

Action Summary:

#1 CUP/ Sportsman Permit for Jose Jara-Consideration	Approved with conditions.
#2 MDA for Twenty Wells- Consideration	Tabled.
#3 Sun Sage Terrace Ph. 4-9 PUD- Consideration	Denied.
#4 MDA for Sun Sage Terrace Ph. 4-9 PUD-Discussion	Void due to the PUD being denied. No discussion took place.
#5 Minutes from 4/4/2024 Regular meeting-Consideration	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON APRIL 18, 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: Chair: Rick Barchers, Vice-Chair: Derek Dalton, Kevin Hall, Rob Jaterka, Jeff Downward

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Zoning Administrator Cavett Eaton, Community and Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, Aqua Consultant Shay Stark

On Zoom: City Engineer Robert Rousselle, City Attorney Dallin Littlefield, Public Works Director James Waltz, City Council Liaison Rhett Butler

Citizens and Guests Present: Laura Imlay, Dawn Pentico, Jeremey Yetter, MaryLou Muhlestein, Robert Muhlestein, Debbie Reid, Bradley Reid, Rusty Spencer, Brittney Webb, Tom Webb, Nancy Kunz, Ron Kunz, Jacob Clegg, Janette & Daniel Toone, Debbie Evans, Ryan & Katelyn Butler, Bryan G., Cami Barton, Stephanie Anderson, Shelley Beusey, Greg Copeland, Jacob Worthington, Lori Thompson, Jose & Janora Jara, Elisabeth Allen, Mike Colson, Ben Hunt, Chad Palmer, MaraLee Judd, Ken Judd, Spencer Querry, Larry Perkin, Tren Williams, Kari Hawkes, Tina Hermansen, Bryan Hermansen, Several Unknowns

On Zoom: Several Unknowns

Commission Chairman Rick Barchers called the meeting to order at 7:00 PM.

PUBLIC NOTICE:

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 18, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) PROPOSED MASTER DEVELOPMENT AGREEMENT FOR SUN SAGE TERRACE PH. 4-9 PUD.

Email 1 Received 4/18/2024 at 11:01am

To Jaina Bassett:

I have submitted emails against the Sun Sage Terrace development since its infancy. I am against changing the Master Plan and current zoning of ½ acre lots. Land cannot be replaced, we are running out of the larger lots in this once-quiet farming community.

PUD developments belong in MU zoning areas.

The citizens of Grantsville have a right to trust that the Master Plan will be followed as closely as possible.

I am concerned that this development agreement is not clearly defined and we will end up with 89 acres of townhomes instead of 89 acres of ½ acre lots. I am concerned that this development seems to change names, move boundaries, and swap out land with neighboring developments to maximize the number of homes and minimize the completion of open spaces and parks.

The area directly behind my property was drawn as open space or a park in the first 1-3 phases, now it's not even in this phase #4-9 of the development because it has been transferred to the development on Mack Canyon.

Please deny the approval for the PUD development for Sun Sage Terrace as presented and revert to the approved plan of ½ acre lots and larger, as per the current zoning and the Master Plan.

Thank you,
Julie Mackley

Email 2 Received 4/18/2024 at 11:49am

I am very deeply concerned about the proposed development going in. I know there are a lot of people that want more parks. The way this development has come up with no notice until everything was set is very undemocratic. I feel that the needs of the citizens that live here are being ignored to allow wealthy developers to make more money. We as the people of Grantsville need more say in what happens and this is a strong example of why. I would recommend that any change like this to the zoning be done as a ballot measure so the developers will be forced to sell it to the people and not to the officials. This way they will at least have the people in mind. There

are so many townhouses and very small lots going just to help the rich people richer. There is a lot of land around Grantsville that can be developed to give places for people to build homes. The job of planning is to plan for what we want the city to look like. Townhomes near town homes, small lots near small lots, and so on. This looks like there is no planning and in a few years there will be this patchwork of development and the developers will have their money and we will be struggling to make it work.

When I buy something that they offer something free to entice me to buy it never is as good as they make it sound. If I want something I should go and find what I want and not just get a free bee because it will always be a disappointment. If we need more parks we shouldn't have the developers skimp by with the cheapest solution to get what they want. We should buy the land and get the kind of parks the city wants. It will be cheaper and better in the long run. Please give the city back to the people.

