had that discussion several months ago was that we were talking about these concerns with the zoning descriptions and the code and conflicts between that. Conflicts between that and future land use.

The idea was brought up, "Hey, let's just get rid of the zoning descriptions on the zoning map. They just refer back to the code." And so that's really the two major changes that you're seeing on this map. And we will also a bit, because I think somebody mentioned this or asked this, I presented to you in this overall map just because the big picture, I knew all the zoning had already been approved. The big picture to me was kind of a more important thing. But we will provide the same, we've had it broken up into thirds. Those sheets are actually still in there also.

Jamie: I actually appreciate this because I can't tell you how many times we're dealing with something that's kind of on the boundary

Shay: You can't see what's going on around it. That's why I wanted to do it this way and maybe we can actually post it on the internet with this. And then the three and zoomed in.

Jamie: Zoomable... Well, is this zoomable where you can, like Google Earth, you can just zoom in and it fixes and orients.

Dan: These are just high definition pdf file. Zoomable is tech we don't have

Rick: I'm sorry, I'm not trying to get off track, but I am.

Jamie: That's what we count on you for, Rick.

Rick: On, you said we had talked about putting the definitions into the code, right?

Shay: Well, no, no. Basically they're getting rid of these definitions off of the map 100% and solely relying on the code, so what's in the code right now is defined in that zone. That's what we're solely relying on.

Rick: Okay. When did that happen? Has that already taken place?

Jamie: That's what we're looking at.

Shay: That's what this is, is it is all you're seeing now is this legend that's calling out the zones. The previous maps had a paragraph by each one of those.

Rick: So, my point here is this brown area was zoned MU, right? Am I reading that right? Zoned MU.

Shay: Correct.

Rick: When it said on the map, that that's up to the discretion of the planning and zoning committee, correct?

Jamie: On our future land use map, under it. Because it was a planning area. Is that what you're thinking?

Rick: Well, if it's zoned MU now, they're probably not going to want to change that. My point is are they able to come in and say, "Oh, well was that put into the definitions?"

Jamie: What do you mean?

Rick: Is that still up to the discretion of the planning committee?

Shay: Well, let me see if I can understand your question and hopefully, this will help.
Everything that is on this map, the zoning that is on this map, every one of those properties went through a public hearing, went to planning commission and went to city council. Now it may have been a large area that was annexed in and it came in through that annexation, but all of that zoning went through that public process to become the zone on there.

And so that same thing, say somebody decides out there by the Walmart, you've got that MU and they've got some up on the hill, so they decide they want to put a gravel pit up there. They're going to come in, they're going to ask for a rezone to industrial, it will come to a public hearing, it will be come before you as the planning commission and it'll come before city council for an approval for that. So yes, it's driven by it. They've gone through that process and at the time planning commission and city Council said "Yes, we'll will allow you to zone it, to that."

Rick: My question revolves around what came up tonight. What's allowable in mixed use? Who determines that? What percentage is it? Is that still the planning and zoning committee?

Shay: That's what it says in the code.

Rick: It says that in the code?

Shay: Yes.

Rick: Okay, now-

Jamie: I think you understand. Hold on Rick. You're asking about what MU says, and do we have the authority to do stuff, right?

Rick: Yeah.

Jamie: That is what is in the code. This is only a map of what is currently done. We need to talk about and would like to get on our agenda, staff, a conversation about MU and what is allowed under MU, how much commercial we have under MU, how much density. So, they're kind of two different questions.

Lanise: You want a better definition of what MU is.

Rick: Shay has brought this up before. I was reading through the minutes, going over the minutes and I'm looking at how many times that has come up. It's come up tonight. Was it 20%? How many units is it? Does anybody know? And I understand that there is a definition, but I think you would agree that it's not really super. My concern with, since that part of the definition isn't on this map anymore, is it reflected in the code? Does that make sense?

Jamie: Yeah. the code, this is only referencing you back to the code. What happened before is that we had a description like this on the map, that wasn't actually the same as the code. Then we're having the question of, well do we follow the map or do we follow the code? And that's why we're not putting the definitions on the map is so that they can only go to the code to come up with the definition.

Rick: And I agree.

Jamie: But your question is exactly right. We need to have that conversation and we want to do a work meeting. I was supposed to send an email, but life is life. We would like to set a work meeting to have that specific conversation about what MU is. I know we have a definition right now.

Shay: No, but I totally support this a hundred percent.

Rick: We had a discussion on what we thought we would maybe accept at a time, but it's not written into the code.

Shay: I think that the challenge with commercial in all of this is it would be nice to put in the code and say, look, I'm just throwing out a wild number here. But 80% of that property has to be commercial. But the challenge is, the reality is, that the percentage of commercial that the city will actually support is honestly, as you hear from the developers all the time, it is based on the number of rooftops.

