

APPROVED

Action Summary:

Agenda Item	Item Description	Action
#1	Matthews Meadows Ph. 2 Final Plat- Consideration	Recommended for approval.
#2	Northstar Ranch Ph. 10 Preliminary Plat- Consideration	Tabled.
#3	Desert Edge MDA- Discussion	Discussed.
#4	Cherry Wood Estates Vacate & Amend Lot 109- Discussion	Discussed.
#5	Cherry Grove Plat Amendment- Discussion	Discussed.
#6	Code Amendment 19a- Discussion	Discussed.
#7	Code Amendment 21.6.12- Discussion	Voted to action item, recommended for approval.
#8	Minutes 5/2/2024- Consideration	Approved.
#9	Minutes 6/20/2024- Consideration	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JULY 9, 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, Kevin Hall, Rob Jaterka, Jeff Downward

On Zoom: Chair Rick Barchers

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

On Zoom: City Engineer Robert Rousselle, Aqua Consultant Shay Stark, City Attorney Dallin Littlefield

Citizens and Guests Present: Kary & Cindy Yates, Shawn Holste, Mandy Smith, Haylee Moser, Michael Vanwyck

Citizens and Guests Present on Zoom: Spencer Connelly

Commission Vice- Chairman Derek Dalton called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Rescheduled Regular Meeting at 7:00 p.m. on Tuesday, July 9, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Proposed amendment to the Grantsville City Land Use and Management Code Section 19a (Mixed Use District) to require properties in the Mixed Use District to have minimum standards for commercial use along major streets, such as Main Street.**

No comments.

- b) Proposed amendment to the Grantsville City Land Use and Management Code Section 21.6.12 (Water Supply).**

No comments.

- c) Proposed plat amendment to vacate and amend lot 109 in Phase 1 of the Cherry Wood Estates subdivision.**

Gary Pinkham: Gary Pinkham was present to speak on this item. He stated that he does not understand the City's interest in this amendment. He stated that the City would be going against the agreement previously made if approved, and he feels that would be wrong.

- d) Proposed plat amendment to lots 601, 602, and parcel A in the Cherry Grove subdivision, making them into two buildable lots**

Gary Pinkham: Gary Pinkham was present to speak on this item. He stated that this project originally labeled this lot as open space. He stated that, like the previous public hearing item, going against the previously made agreement would be wrong.

Kary Yates: Kary Yates was present to speak on this item. He stated that he is the original owner of this property. He stated that the City was the party that required this parcel to be a park, but that a road was put through it illegally, making the parcel unusable as a park. He stated that this proposal is the best use of the area, using what they have to work with.

Mandy Smith: Mandy Smith was present to speak on this item. She stated that she is unhappy with all of the development currently happening in the City, and she does not support this proposal. She stated that it will impact the children in the City negatively.

AGENDA

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

Shawn Holste was present to speak on this agenda item. Vice-Chair Derek Dalton noted that Staff recommended that a fee-in-lieu for open space be paid if this plat is approved, as there is no open space provided in either phase of this development. Mr. Holste stated that he is fine with paying this fee, but would like to know what the fees are going towards. Mayor Neil Critchlow stated that the fees are used by the City to provide parks and amenities.

Chair Rick Barchers, previously present on Zoom, experienced technical difficulties and was unable to be in the meeting to participate in this vote.

Kevin Hall made a motion to recommend approval of the proposed Final plat for the Matthews Meadows subdivision Phase 2, located at approximately 357 E. 328 S., with the condition that the fee-in-lieu will be paid to compensate for the absence of open space. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Jeff Downward “Aye,” Kevin Hall “Aye.” The motion carried unanimously.

2. Consideration of the proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located at approximately 550 E. Nygreen.

Derek Dalton made a motion to move agenda item number 2 after item number 7. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Jeff Downward “Aye,” Kevin Hall “Aye.” The motion carried unanimously.