Joseph Kempe
217 Hwy 138
Grantsville, Ut

Gary Pinkham- Gary Pinkham was present to speak on this item. He noted that there are two different tables in the packet for this item. He stated that the listed items in the tables address different code issues. He noted that a City attorney made specific comments regarding the Twenty Wells Master Development Agreement, and that those should apply to this Master Development Agreement as well. He stated that the current document does not reflect the legal counsel's corrections, nor is it complete.

Ben Hunt- Ben Hunt was present to speak on this item. He noted that there are areas in the project zoned for ½ acre lots, but that this project does not consist of ½ acre lots. He expressed concerns regarding City Staff asking developers to build in the City. He stated that every PUD that has come before the Planning Commission since January was recommended by City Staff. He stated that if the City Staff is recommending to approve every PUD, that a conversation should be had with those City Staff members and they should be removed. He said he has lived in Grantsville his whole life and loves it here. He stated that Grantsville is great because of the space, so when it is traded for buildings, it gets rid of everything he loves about Grantsville. He stated that there are 2,000 houses in this area and not one of them is on a ½ acre lot. He asks that the areas zoned for ½ acre lots be built as such. He stated that there is a Future Land Use Master Plan which has been designed to define how land should be developed, and that it should be followed.

Greg Copeland- Greg Copeland was present to speak on this item. He noted that he is a property owner in Sun Sage 1, and has comments related to specific sections of the Development Agreement. He stated that in section 6.4 the date for the document expires January 31, 2025, but

that the infrastructure date expires April 5, 2025. He also discussed Addendum No. 1, stating that this addendum does not appear in the public packet that was available for the public to view. He noted the same of the exhibits referenced. He stated that this information should be available for the public to view if it is being referenced. In section 8.2.3 he questioned the timeframe changing from 30 days to 60 days. He stated that the reason for this should be noted somewhere in the agreement. He stated that it is not clear in the public documents what the HOA fees are for, and who is ultimately responsible for the maintenance and upkeep of the public areas such as the pickleball courts, green space, park, etc. He stated that if the HOA fees are being used for this maintenance, those residents should be allowed to use the amenities. He stated that either way, it should be clearly stated in the Development Agreement.

AGENDA

1. Consideration of the proposed Sportsman Permit/ Conditional Use Permit for Jose Jara, located at 531 S. Hale St.

Jose and Jenora Jara were present to speak on this item. They stated that they have three dogs at their home, which is why they applied for this permit. They stated that they understand their neighbors' concerns, and want to assure them that they only want to have their three dogs at their home, and will not be running a large kennel. Ms. Jara noted that they have taken measures to assure that all sanitation and noise concerns are addressed. She also stated that all of their dogs are inside dogs. The Commissioners stated that they feel comfortable approving this, with the added condition that they do not have more than three dogs at one time.

Derek Dalton made a motion to approve the proposed Sportsman Permit/ Conditional Use Permit for Jose Jara, located at 531 S. Hale St. with the conditions stated in the staff report and that no more than three dogs are at the home at one time. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton "Aye," Kevin Hall "Aye," Jeff Downward "Aye," Rob Jaterka "Aye," Rick Barchers "Aye." The motion carried unanimously.

2. Consideration of the proposed Master Development Agreement for The Estates at Twenty Wells PUD.

Shay Stark was present to speak on this item. He noted that this PUD was approved, with conditions including that the MDA needed to be completed. He noted that there is an Addendum No. 3 in the Development Agreement, which is the purpose of this table. He stated that the goal is to leave the meeting tonight with the requested variances clearly defined. He noted that there are different areas with different zoning designations, and that the variances requested are in reference to one or more of the noted zoning designations rather than a specific zone. The specific requests listed in the table were discussed and explained.

Jake Clegg with Ensign Engineering was also present to answer questions on this agenda item. He provided clarification on the table and listed items. It was requested that the variances on the table be clarified as rear-loaded or not rear-loaded. Commission Chair Rick Barchers noted that there was a verbal agreement about the street widths with the rear-loaded dwellings, and would like to see it included in the Agreement. Mr. Stark referenced the section in the Development Agreement that addresses alleys, and asked if this section adequately addresses this issue. It was noted that the proposed road size is 26 feet, which is the minimum road width allowed by fire code. The Commissioners agreed that the minimum of 26 feet is acceptable, and they would like it to be explicitly stated in the Development Agreement.

