

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION
HELD 12/02/2021. THE MEETING WAS HELD IN THE GRANTSVILLE
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

Commission Members Present: Commission Chair Brian Pattee, Commission Member Erik Stromberg, Commission Member Gary Pinkham and Commission Member John Limburg

Commission Members that were present on Zoom: Commission Member Jaime Topham

Commission Members that were absent:

Appointed Officers and Employees Present: City Attorney Brett Coombs; City Recorder, Braydee Baugh; City Engineer Dan England

Appointed Officers and Employees that were present on Zoom:

Citizens and Guests Present: Reyanna Durfee, Ember Abbott, Jacob Clegg, Anthon Stauffer

**THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY
COMMISSION CHAIR, BRIAN PATTEE AT 7:00 P.M.**

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

a. Proposed Amendment to the Development Agreement for the Lakeview Business Park.

Chairman Brian Pattee opened the public hearing at 7:00 p.m. and called for comments.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

b. Proposed Home Occupation Conditional Use Permit for Reyanna Durfee to own and operate a Daycare located at 128 Eastmoor Drive in the R-1-8 zone.

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

c. Proposed Home Occupation Conditional Use Permit for Ember Abbott to own and operate a Lash Extension business located at 626 East Layla Ann Lane in the R-1-12 zone.

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

- d. Proposed Rezone of .18 acres of land located at 196 West Main Street to go from a CS zone to a Mixed Use zone for Byron Conrad.**

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:02 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:02 P.M.

- 1. Consideration to approve the Home Occupation Conditional Use Permit for Reyanna Durfee to own and operate a Daycare located at 128 Eastmoor Drive in the R-1-8 zone.**

Reyanna Durfee was present for this agenda item and stated to the Commission: I would like to babysit children out of my home. I'm trying to follow the state licensing regulations. If I'm the only provider the State allows up to eight kids per their regulations. Or if I have a second provider in my home, up to 16 children. And then basically just take care of the kids and make sure they're safe, healthy and happy.

Erik Stromberg stated, we've done these in the past and the State requires them to get approval from the City before they will give them a license. So in order for us to approve the conditional use permit we have to approve it with the condition that once you have the license from the State you come back and show us that you completed everything and are now licensed through the State.

Reyanna Durfee stated, yes. The State wants to make sure that I am following both the City and State rules before they will give me a license.

Erik made the motion to approve the Home Occupation Conditional Use Permit for Reyanna Durfee to own and operate a Daycare located at 128 Eastmoor Drive in the R-1-8 zone with the condition that proof of a license from the State is provided once it's complete. John seconded the motion. All voted in favor. Motion carried unanimously.

- 2. Consideration to approve the Home Occupation Conditional Use Permit for Ember Abbott to own and operate a Lash Extension business located at 626 East Layla Ann Lane in the R-1-12 zone.**

Ember Abbott was present for this agenda item and stated to the Commission: I've been a licensed cosmetologist esthetician for 13 years. I'm doing lashes now and just want to do it the right way out of my home and be licensed to do so.

John Limburg asked, are you looking to get licensed through the state also?

Ember Abbott answered, no I already have my state license.

Attorney Coombs asked, where are the chemicals going to be stored and should the Fire Marshall do an inspection?

Erik Stromberg answered, I think she is good. She is storing small quantities.

Ember Abbott stated, I only have tubes of glue that are 15 milliliters and they will be stored with the lashes in storage containers.

John made the motion to approve the Home Occupation Conditional Use Permit for Ember Abbott to own and operate a Lash Extension business located at 626 East Layla Ann Lane in the R-1-12 zone. Erik seconded the motion. All voted in favor. Motion carried unanimously.

3. Consideration to recommend approval of a Rezone of .18 acres of land located at 196 West Main Street to go from a CS zone to a Mixed Use zone for Byron Conrad.

Jacob Clegg was present for this agenda item representing the applicant Byron Conrad and stated to the Commission: I'm Jacob Clegg and I'm here representing Byron Conrad. He couldn't make tonight's meeting.

Gary Pinkham asked, what's the plan for the parcel?

Jacob Clegg answered, we submitted a concept plan to Kristy Clark. Byron would like to build a duplex with some commercial in front. Byron also owns the parcel next to this that already has a duplex with commercial. The current zoning doesn't allow for residential.

Gary Pinkham stated, if I read the code correctly, the mixed use only allows three units per acre, which would be one on the ground you got on a duplex. An integrated development of residential and commercial uses shall not exceed a total of three units per acre. I don't know if you got enough square feet to accomplish that.

Jacob Clegg stated, we will take a closer look at that.

Erik made the motion to recommend approval recommend approval of a Rezone of .18 acres of land located at 196 West Main Street to go from a CS zone to a Mixed Use zone for Byron Conrad. Gary seconded the motion. All voted in favor. Motion carried unanimously.