Ross Dinsdale was present for this agenda item. He noted that there were questions about the development agreement that he would like to address. He mentioned section 2.3 of the Master Development Agreement (MDA) approved in 2022, which outlines the density allowed. He stated that the gross density of phase 10 is below the density allowed in the agreement. He stated that the City should be interested in a variety of lot sizes, as that allows future generations to afford to live in Grantsville.

Mr. Dinsdale spoke to the drainage plans for the project, and noted that minor drainages are being realigned but the major drainages will be taken through. He noted detention areas planned throughout the project to meet City requirements. He noted that the detention pond in the northeast corner of the project will have sod and be irrigated at a minimum, to be usable space for the residents. He noted that the HOA will maintain the open spaces.

Fire Chief Jason Smith stated that phase 10 did pass fire flow tests, but that when tests were completed last summer, more of the older zones in the project failed than passed. Vice-Chair Dalton noted that section 7.6 of the Agreement seems to pertain to fire flow.

The Planning Commission stated that fire flow needs to be addressed and corrected across the project to protect the City and residents, prior to approval of additional phases. They requested more information on fire flow in zone 3 of the subdivision, and for the City Attorney's review of the Development Agreement and which parts in the R-1-21 code they must meet.

Fire Chief Smith stated that he will work to complete the fire flow tests requested, but that it will take time to do so. He will work to complete them by the end of July, so this project can be scheduled for a Planning Commission meeting in August.

Jeff Downward made a motion to table the proposed Preliminary plat for the Northstar Ranch subdivision Phase 10, located at approximately 550 E. Nygreen. Kevin Hall seconded the motion. The vote is as follows: Derek Dalton "Aye," Rob Jaterka "Aye," Jeff Downward "Aye," Kevin Hall "Aye," Rick Barchers "Nay." The motion carried.

3. Discussion of the proposed amendment to the Master Development Agreement for the Desert Edge subdivision, located on Old Lincoln Hwy.

Spencer Connelly was present on Zoom for this agenda item. Vice-Chair Dalton noted that no commercial property was included in this Development Agreement. Mr. Connelly stated that those areas are owned by other individuals, so it will not be included in this Agreement.

Commissioner Rob Jaterka questioned the pioneering agreement for the water line. City Engineer Robert Rousselle was present on Zoom and stated that he has not looked into this item, and will need to do so. Mr. Connelly stated that this water line was a request of the City, as they only need an 8-inch water line for their project. He stated that they are willing to pay for the water line in part, in exchange for other items they desire. He stated that the City will collect 80% of the cost from future developers, and reimburse their PID for it in the future. Vice-Chair Dalton stated that in section b of the Agreement, it needs to specify that the PID will be reimbursed, not the developer. It was clarified that the developer will pay the total up-front cost.

Vice-Chair Dalton stated that he would like the verbiage in section (k) "Assignment" to be modified. He explained that the City has experienced issues with this, and would like to see the verbiage require approval by the Planning Commission. It was noted that Staff and Commissioners will workshop this verbiage and modify the City's boilerplate development agreement template to reflect this change as well.

Vice-Chair Dalton stated that he would like to see the meeting minutes from the previous Planning Commission meeting where this project was discussed, with several variances, where it

was discussed that the developer would front the cost of the 12-inch water line. Mr. Connelly stated that there is another 12-inch water line in their project that they will be paying for without a pioneering agreement.

4. Discussion of the proposed plat amendment to vacate and amend lot 109 in Phase 1 of the Cherry Wood Estates subdivision.

Mike DeCarlo with DR Horton was present for this agenda item. He requested that the third condition listed in the staff report be removed if the item is approved. He clarified that this basin is 12-feet deep and fenced.

Vice-Chair Dalton stated that he is against this proposal, as the City likely does not want to maintain every basin that developers no longer want to maintain. Mayor Neil Critchlow stated that he agrees that the washes never should have been filled, but that the engineer at the time was instructed by the City to create this basin and drainage the way it was approved.