Commission Chair Barchers noted that there are no specifics as to the timing of the parks and infrastructure improvements. He stated that these things need to be clearly defined in the Agreement. Commissioner Derek Dalton stated that he would like to see the timing of these improvements laid out in phases.

Scott Yermish was present to answer questions on this agenda item, and noted that it is sometimes difficult to identify exactly when things will be complete, but that the most updated version of the Master Development Agreement does address some of the timing concerns. He noted that he can give a better timeline of these improvements once he knows which variances are approved and he knows exactly what he is working with.

Commissioner Kevin Hall noted that there are some conditions noted in the Planning Staff Analysis of the Staff Report, which need to be addressed. Mr. Stark and Mr. Clegg noted that many of these have been addressed but the comments on the Staff Report were not updated, and that others are being addressed in the Master Development Agreement.

Mr. Yermish noted that the Development Agreement is not ready to be voted on yet, but that he is simply seeking approval of the variances as listed on the table. City Attorney Dallin Littlefield was present on Zoom and noted that the Commission cannot vote on only parts of this, but that this must be voted on as a whole. The Commissioners noted that they cannot make a formal approval of the variance table during this meeting with a vote, but that they all feel comfortable with the variances as listed and offered an informal verbal approval.

Rob Jaterka made a motion to table the consideration of the proposed Master Development Agreement for The Estates at Twenty Wells PUD. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

3. Consideration of the proposed Sun Sage Terrace Ph. 4-9 PUD.

Shay Stark was present to speak on this agenda item. He noted that there was a town hall for this project last week, and one last month. He noted that the townhomes in the Southeast corner have been removed.

Jake Clegg with Ensign Engineering was also present to speak on this agenda item. He noted that they were previously asked to move the townhomes to the middle of the project, and they did so. It was noted that both the pink and purple areas on the concept plan are townhomes, and the color difference is due to different sizes. He noted that the light blue area consists of 12,000 square foot lots.

Commissioner Hall noted that they are requiring The Estates at Twenty Wells to provide the timing of park improvements in phases and to be clearly addressed. Mr. Clegg stated that this can be made a condition included in the Master Development Agreement. He noted that the developer suggested this. Mr. Clegg noted that similar language is used in the variance table for this project, as was used in the Twenty Wells project. He noted that they will make the appropriate modifications. It was also noted that the setbacks will be included in the Master Development Agreement.

Commissioner Hall asked how the town hall meeting the previous week went, and how things were received. Larry Jacobson was present to answer questions on this project. He noted that the residents expressed their appreciation for the developer's efforts in implementing their suggestions and addressing their concerns. Mr. Hall commended Mr. Jacobson and Mr. Clegg for their efforts in creating a project with mixed housing types. Commissioner Dalton asked if any of the proposed dwellings would meet the Moderate Income State Requirements. Mr. Jacobson stated that he was unsure, but that if it is in the code they would need to meet those requirements. He believes that some of the townhomes should be able to meet this requirement.

**Derek Dalton made a motion to deny the proposed Sun Sage Terrace Ph. 4-9 PUD.
Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton "Aye,"
Kevin Hall "Nay," Jeff Downward "Aye," Rob Jaterka "Aye," Rick Barchers "Nay."
The motion carried.**

4. Discussion of the proposed Master Development Agreement for Sun Sage Terrace Ph. 4-9 PUD.

Because the PUD was denied for this project as agenda item number three, this agenda item was void. No discussion took place.

5. Approval of minutes from the April 4, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the April 4, 2024 Planning Commission Regular Meeting. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

6. Report from City Council liaison Rhett Butler.

Rhett Butler was present on Zoom for this item. He noted that the noticing changes to the City Code were approved and adopted by the City Council, and can now go into effect. He expressed his appreciation for the cooperation between the Planning Commission, Staff, and City Council to get this change approved.

Commissioner Hall noted that this may be Zoning Administrator Cavett Eaton’s last Planning Commission meeting. He stated for the public record that he appreciates all that Cavett has done, and wishes him the best in retirement and his future endeavors.

7. Adjourn.

Kevin Hall made a motion to adjourn. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” Motion carried unanimously. The meeting ended at 8:37PM.