

2022.09.28 City Council Joint Meeting

MINUTES OF THE JOINT MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 28TH, 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:30 P.M.

Mayor and Council Members Present: Mayor Neil Critchlow Jolene Jenkins Jeff Hutchins Darrin Rowberry Jewel Allen

Commission Members Present: Brian Pattee Gary Pinkham Rick Barchers John Limburg Jaime Topham

Council Members Not Present: Scott Bevan

Appointed Officers and Employees Present: Dan England, City Engineer Cavett Eaton, Zoning Administrator Braydee Baugh, Recorder Jesse Wilson, City Manager Brett Coombs, City Attorney (via Zoom) Shay Stark, Contract Planner

Citizens and Guests Present:

AGENDA: 1. Discussion regarding Minor Subdivision Ordinance

Mayor Critchlow asked Shay Stark regarding the Chiekie Minor Subdivision mentioned in the letter provided to both Council and Commission (see attached). Mayor Critchlow advised that what had happened is the property owners parceled off the land by doing lot line adjustments then sold the property. Mr. Stark wanted to point out there was nothing wrong done by the property owners, but state code dictates that a dwelling must be built on a “lot” not a “parcel”. Mayor Critchlow advised there are several residents who want to either build an additional home on their property or sell part of their property off, however the fees for doing that through the City are too high to make that a viable option for the land owners. Commission Member Topham noted Mr. Stark pointed out several reasons why the ordinance was repealed. Ms. Topham explained the issue comes with making sure the infrastructure is available for any development, regardless of the size. Mayor Critchlow noted he feels the fees don’t align with the actual work involved. Commission Member Topham advised the Planning Commission does not see the fees and are not aware of the different fees that go into the subdivision process charged by the City. Commission Member Topham explained the Planning Commission has a very different role than City Council being the Commission follows what the Council creates or approves. Commission Member Topham advised it does not make sense that a single lot has to go through the subdivision process for a single dwelling on a parcel because it is not a lot. Councilmember Rowberry advised what made him take notice of this issue is with resident Marge Anderson. Councilmember Rowberry advised Ms. Anderson wants to put a house on the north side of her property, Councilmember Rowberry advised the requirements for the street improvements and included cost is the largest thing he has noticed as being an issue. Commission Member Topham explained that improvements can be deferred until the street improvements are actually completed and that obligation is recorded on the plat and is part of the property purchaser’s due diligence. Councilmember Hutchins asked why some fees related to the Water and Sewer Modeling have been paid and some not. Mr. Stark explained water modeling and sewer modeling is only charged at preliminary. Mayor Critchlow asked if the state requires water modeling. Mr.

Stark explained that if the subdivision is adding a new water line to the system, water modeling is required- not if they are only adding connections. Mayor Critchlow advised he takes issue with the 1,500 being charged a crossed the board. Councilmember Hutchins advised there is. Commission member Pinkham suggested a tiered fee structure on the water or sewer modeling. Councilmember Jenkins asked how to make things balance. City Engineer, Dan England explained the process of documenting the minutes and comparing fees. Mayor Critchlow advised it should be a real cost to real time equation. Commission Member Topham recognized the fees are not proportional. Commission Member Pinkham advised smaller subdivisions are typically clean sets of plans and larger subdivisions need 4-5 additional reviews. Councilmember Allen asked why we would compare to other cities and how that appeals to developers. Councilmember Jenkins requested a more accurate scale that reflects the proportionality to the work being completed. Councilmember Hutchins advised that if the fees are too high, the developers begin to look for a higher density to cover the cost. Councilmember Hutchins advised that if the fees are not assessed in an appropriate way, it would encourage increased density. Commission member Pinkham noted the City needs to be wary of determining who will be developing the lot because the cost is the same for the City. Commission Member Barchers asked if the \$180.00 is being charged for the additional fees. Mr. England advised the fee is not being assessed at this time. Mayor Critchlow advised that if they can't get clean reviews in two reviews it should go to Planning Commission and it would get rejected. Mayor Critchlow advised the smaller individuals should not have to get Engineers. Commission Member Pinkham advised there are licensed individuals required for things. Councilmember Hutchins went over the fees for subdivisions in Tooele. There was discussion regarding how often City Council and Planning Commission should meet; it was agreed quarterly would be the best.

2. Adjourn.

Motion: Councilmember Allen made the motion to adjourn Second: Councilmember Jenkins seconded the motion. Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Commission Member Topham made the motion to adjourn Second: Commission Member Limburg seconded the motion. Vote: The vote was as follows: Commission Member Pinkham, "Aye", Commission Member Pattee, "Aye", Commission Member Limburg, "Aye", Commission Member Topham "Aye", and Commission Member Barchers, "Aye". The motion carried.

Meeting adjourned at 8:13