Zoning Administrator Shelby Moore stated that Grantsville City is not an MS-4 City at this time, which is why stormwater drainage is designed this way. Deputy Public Works Director Christy Montierth and Aqua Consultant Shay Stark stated that once the City becomes an MS-4 City, they will be required to obtain every basin regardless of when it was built, or enter into an agreement with homeowners and perform inspections of them.

5. Discussion of the proposed plat amendment to lots 601, 602, and parcel A in the Cherry Grove subdivision, making them into two buildable lots.

Cindy and Kary Yates were present for this agenda item. Vice-Chair Dalton asked for clarification of how this proposal would correct the Apple St. right-of-way, which was explained by Zoning Administrator Shelby Moore. Mr. Yates stated that he was unaware of the road being put through his property. He said that an agreement was created by the neighboring developer, but that they never agreed to the placement and construction of the road, and never signed anything agreeing to it. A signed copy of this agreement was included in the packet, signed by Daryl Yates. Mr. Yates stated that the agreement should have been void because Mr. Walker did not uphold his part of it. Commissioner Jaterka stated that the agreement does not state that it would be void if the other party did not uphold their part.

It was clarified that the basin is a separate part from the buildable lots, which would continue to be a basin. Vice-Chair Dalton stated that he would like to have the two buildable lots and the basin be separate agenda items at the next meeting, when considered.

6. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Section 19a (Mixed Use District) to require properties in the Mixed Use District to have minimum standards for commercial use along major streets, such as Main Street.

Zoning Administrator Moore was present for this agenda item. She noted that the purpose of this amendment is to define the percentage of commercial required on the frontage of major streets.

Commissioner Hall questioned what the definition of a major street is. Zoning Administrator Moore stated that this is defined in the City's Master Transportation Plan. Chair Barchers stated that he would like the verbiage to be more specific to include the road classifications, such as collectors or arterials.

7. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Section 21.6.12 (Water Supply).

Zoning Administrator Shelby Moore was present for this agenda item. She noted that this was approved by the City Council, but that it needed to come back before the Planning Commission for a public hearing and discussion to move through the proper process.

City Engineer Robert Rousselle stated that many of the modifications are in reference to the Grantsville Water Use Dedication requirements, and to clean up language.

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

Kevin Hall made a motion to recommend approval of the proposed amendment to the Grantsville City Land Use and Management Code Section 21.6.12 (Water Supply). Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton "Aye," Rob Jaterka "Aye," Jeff Downward "Aye," Kevin Hall "Aye," Rick Barchers "Aye." The motion carried unanimously.

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

Rob Jaterka abstained from this vote, as he was not in attendance at this meeting.

Kevin Hall made a motion to approve the minutes from the May 2, 2024 Planning Commission Regular Meeting. Jeff Downward seconded the motion. The vote is as follows: Derek Dalton "Aye," Jeff Downward "Aye," Kevin Hall "Aye," Rick Barchers "Aye." The motion carried unanimously.

9. Approval of minutes from the June 20, 2024 Planning Commission Regular Meeting

Kevin Hall abstained from this vote, as he was not in attendance at this meeting.

Rob Jaterka made a motion to approve the minutes from the June 20, 2024 Planning Commission Regular Meeting. Rick Barchers seconded the motion. The vote is as

follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Jeff Downward “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

10. Report from City Council Liaison.

City Council Liaison Rhett Butler was present for this item. He stated that the City Council voted for Mayor Neil Critchlow to be the interim City Manager, while they decide the direction they would like to go with the City Manager position. He also noted that the July 4th events went well and were a bright spot in the month.

He noted that on July 31st there will be a joint meeting with the Planning Commission and City Council. He requested the Commissioners’ attendance. All Commissioners noted that they should be able to attend this meeting.

11. Adjourn.

Kevin Hall made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Derek Dalton “Aye,” Rob Jaterka “Aye,” Jeff Downward “Aye,” Kevin Hall “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 9:48 PM.