4. Discussion and Consideration to recommend approval to amend the Development Agreement for the Lakeview Business Park.

Anthon Stauffer was present for this agenda item and stated to the Commission: We are just trying to amend our Development Agreement so we can try and make the process a little bit smoother. The current process takes us about 30 to 60 days just to get a plat approved. And we have to try to win tenants. Our timeframes are a lot shorter than that. And so the thought process is that we use tonight as you guys are approving our master plan as preliminary approval. If anything changes drastically from that, we'd obviously have to come back here as it reads. But looking at the current master plan, we'll be putting this before City Council in two weeks. We are hoping that they adopt this ordinance so we could get a plat approval just through staff approval. So what that allows us to do is, as a user comes we can sit down and work out a plat with the city on a preliminary basis, get their approval. And then if we win the deal, we can go through the engineering process and pay the fees and all that to get it done. But if we don't win the deal, we don't have to undo a plat that we spent \$30,000 engineering plus another \$30,000 in fees in the city. So, that's what we're trying to fix.

Gary Pinkham stated, it makes perfect sense. I remember back when you guys first, originally came in here a couple of years ago, we kind of talked about the fact that you're outside our box, with regards to our processes that we'd have to probably make some changes on your behalf as well to help you guys. I like this. It's again, knowing that your master plans going to have probably a little flexible, depending on the tenants, you may need to combine a couple of parcels or something. That piece we talked about last month I would've probably required you to put a couple of these smaller pieces together to do them. I like the idea of having a general idea here, and then having staff look at the particulars of the individual development, which is primarily an engineering issue.

Anthon Stauffer stated, the roads are starting to take shape. So if we land the two users that we're trying to right now, that'll set that road that's north of the Raceway going east and west with a plat that we're getting ready to submit on the south of sheep land, that'll also set those roads. So this master plat is with all those assumptions. So I think that the roads are really starting to take shape. I don't think you'll see a lot of variants. There will be some obviously because you'll have some users that might come in on a much bigger building that might eliminate a road or it might go smaller buildings.

Gary Pinkham stated, with this master plan, in our previous discussion, there was a lot of talk about storm drainage especially coming from the Southeast, as well as the rail system that comes in that direction. How do you plan on dealing with those issues?

Anthon Stauffer stated, that's all accounted for in the master plan. Until Grantsville city comes up with a storm drain system, we basically have to retain water. So we require every site to retain their own water, that generated from their site. We did that on the first building that we built. As for the streets, we have engineered a network of swells that will go along

the roads and will absorb some of the water. If we have big storms, those swells will carry the water into large ponds. For example, the big pond that we created north of our current building, that's designed to handle the storm water for all of the streets as an overflow. On the west side of Sheep Lane, there's a triangular piece on the north where the rail system will be come in. There'll be some ponds there that will collect the storm water from the streets. But again each user is required to retain their own storm water. We have some really good engineers, Dominion Engineering, that specialize in industrial development and they understand storm water.

Gary Pinkham stated, my only other question is on this fee revision.

Anthon Stauffer answered, we scratched that.

Attorney Coombs stated, I didn't get it off before it got sent to them.

Anthon Stauffer stated, the issue was there was we've got to submit a plat for a user and pay the platting fees and it was really expensive, especially if we may not land them. By making the changes we've made, we've now addressed that. So, that we can basically come up with a preliminary plat. Then if we win the user, then we can go pay the fees. So we kind of solved that. We kind of didn't realize that we solved that. Brett and I were working on this over the week, but we kind of realized that one and two solved three.

Attorney Coombs asked, Anthon, can you just mention why the intent to serve letter are a problem?

Anthon Stauffer answered, it's one of those things where all of the service providers already know what we're doing. We're working with the telecom companies, we're working with the gas companies and all that. And it's just a process that just is almost unnecessary. I get it when it's a new business, but for a master plan, it's just one of those things that's a nuisance. If we can get rid of that, it makes our life a little easier.

Chairman Brian Pattee stated, Attorney Coombs, there's a note that you may have some comments on this for us.

Attorney Coombs stated, So the change is sub iii and sub C, those lines would be removed. And then Kristy just wanted me to just kind of mention for the commission. There was a change to the law that happened this year that's, anytime a development agreement or an amendment to a development agreement is looking to change or amend city ordinance, those agreements will have to come before this body for review and recommendation first. It's something that I talked to Gary about today, but he's talked about for quite a while that this thing where these agreements would come in and just go to city council and it may completely change. What some of your recommendations might have been, the legislature has fixed at now that the city can no longer bring those development agreements directly to city council, if they're going to amend an ordinance.

Erik made the motion to recommend approval to amend the Development Agreement for the Lakeview Business Park, striking out the lines in section 3, sub iii and sub c regarding the plat fees. Gary seconded the motion. All voted in favor. Motion carried unanimously.

- 5. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held October 7, 2021.**

John made the motion to approve the meeting minutes for the previous P&Z Meeting that was held October 7, 2021. Gary seconded the motion. All voted in favor. Motion carried unanimously.

- 7. Report from City Council Liaison Darrin Rowberry. Was absent**

- 8. Adjourn. Erik made the motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 7:32 pm.**

Kristy Clark
Zoning Administrator