

Action Summary:

Agenda Item	Item Description	Action
#1	Sportsman Permit/ CUP for Leisa & Ross Lingwall	Approved with conditions.
#2	General Plan Amendment for Durfee Landing- Consideration	Recommended for approval.
#3	Rezone for Durfee Landing- Consideration	Recommended for approval.
#4	Minutes from 3/21/2024 Regular Meeting- Consideration	Approved.

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON
MAY 16, 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 Shelby Moore, Community and Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, City Manager Jesse Wilson, City Council Liaison Rhett Butler, Police Sergeant Kelsie Creek

On Zoom: City Engineer Robert Rousselle, City Attorney Dallin Littlefield

Citizens and Guests Present: Michael Vanwyck, Ross and Leisa Lingwall, Tom and Brittney Webb, Nate Brusik

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, May 16, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Proposed amendment to the Grantsville City General Plan and Future Land Use Map, for the property located at approximately 1350 W. Main St. from a Rural Residential (RR-1) designation to a Residential (R-1-21) designation.**

No comments were made.

AGENDA

1. Consideration of the proposed Sportsman Permit/ Conditional Use Permit for Leisa and Ross Lingwall, located at 189 E. Elisabeth Cv.

Commissioner Jeff Downward recused himself from this discussion and vote, as the applicant is his family member.

Leisa and Ross Lingwall were present to speak on this item. It was clarified that the backyard is fully fenced, and pictures were provided proving this. Mr. and Ms. Lingwall noted that the kennel currently in the yard is for the dogs to use the restroom, until they can fix their retention pond issues.

Commissioner Kevin Hall stated that he feels we need to be mindful of the neighbors and their concerns. He noted that he believes the City ordinance needs to be revised, so that there is a different process and permit for sporting dogs versus family pets. He stated that he is against a Sportsman permit to allow 5 dogs at the home, without more definition and clarity in the City code.

Commissioner Rob Jaterka commended the applicant for working through the correct process. He noted that he appreciates them fully fencing their yard and coming before the Planning Commission for approval.

City Attorney Dallin Littlefield was present on Zoom and spoke to the conditions in the City Code related to Sportsman permits and nuisances.

Chairman Barchers noted that the conditions listed in the Staff report state that the review be done by the Zoning Administrator when complaints are received, but that he would like this permit to come back before the Planning Commission if that happens instead.

Derek Dalton made a motion to approve the proposed Sportsman Permit/ Conditional Use Permit for Leisa and Ross Lingwall, located at 189 E. Elisabeth Cv. with the conditions listed in the staff report and the modification that it returns to the Planning Commission for review, if complaints are received and determined to be legitimate by the Police Department. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Nay,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried.

2. Consideration of the proposed amendment to the Grantsville City General Plan and Future Land Use Map, for the property located at approximately 1350 W. Main St. from a Rural Residential (RR-1) designation to a Residential (R-1-21) designation.

No discussion took place for this item.

Rick Barchers made a motion to recommend approval of the proposed amendment to the Grantsville City General Plan, Future Land Use Map, for the property located at approximately 1350 W. Main St. to change from a Rural Residential – 1 designation to a Low Density Residential designation, which will allow for the rezoning of the parcel to the R-1-21 District. 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.” The motion carried unanimously.

3. Consideration of the proposed Rezone of Durfee Landing from zoning designation A-10 to R-1-21, located at approximately 1350 W. Main St.

No discussion took place for this item.

Kevin Hall made a motion to recommend approval of the proposed Rezone of Durfee Landing from zoning designation A-10 to R-1-21, located at approximately 1350 W. Main St. 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.

4. Approval of minutes from the March 21, 2024 Planning Commission Regular Meeting.

Commissioner Rob Jaterka recused himself from this vote, as he was not in attendance at the March 21, 2024 meeting.

Kevin Hall made a motion to approve the minutes from the March 21, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Kevin Hall “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

5. Report from City Council liaison Rhett Butler.

City Council liaison Rhett Butler was present. He presented the banner signs that were received, for public noticing. The Planning Commissioners expressed their appreciation for this. Mr. Butler noted that the fee for these signs was approved at the City Council meeting the previous night.

Mr. Butler noted that The Highlands PUD was approved at the same City Council meeting the previous night, as well as the Annexation of the Deseret project.

6. Adjourn.

Kevin Hall made a motion to adjourn. 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.” Motion carried unanimously. The meeting ended at 8:03PM.