I've worked with some small communities and that have desperately wanted something to come into their community, something commercial, and they get told over and over again "No, you can't even get this a fast food restaurant because you don't have enough people in town to make it happen." And so, I think that that's why it was written the way it was in the MU zone.

But at the same time, we are growing like crazy. And to set a reasonable minimum, and I'm not exactly sure how we determine that, but I think we can look at other communities and get a feel, look at the communities and say, okay, what percentage of the community is commercial versus rooftops? And maybe that can give us an idea for a feel for that. And I definitely believe we need to modify these definitions and these descriptions in the code.

Rick: What's sticking me on it is they put that MU zone down along there to encourage commercial development. That's the purpose of what's happening. And they're coming in here with MU, oh, well it's 10% commercial and they don't ever plan on developing it. What do we end up with? We end up with something that violates all these other codes and nothing.

Jamie: Does that answer your question?

Rick: Yes.

Jamie: There's two specifics. Looking out in what used to be the flux area on the future land. Or not on the future land use, on the density map of 2015, which was of course ancient, but it showed that brown parcel that now has a blue at the end. It showed it brown and white and brown. And not light blue. Can you go to the current one you snapped?

Shay: Across from across from Walmart?

Jamie: Yeah.

Shay: The 150 acres.

Jamie: Has that actually been approved? All of that MU and when did that happen?

Shay: Okay, so back, and I wish I could pull it up on the GIS because I could tell you the exact date. I can provide you the exact date, I've got it in there. But back before with Derek Ellis, when he purchased that property. He came in and he had that rezoned. And if you look at the minutes in the ordinance and look at the ordinance, it stated specifically in there that property was going MU, except for 29 acres would be commercial. The problem is they never defined what the 29 acres was, where it was, or anything like that. There wasn't even a concept map tied to that, at the time, that was clear. And so that wasn't defined. It was nebulous. It's just that okay, we have 150 or 155 acres, whatever that is being rezoned to MU, it was approved through planning commission. It was approved through city council and it's 155 acres or 150 acres that with 29 of it being commercial. What I've done on this map,

because the way I had it shown before, and I explained that some of these were incomplete. And that was one I actually brought up because I didn't know how to deal with it at the time.

You haven't seen it yet because it's just started through the process. But we actually have a preliminary application for all that property right now that's in front of the city. What I've done is I've looked at what they've put on the preliminary and said, "Okay, this is what you are assigning is that 29 acres of commercial." And then basically carve that out and show the rest of it is MU.

Jamie: Okay.

Shay: So that's how that's occurred.

John: Did it get sold again? Because it's been like two plans so far.

Shay: That was Nelson's property, they sold it to Derek Ellis and then Derek Ellis sold it to CW Land. This is in October and now it's gone to LBI, or I can't remember. It is to the east of Walmart, it is that kind of a little rocket shaped piece between Lincoln Highway and HWY 138.

Jamie: Okay. Yeah. I at least understand that now. And then the purple, so there's this purple area, the blue square in the middle of it.

Shay: It. Okay. Yeah, the Matthews Meadows subdivision and the school property, and I'm trying to think the name of the person who is other property is right behind it. It's left me. But anyway,

Jamie: Okay. So that's all been properly changed?

Shay: Yes. yeah, there was a question when I was looking through that. There was a question about, so there were two properties right there on the corner or part of the Matthews Metal subdivision. And when they came through planning commission, they came through as separate applications, but you approved one in one meeting and I think the next meeting the other one was approved. And then that went to city council and I found the one in city council, but I couldn't ever find the discussion for the other one. And yet there was kind of an anomaly too in the way it was worded that it was like, well, maybe it's actually covering both of them. But anyway, so the problem is I hadn't looked far enough out to find out that there was an additional discussion.

I can't remember now. Almost six months later or several months later, I can't remember exactly how long the city council discussed that and went through it. The interesting part of that is that at the time they then tabled it. There was an assumption that it had gone through an approval. The developer turned in a preliminary, everybody thought that they had been approved again because of the language in that earlier one, making it sound like there might have been both pieces of property in there. They came through with their preliminary, which went through everything and was approved. Essentially by default, by the approval of that preliminary, and city council approving it, that's ultimately when that last little piece was approved. But it did go before city council previously. And they had discussed it. It went through public hearings, it went through all the steps. In fact, that one I guess technically went through a couple of times.

Jamie: Okay. All right. The last question is, we had previously had conversations about some of the lines that were there before, cut some of the properties in half. And we were talking about just cleaning that up. But I think I had a conversation with Attorney Coombs and I think that we decided that we can't just do that. Is that right? We have to actually go through the process with the landowner to change them. Everything has been left the way that it was?

