

APPROVED

Public Hearing for the following:

a) Amendment to the Grantsville Land Use and Management Code Chapter 12- Planned Unit Developments
b) Amendment to the Grantsville Land Use and Management Code Chapter 16, Table 16.1
c) Amendment to the Grantsville Land Use and Management Code Chapter 21 Subdivisions

Action Summary:

#1 Amend Chapter 12 Land Use Code	Recommended for approval.
#2 Amend Chapter 16, 16.1 Land Use Code	Recommended for approval.
#3 Amend Chapter 21 Land Use Code	Recommended for approval.
#4 Discussion- Planning Commission facilitation process.	Discussed. No further action needed.

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON
JANUARY 23, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET,
GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

Commission Members Present: Vice-Chair: Rick Barchers, Derek Dalton, Rob Jaterka.

On Zoom: John Limburg

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Jaina Bassett, Aqua Engineering Consultant Shay Stark, City Manager Jesse Wilson, City Council Member Rhett Butler.

On Zoom: Planning Commission Chairperson John Limburg, Ensign Engineering Consultant Robert Rousselle, Several Unknowns

Citizens and Guests Present: Planning Advisor Gary Pinkham, Karen Eaton

Commission Vice-Chair: Rick Barchers called meeting to order at 6:56 PM

PUBLIC NOTICE: The Grantsville City Planning Commission will hold a Special Meeting at 7:00 p.m. on Tuesday, January 23, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

a) AMENDMENT TO THE GRANTSVILLE LAND USE AND MANAGEMENT CODE – CHAPTER 12 - PLANNED UNIT DEVELOPMENTS

No comments.

b) AMENDMENT TO THE GRANTSVILLE LAND USE AND MANAGEMENT CODE - CHAPTER 16, TABLE 16.1

No comments.

c) AMENDMENT TO THE GRANTSVILLE LAND USE AND MANAGEMENT CODE - CHAPTER 21 SUBDIVISIONS

No comments.

AGENDA:

1. Consideration to recommend approval of an Amendment to the Grantsville Land Use and Management Code – Chapter 12 Planned Unit Developments.

Shay Stark was present to answer questions. He noted that every change that was previously discussed and requested has been made. It was noted that a future discussion is needed regarding the fee-in-lieu and open space requirements.

Derek Dalton made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code - Chapter 12 Planned Unit Developments. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously.

2. Consideration to recommend approval of an Amendment to the Grantsville Land Use and Management Code - Chapter 16, Table 16.1.

Shay Stark was present to answer questions. Shay clarified that the use permitted in this table is only through Conditional Use and they will need to meet those corresponding requirements to be approved for it.

Cavett Eaton clarified that Conditional Use Permits will be approved for the two existing places previously discussed. Any further application permits will be presented to the Planning Commission for approval.

Derek Dalton made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code - Chapter 16, Table 16.1. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously.

3. Consideration to recommend approval of an Amendment to the Grantsville Land Use and Management Code - Chapter 21 Subdivisions.

Shay Stark was present to answer questions. No discussion took place, and no questions were asked.

Derek Dalton made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code - Chapter 21 Subdivisions. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously.

4. Discussion of Planning Commission facilitation process.

Christy Montierth and Shay Stark were present to answer questions. Christy noted that the Planning and Zoning department is implementing a new process for the facilitation of Planning Commission meetings. Christy noted that moving forward, City staff will be the ones presenting agenda items in the Planning Commission meetings instead of the developers. Noted that agenda items for Preliminary and Final Subdivision plans, Planned Unit Development plans (PUDs), and Conditional Use Permits (CUPs) will be presented by the Zoning Advisor and Planning and Engineering consultants with Aqua Engineering and Ensign Engineering. Attorney will present Development Agreements. Developers will present their own Concept Plans. Developers will still be present for each of these presentations, but will not be the ones presenting.

The purpose of this change is to be more clear in the presentation and present facts only. The hope is to be more mindful of everyone's time and to provide a clear statement of the City's

stance on the proposals, and whether they recommend approval or not. Noted that this will save time and confusion.

Rick expressed a desire for specific details of what is being asked, and what is being offered by the applicants, in the presentations moving forward. Rob Jaterka and John Limburg would like to see a cost estimate that supports the amount that is being offered as a give and take.

Cavett Eaton noted that the department will start requiring 3 weeks notice before adding a project to a Planning Commission meeting agenda. The City is working to create a resolution to support this requirement.

Derek Dalton expressed concerns about this new process because of the possibility of individuals talking over each other, and the Commission possibly missing the perspective of developers.

Rick Barchers and John Limburg received the idea of this new process favorably. It was noted that this process will require fine-tuning throughout time, and will be revisited as issues come up.

5. Adjourn

Derek Dalton made a motion to adjourn. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously. The meeting was adjourned at 7:28pm.