

APPROVED

Action Summary:

Agenda Item	Item Description	Action
#1	CUP for Casey Nielsen- Consideration	Denied.
#2	Concept Plan- Concept Only	Received favorably.
#3	Northstar Ranch Phase 10 Preliminary Plan- Discussion	Discussed, further research requested.
#4	Code Amendment 14.3- Discussion	Recommended for approval.
#5	West Bank Plan- Discussion	Discussed, modifications requested.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JUNE 20, 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: Derek Dalton, Rob Jaterka, Jeff Downward,

On Zoom: Chair: Rick Barchers

Commission Members Absent: Kevin Hall

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Community and Economic Development Administrative Assistant Jaina Bassett, City Engineer Robert Rousselle, Aqua Consultant Shay Stark, Planning Advisor Gary Pinkham, City Council Liaison Rhett Butler

On Zoom: Zoning Administrator Shelby Moore, Fire Marshal Brad Deleeuw

Citizens and Guests Present: Casey Nielsen, Kelly Nielsen, Tyler Nielsen, Gary Pinkham, Ross Dinsdale, Greg M. Larsen, Lori Buehler, Doug Stone, Gena Nelson, Darren Stone, Mike, Shawn Holste, Foster N.

Citizens and Guests Present on Zoom: Several Unknowns

Commission Vice- Chairman Derek Dalton 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, June 20, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Proposed conditional use permit for Hauling Ace/ Casey Nielsen to park one tow truck on 0.30 acre at 42 S. Mustang Ridge, owned by Humberto Bernal and Ariannys Hernandez Salazar, in the R-1-12 zone.**

No comments.

- b) Proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located on Mormon Trail.**

Gary Pinkham: Gary Pinkham was present to speak on this agenda item. He stated that this project came before the City approximately 16 years ago. He noted one thing discussed at that time was how any property in this area would be built, and that one concern was the maintenance of stormwater basins. He stated that the developer was careful to set these aside to be preserved with the original concepts. He stated that those things were agreed to by the developer and incorporated into previous plans, a memorandum of understanding, and the MDA. He stated that in the MDA only one deviation was listed for phases 4-6, but that the resolution covering that development agreement covered phases 4-9. He stated that the City chose to allow the smaller lots due to that wording in the agreement. He stated that the agreement dated December 1, 2021 requires the developer to meet the Grantsville City Code, and that it incorporates the memorandum of understanding. He stated that based on his review of the plans in the packet, he believes this project to be grossly out of compliance with City Code.

- c) Proposed amendment to the Grantsville Land Use and Management Code Section 14.3 (RR-5 Development Restrictions) to include a rear yard setback of 7.5 feet for accessory buildings, aligning this requirement with other zoning districts.**

No comments.

- d) Proposed adoption of the West Bank and Northwest Area Master Development Plan and Capital Facilities Plan.**

Email Received 6/20/2024 at 12:03am

Adopting the West Bank and Northwest Area Master Development Plan and Capital Facilities Plan as presented sets a guideline that will put Grantsville on the path to becoming a misunderstood bedroom community of Salt Lake, instead of the rich, agricultural, and farming community it thrives as. Where are the agriculture areas on this plan? If this plan is to be a guideline for future councils, and future planning commissions use to help them make smart growth decisions, it needs to include agriculture and farming areas. The future roads, the

irrigation, the sewer, and the drainage plans for future build-out are areas that should be planned for in advance, however, they should also plan to include a future with agriculture and farming areas. This area has a build-out timeline of 25 to 30 years in the future, where are our grandchildren and great-grandchildren going to grow their food, or raise their animals? Not in a 7000 square foot lot, nor a townhome or apartment.

Current Strategies #2 and #5 in the attached Land Use from the Grantsville General Plan states, in summary, to support the goals of the general plan, and use administrative tools to preserve farmland and recreational opportunities. Yet I keep reading social media posts and hearing repeated rumors that the growth is coming, farmland and agriculture in Grantsville is dead and there is nothing we can do to change that. The opportunity is there for the City Council and the Planning Commission to maintain and support the rural and farming way of life that the bulk of the citizens of Grantsville desire.

We live in a time when everyone wants organic, "farm-to-table", food. I see posts asking for "farmer's markets", and wishes that a "Natural Grocer" or "Whole Foods" would come to town. We need to embrace this area's farming and agriculture heritage, and highlight it, not ignore it. We should have the best "Farmer's Market" in the county! We do not need to embrace the type of growth that will push that heritage out and make it become forgotten.

