

APPROVED

Action Summary:

Agenda Item	Item Description	Action
#1	Anderson Ranch 4E Final Plat- Consideration	Recommended for approval.
#2	Highlands 6 Final Plat- Consideration	Recommended for approval.
#3	Matthews Meadows 2 Final Plat- Discussion	Tabled.
#4	Minutes from 5/2/2024 Regular Meeting- Consideration	Tabled.
#5	Minutes from 5/16/2024 Work Meeting- Consideration	Approved.
#6	Minutes from 5/16/2024 Regular Meeting- Consideration	Approved.
#7	July 2024 Planning Commission meeting schedule- Discussion	Voted to action item, 7/4/2024 meeting rescheduled for 7/9/2024.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JUNE 6, 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, Rob Jaterka

Commission Members Absent: Jeff Downward, Kevin Hall

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Zoning Administrator Shelby Moore, Community & Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, City Council Liaison Rhett Butler

Appointed Officers and Employees On Zoom: Aqua Consultant Shay Stark, City Attorney Dallin Littlefield

Citizens and Guests Present: Doug Cannon, Eddie Martin, Micheal Vanwyck, Jeremy Leavitt, Diane Rowberry

Citizens and Guests Present on Zoom: Guy Haskell, Unknown

Commission Chairman Rick Barchers called the meeting to order at 7:03 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, June 6, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

- a) Proposed Final plan for the Matthews Meadows subdivision Phase 2, located at approximately 357 E. 328 S.**

Jeremy Leavitt: Jeremy Leavitt was present to speak on this agenda item. He stated that a vinyl fence was promised with phase 1, and he wants to make sure it is promised with phase 2. He noted that he would like to make sure this happens.

AGENDA

- 1. Consideration of the proposed Final plat for the Anderson Ranch subdivision Phase 4E, located at approximately Silver Spur Rd. (East of Anderson Ranch Phase 3).**

Doug Cannon was present to speak on this agenda item. Chair Rick Barchers noted that this was discussed at the previous meeting and that the commissioners had no concerns with the proposal. Mr. Cannon stated that he believed the entire project was designed to account for the required open space for this phase.

Aqua Consultant Shay Stark noted that this needs to be revisited to verify if open space was properly provided for this phase as well. It was noted that City Staff will research and verify that the open space was addressed. If so, the condition in the recommendation of approval will be removed.

Rick Barchers made a motion to recommend approval of the proposed Final plat for the Anderson Ranch subdivision Phase 4E, located at approximately Silver Spur Rd. (East of Anderson Ranch Phase 3) with the condition that a fee-in-lieu must be paid to compensate for the absence of open space, which would be 10% of the undeveloped land value. The current value of the land will be determined by a certified real estate appraiser. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried.

- 2. Consideration of the proposed Final plat for The Highlands subdivision Phase 6, located at approximately 700 N. Hwy 138.**

Zoning Administrator Shelby Moore was present to speak on this agenda item. She noted that the Preliminary plat for Phase 5 was originally approved for 44 lots, but that it was then split into two phases as Phase 5 and Phase 6 for Final approvals.

Guy Haskell was present on Zoom and stated that this was presented when they were required to have construction drawings approved at the Preliminary stage. He noted that it was split into two

phases due to the high interest rates at the time. He also noted that this phase is included in their original MDA (Master Development Agreement), but that the MDA being created for the PUD (Planned Unit Development) will be amended to include this as well.

It was noted that this phase is not in an HOA, and that the property owners are responsible for maintaining the retention ponds on their properties. Vice-Chair Derek Dalton stated that there is construction debris in the road in this area, and he would like this to be cleaned up. Mr. Haskell noted this and stated that he will address it.

Derek Dalton made a motion to recommend approval of the proposed Final plat for The Highlands subdivision Phase 6, located at approximately 700 N. Hwy 138. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

3. Discussion of the proposed Final plat for the Matthews Meadows subdivision Phase 2, located at approximately 357 E. 328 S.

Rick Barchers made a motion to table the Discussion of the proposed Final plat for the Matthews Meadows subdivision Phase 2, located at approximately 357 E. 328 S. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

4. Approval of minutes from the May 2, 2024 Planning Commission Regular Meeting.

Rob Jaterka was not in attendance at this meeting, so there were not enough Commission Members to make a vote.

Rick Barchers made a motion to table the approval of the minutes from the May 2, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

5. Approval of minutes from the May 16, 2024 Planning Commission Work Meeting.

Rob Jaterka made a motion to approve the minutes from the May 16, 2024 Planning Commission Work Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

6. Approval of minutes from the May 16, 2024 Planning Commission Regular Meeting.

Rob Jaterka made a motion to approve the minutes from the May 16, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

7. Discussion of the July 2024 Planning Commission meeting schedule.

Zoning Administrator Shelby Moore stated that Staff prefers to reschedule the July 4th meeting so other meetings are not so large, and pertinent items are not delayed.

Derek Dalton made a motion to make agenda item number 7 an action item. Rick Barchers seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

Derek Dalton made a motion to move the regularly scheduled meeting on July 4th to July 9th. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

8. Discussion of the Staff Reports provided for Planning Commission meetings.

Commissioner Dalton noted that he would like to see any current MDAs for projects, when they are presented to the Planning Commission.

The Commissioners stated that they are happy with the content being provided otherwise.

9. Report from City Council liaison Rhett Butler.

Rhett Butler was present for this agenda item. He noted that at the City Council meeting the previous night, they held a Work Session with Sun Sage Terrace PUD. He stated that after discussing the item, they concluded with the note to provide half-acre lots rather than their proposal.

It was noted that the MDA for Springfield Estates was also on this agenda, and that it was tabled due to inadequate time for the City Council members to review, as well as some confusion on the background for this. City Attorney Dallin Littlefield clarified the timeline and background, and that it was his preference to rewrite the development agreement to match the proposal discussed previously, in order to have a clear resolution and record. He stated that the original resolution passed only mentioned 5 lots, but that the previous approval of the plat included all 30 lots. He also stated that because there were no modifications to land uses, the MDA did not need to move before the Planning Commission again.

Council Liaison Butler noted that another agenda item was the discussion of improving Matthews Lane, and the possibility of the City improving it, in relation to the potential development of Matthews Landing. He stated that they received a rough cost estimate, and provided the City Manager with the direction to continue with it.

Vice-Chair Dalton expressed his appreciation for the Council members taking the Planning Commission and the public’s input into consideration. Commissioner Jaterka seconded this statement.

10. Adjourn.

Derek Dalton made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Rick Barchers “Aye.” Motion carried unanimously. The meeting ended at 8:01 PM.