

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION WORK MEETING, HELD ON FEBRUARY 22, 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: Commission Chair: John Limburg, Vice-Chair: Rick Barchers, Kevin Hall, Derek Dalton, Rob Jaterka.

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Planning and Zoning Administrator Cavett Eaton, Zoning Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, City Manager Jesse Wilson, City Council member Scott Bevan.

On Zoom: Aqua Consultant Shay Stark, Ensign Consultant Robert Rousselle.

Citizens and Guests Present: BJ Ryan with Lennar Homes, Steve Jackson with Lennar Homes, Terry and Sandy Stapley, Jason Hawley with Mudbots 3-D Printers.

Commission Chair: John Limburg called the meeting to order at 6:58 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Work Meeting at 7:00 p.m. on Thursday, February 22, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

AGENDA

1. Discussion of Brentwood Development Concept Plan at approximately 817 East Main Street.

Steve Jackson and BJ Ryan with Lennar Homes were present to answer questions on this agenda item. Mr. Jackson noted that they have been under contract on this property since October. He noted that they have reviewed several different layouts to determine the best fit for the property and this area. He stated that this proposal has been successful in Texas, and they want to bring it to Utah as affordable housing. Mr. Jackson clarified that Lennar Homes is under contract to buy the property at this time.

Commission Chair John Limburg asked what the appeal of doing this project in Grantsville. Proximity to future inland port, warehouse owners are concerned with workers in close

proximity, proximity to Salt Lake, Mid Valley Highway for accessibility, price point makes sense.

It was clarified that a lift station would be used to tie into the City's sewer. The lift station would pull back South to Main Street. Christy clarified that lift stations are not the City's preference, but that there are places in the City that lift stations are required. She noted that in this case, the City would not maintain the lift station, but that they would ask the developer to maintain it. Commissioner Kevin Hall expressed concerns about the lack of a barrier for the future residents. Mr. Jackson noted that they can look into making some adjustments to provide some form of barriers. Commissioner Hall questioned if the proposal would allow for City code requirements to be able to be met. Mr. Jackson stated that this would come in as a PUD, which would allow for variances. Commissioner Hall expressed his concern for the high density that is proposed.

Vice-Chair Rick Barchers expressed concern for the variances of code being requested. He asked for clarification as to what is being offered to the City in exchange for the variances, and noted that there is currently no benefit being offered to the City or its residents. Vice-Chair Barchers also expressed concerns regarding the 10 foot setback in the rear yards, that are up against SR 112. Mr. Jackson stated that they do have some flexibility with this. Vice-Chair Barchers stated that he has concerns for the high density being proposed.

Mr. Ryan stated that the intention of this project is to provide a starting point for affordable housing, and the purpose of this meeting is to introduce and workshop this idea. He stated that this project would incentivize growth in Grantsville.

Commissioner Hall noted that he would prefer to see a mixture of housing types, rather than all high density housing. Vice-Chair Barchers noted that he would prefer to see parts of this project match the requirements in the City code.

Mr. Ryan stated that the benefit to the City is providing affordable housing for workers in Grantsville, which may be attractive to industry. He also noted that the benefit is to provide affordable housing for the future generations of Grantsville, to allow them to stay in Grantsville and own a home of their own.

Commission Chair John Limburg noted that they are asking for far more density than the Future Land Use map lists.

Mr. Ryan asked the Planning Commission members what they would be interested in seeing. They noted that mixed use would be desirable, with a variety of densities and housing types, that would at least partially match City code requirements and the Future land Use map. Commission

Chair Limburg noted that code requirements they will not approve variances on, include the frontage, parking, and street sizes.

City Council member Scott Bevan expressed concerns regarding the intersection by Maverik, and the traffic issues that may be present with the number of proposed homes. Mr. Jackson stated that the proposed road shown on the plan is under negotiations, with Mr. Cummins through his property.

2. Adjourn.

Rick Barchers made a motion to adjourn. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously. The meeting ended at 8:03 PM.