Mixed-use zones, or Multi-Use zones, by virtue of its name, should include a mixed use of Agriculture, Industrial, Commerical, and Residential. Grantsville's current Land Use Ordinance 19a.2 under Mixed Use District states: (2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. The Mixed-Use District did not expressly state that High-Density housing is the only thing that should be built in that zone. The Deseret Zoning Overlay

Thank you for your time, Julie Mackley

Strategies - Land Use

1. Exchange information between Grantsville City and surrounding governmental entities on policies/activities which may have cross-boundary impacts.
2. Amend the Land Use Code to support the goals and policies set forward in this updated general plan. It is important that this is readily available to the public and private development sectors.
3. Avoid rezoning residential areas to higher density if the area is not served by adequate public facilities.
4. Work with the programs of the Governor's Office of Economic Development and EDCUtah to promote the commercial opportunities that the city supports.
5. Use administrative tools (i.e. zoning) to preserve farmland and recreational opportunities.
6. Meet with the County Community Development Department regularly to ensure that development codes are up to date and being implemented by county staff during their plan review.

Goal 3. **Support a Mix of Land Uses.** Grantsville desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

- 1.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community. Increase density along the Main Street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.
5. Through the land use regulations of the City, and other strategies, encourage an "out-from-the-center" development pattern.
6. Implement a set of concentrated growth boundaries radiating from the center of Grantsville, ensuring that adequate density is realized before allowing further sprawl development to be built.
7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

Goals + Policies + Community Design

Goal 1. **Create a community with congruent and adequately dense land uses.** As the community looks to unify the elements of the community to create a defined community character, the City should research and encourage adequate growth and density within the centralized core.

1. Create smaller lot requirements for residential and commercial lots in the core area of the City.
2. Create a downtown development authority to allow for flexibility within the land use and development standards.

AGENDA

1. Consideration of the proposed conditional use permit for Hauling Ace/ Casey Nielsen to park one tow truck on 0.30 acre at 42 S. Mustang Ridge, owned by Humberto Bernal and Ariannys Hernandez Salazar, in the R-1-12 zone.

Casey Nielsen was present to speak on this item. He noted that he purchased a second tow truck and after receiving complaints about where his trucks were parked, his neighbor approached him with the proposal to park a tow truck on his lot. Mr. Nielsen stated that after receiving a letter from the City regarding noncompliance, he applied for this second conditional use permit.

Jeff Downward made a motion to approve the proposed conditional use permit for Hauling Ace/ Casey Nielsen to park one tow truck on 0.30 acre at 42 S. Mustang Ridge, owned by Humberto Bernal and Ariannys Hernandez Salazar, in the R-1-12 zone. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton "Aye," Rob Jaterka "Nay," Jeff Downward "Aye," Rick Barchers "Nay." The motion failed and the conditional use permit was denied.

2. Concept Plan presentation for 339 W. Main St.

Greg Larsen (designer) and David Tramp (developer) were present for this agenda item. Mr. Larsen stated that this project was presented last fall as a concept. He noted that this is a mixed-use plan consisting of commercial buildings and townhomes.

Vice-Chair Derek Dalton questioned the percentage of commercial development that is proposed. Mr. Larsen stated that with one idea where the front buildings are all commercial, it will be just

under 50% of the development and with another idea where townhomes are in the back and commercial in the front of the same buildings, it would be less.

Vice-Chair Dalton stated that based on his review of the concept, it appears that the parking requirements would not be met. Aqua Consultant Shay Stark was present and spoke to the parking requirements. He also stated that

Chair Rick Barchers was present on Zoom and noted that he prefers this concept over the previously presented concept. He noted that overall he likes this plan, including the idea of the townhome/ commercial building mix in the front. He asked if because the proposed roads in this concept are 27 feet wide, if the properties to the South would have to be allowed to put in a 27 foot road as well. Mr. Stark stated that access for those properties can be obtained elsewhere, so they would not be required to connect to these roads, but this would be something to consider and address at a later time.

Commissioner Jeff Downward noted that they have set a precedence of driveway width, so lot 10 would need to meet those requirements. Mr. Larsen stated that this could likely be changed on the plans.

Vice-Chair Dalton stated that they like this concept, and ask that they have few variations to code when coming forward with the PUD.

3. Discussion of the proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located on Mormon Trail.

Aqua Consultant Shay Stark was present to speak on this item. He noted that this phase connects on Mormon Trail Road, and links up to phase 9. He stated that the average lot size in this plan is 0.27 acre, with the smallest lot being 7,008 square feet.

Ross Dinsdale was also present to speak on this item, as an engineer for the project. He stated that the City Staff has been very helpful while moving through the process, and asked if the Commissioners had any questions.