Shay: The simple answer is yes, it's been left the way it was. I will point this out, this map is far more accurate than the original maps that we had. As I was going through these, because this is based off of the county's, all of the plats get put into their GIS. This is based off of those plats, the actual plat drawings.

I realized the original one was based off the 1911 plats that were all measured in chains, which a chain was 66 feet long. They would literally take a chain out there, mark it off, and then they'd take to the next spot and then they'd measure the difference, and that's how they did it. Our original maps that we were using and that we

had our zoning on across the whole city are actually 500 feet shorter than what this is. The only reason I'm bringing that up is I had to best guess on a lot of those because some of them, the property lines weren't even the same.

Jamie: I've done some of those quiet title actions so I know exactly what you're talking about.

Shay: That's what we expect to do is that we'll hit at some point when we want to address those, we'll go through a public process, inform those people, see if they want to and go through that process.

Jamie: Does anyone else have questions?

Derek: Is this the current map that we're using now? Is that one that you pulled up?

Cavett: The one that says draft is the one we're currently using.

Lanise: The draft of October 22. There's three on our website.

Jamie: Do we need any further discussion or are you guys ready to make this an action item tonight?

Rick: I'm ready to make an action.

Jaime Topham made a motion to make item 3 proposal to amend the Grantsville City Land Use Management and Development Code by adopting updated Zoning Maps. Rick Barchers seconded the motion. And all in favor? Motion carries unanimously

Jamie Topman made a motion to recommend to City Council for approval the proposed amendment to the Grantsville City Land Use Management and Development Code by adopting updated Zoning Maps. Kevin Hall seconded the motion. All in favor? Motion carries unanimously

4. Discussion of the Proposed amendment of Chapter 2 Definitions of Front Yard and Side Yard to the Grantsville City Land Use Management and Development Code - Cavett Eaton, Planning and Zoning Administrator

Cavett: This is our new updated, hopefully like definition for front yard, the permeable area. We put that in particular because it doesn't mean sidewalks or driveways. So that helps us with a couple of things. With the new water reduction program, this is important. With the state's new lawn removal rebate, this is also an important thing to have. This is front yard definition, side yard, and the street side yard. It was important to put both of those in there because of corners. Then the diagram is there and it kind of gives you an idea of what we are trying to describe.

Jamie: Oh, that's so much better. Well done. That will save us so many discussions.

Cavett: We hope so. We are still working on a way to work with the developers so that when they do these water waste reductions, they're going to give us a percentage to help us do the math. Because this is impossible for 700 homes to come up with how we're going to give them that rebate. But anyway, that's our best shot at this. We're hoping this works for you guys.

Rick: You know what? I have to applaud you for the simplicity of this. I mean, not making this a big drawn out, I mean this is just, we're just trying to change one little point and I can appreciate that. I mean, I'm ready to make this an actionable item if we can.

Jamie: I'm guessing that this was not written by an attorney. Cause there are not enough words.

Cavett: This was actually provided by Chris Hupp who's doing our West Bank study. He's used this in several cities. He said this is the best way to do it and we loved it.

Rick: Are you okay with the wording on this, Brett?

Derek: Does it have to have a public hearing?

Cavett: We did a public hearing the first thing this evening. So, it's good

Rick Barchers made a motion to made item #4 and actionable item. Derek Dalton seconded the motion. All in favor? Motion carries unanimously

Rick Barchers made a motion to recommend approval of the adoption of the amendment to Chapter 2 Definitions of the Front Side and Side Yard to the Grantsville City Land Use Management and Development Code as proposed. Kevin Hall seconded the motion. All in favor? Motion carries.

5. Approval of minutes from the June 6, June 16, July 7, Nov. 17 and Dec. 1, Dec.15, 2022 Planning Commission Meetings “as drafted”

Jaime made a motion to approve the meeting minutes for June 6, June 16, July 7, Nov. 17 and Dec. 1, Dec.15, 2022 Planning Commission Meetings “as drafted.” John seconded the motion. All voted in favor. Motion carried unanimously.

6. Report from City Council liaison Mayor Critchlow

Mayor: North willow creek is coming down. Filling the various basins. No big problems yet.

Jaime set a work meeting for Worthington Ranch, MU and External ADU and West Bank Study. **April 25 6:00 pm**

PUD joint work meeting needed May 10 6:00 PM

7. Adjourn

Jaime made a motion to adjourn the meeting. Kevin seconded it. All voted in favor. Motion carried unanimously

Meeting adjourned at 8:39pm

AGENDA ITEM #5

Report from City Council Liaison, Mayor
Critchlow

AGENDA ITEM #6

Adjourn