Vice-Chair Dalton questioned how the washes and drainage areas will be addressed. Mr. Dinsdale noted that they fully intend to maintain the washes and drainages as required.

Commissioner Downward stated that there is a house in phase 6-7 that had an area rerouted, and that it flooded several times because of it. He stated that there are current issues with washes and drainages like this, and they need to be addressed. Mr. Dinsdale noted that he will bring this issue back to his team to review and make sure the problems are not duplicated in this new phase.

Commissioner Downward stated that the lots on these plans are smaller than originally proposed, and he does not like that. He also mentioned the discrepancies in the development agreement versus the plans. Mr. Dinsdale stated that they will be compliant with all conditions listed in their development agreement, and they hope to move forward with an updated one in the future.

Open space requirements were discussed. Mr. Stark noted that when the Northstar Ranch Master Plan was approved, the open space requirement did not exist, so that must be considered. It was noted that an attorney needs to be consulted to verify if the current code is the one that must be followed, or if the code at the time of the approved Master Plan is the one that must be followed.

Commissioner Downward questioned if the open spaces will be left green space or if they will be parks. Mr. Dinsdale noted that the use of open spaces is not solidified, but that they will have both open spaces and trail systems in this phase.

Commissioner Rob Jaterka stated that with the two development agreements out there, they need to review this further and the developer needs to have further discussions with the City Attorney and Staff. It was noted that City Staff will share the development agreements with the Commissioners, but that as today was the current City Attorney's last day, it may take some time to have an attorney review them. Commissioners, Staff, and the developer will work together to provide answers before the July 9th Planning Commission meeting.

4. Discussion of the proposed amendment to the Grantsville Land Use and Management Code Section 14.3 (RR-5 Development Restrictions) to include a rear yard setback of 7.5 feet for accessory buildings, aligning this requirement with other zoning districts.

Aqua Consultant Shay Stark was present to speak on this agenda item. He noted that the zoning designation RR-5 does not have a setback like the other zoning designations do.

Rick Barchers made a motion to move agenda item number 4 to an action item. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton "Aye," Rob Jaterka "Aye," Jeff Downward "Aye," Rick Barchers "Aye." The motion carried unanimously.

Rob Jaterka made a motion to recommend approval of the proposed amendment to the Grantsville Land Use and Management Code Section 14.3 (RR-5 Development Restrictions) to include a rear yard setback of 7.5 feet for accessory buildings, aligning this requirement with other zoning districts. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton "Aye," Rob Jaterka "Aye," Jeff Downward "Aye," Rick Barchers "Aye." The motion carried unanimously.

5. Discussion of the proposed adoption of the West Bank and Northwest Area Master Development Plan and Capital Facilities Plan.

City Engineer Robert Rousselle and Aqua Consultant Shay Stark were present to speak on this item. Mr. Rousselle noted that the purpose of this plan is to act as a guide for future development, and that it incorporates infrastructure. Mr. Stark clarified that different plans have different authorities, and that this one provides various documents with ideas of how to handle specific situations and developments. He stated that in his opinion, the most important part is that

this is a concept for a “worst case scenario” concept of what could happen on the West Bank, and that it is important to help aid the enforcement of infrastructure needs. He stated that if the City does not have a master plan that can be referred to, it is much more difficult to enforce specific infrastructure and other aspects of development.

Vice-Chair Dalton stated that his concern with this proposal is the West Bank and Northwest Area portions. He stated that these portions conflict with Grantsville City’s General Plan. He stated that he is fully supportive of the Capital Facilities Plan, but not the West Bank and Northwest Area plans. Commissioner Jaterka agreed with Vice-Chair Dalton.

Mr. Stark noted that any properties outside of the City limits when annexed in, will be considered based on the situation surrounding them at the time of annexation.

Chairman Barchers noted that the definitions of land uses need to be consistent between this proposal and the current City Code, before we can adopt this plan. Mr. Stark requested that the Commissioners review pages 6 and 7 of the proposal over the next week, and provide suggestions for modifications to it.

Chairman Barchers also requested clarification on the plan for water use and procurement in this proposal. Vice-Chair Dalton noted that the Planning Commission cannot make a vote or decision based on water.

6. Report from City Council liaison Rhett Butler.

Rhett Butler was present for this agenda item. He stated that there were some large items on the City Council agenda, including the loss of both the City Attorney and the City Manager in the coming weeks. He noted that they have been considering a new attorney and believe they have narrowed it down to one candidate.

He also noted that there are several big events coming up for July 4th.

10. Adjourn.

Rob Jaterka made a motion to adjourn. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 9:50 PM.