

APPROVED

Action Summary:

Agenda Item	Item Description	Action
#1	Safe Harbor CUP- Consideration	Denied
#2	North Streets Rentals CUP- Discussion	Discussed
#3	Cherry Grove Plat Amendment (Lots 601, 602)- Consideration	Recommended for approval
#4	Cherry Grove Plat Amendment (Basin)- Consideration	Tabled
#5	MDA for Twenty Wells PUD- Discussion	Discussed
#6	MDA for Desert Edge- Consideration	Recommended for approval
#7	Amendments to CFPs, IFFPs, IFAs- Consideration	Recommended for approval
#8	Code Amendment Ch. 15- Discussion	Discussed
#9	Mixed Use (MU)- Discussion	Discussed
#10	Minutes 6/6/2024- Consideration	Approved
#11	Minutes 7/9/2024- Consideration	Approved
#12	Minutes 7/18/2024 Work Meeting- Consideration	Approved
#13	Minutes 7/18/2024 Regular Meeting- Consideration	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON AUGUST 1, 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, Jeff Downward, Rob Jaterka

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Community & Economic Development Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, Aqua Consultant Shay Stark, City Council Member Heidi Hammond, Mayor Neil Critchlow, Finance Director Sherrie Broadbent

Appointed Officers and Employees Present On Zoom: Zoning Administrator Shelby Moore, City Engineer Robert Rousselle

Citizens and Guests Present: Savannah Bushman, Alice Wood, Nadine & Jerry Salyer, George Ann Erickson, Dale Erickson, Teri Sprouse, Terry Leary, Cavett Eaton, Kelly Baker, Holly Jones, Dieter Wachtel, Trent Stirling, Micheal Vanwyck, Camille Childs, Josh Childs, Mildred Russell, Trenton Chukuba, Clayton Sheffer, Kaydenze Bandoy, Kellie Williams, Remi Parker, Paul Johnson, Amanda Johnson, Scott, Jay M., Annette Haynes, Ron King, Kary & Cindy Yates,

Colleen Brunson, Craig Ratcliffe, Dominick Newman, Tiffany Newman, DeAngelo Newman, Sylvia Olive, Michelle Pitt, Barry Pitt, Katelyn Butler, Todd Stewart, Brandon Jacobsen, Janette Toone, Spencer Connelly, Alex Faulk, Joel Faulk, Unknowns

Citizens and Guests Present on Zoom: Several Unknowns

Commission Chairman Rick Barchers called the meeting to order at 6:59 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, August 1, 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 Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.**

See petition received 7/26/2024 with several signatures.

Email 1 Received 7/29/2024 (Josh & Camille Childs)

July 29, 2024

To whom it may concern:

This letter is in response to the **proposed conditional use permit, for Raven Management, to allow Multi Family housing in the form of 2 fourplexes, on North Hale Steet. Our address is 264 N. Chiekezie Lane, which shares a South and East property line with the proposed development. We strongly oppose the conditional use permit and Developer owned project.**

In 2018-2020, Grantsville City spent \$66,000 and held several public meetings to update the General Plan. Many residents participated in the future planning associated with this endeavor. Per the proposed future land use map, this area (specifically 268 N. Hale St) is to be considered Rural Residential, allowing 1 dwelling unit per one to ten acres. Based on this clarification, this property and surrounding area is no longer conducive to RM7 zoning. Additionally, The General Plan specifically states a City Goal to Maintain Community Character.

To achieve this goal, it states, Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns . **The proposed development goes against the overall future vision and plan of Grantsville City. It is time to initiate plans for growth in our town, by approving multifamily housing developments in places that make sense and have infrastructure to accommodate the density.**

Regarding a Conditional Use permit, The Land Use Ordinance 7.2 states “the listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this ordinance for each category of zoning district does not constitute an assurance of presumption that such conditional use will be approved. Rather, each proposed condition use shall be evaluated on an individual basis”. Although RM7 zoning permits multifamily residential use, **I urge you to evaluate the size of the proposed development and consider on an individual basis the safety and compatibility with the current dwellings/surrounding properties. We respectfully ask you to deny this conditional use permit for the following reasons:**

- 1) As lifetime and generational residents of Grantsville, we purchased and built on our 1.2-acre plat fulfilling the dream of returning to our hometown to raise our children in a large acreage neighborhood.
- 2) When the Chiekezie Minor subdivision (4 lots all >1acre) was approved in 2018, it was stated on record by Planning and Zoning “The public will not be materially injured if the application is approved, as the proposed development is consistent with the direct neighborhood in terms of lot size and lot density”. **So, we ask you now---with a change from one single family dwelling on 1.1 acre to 7 family dwellings (and one additional building for maintenance), is this consistent with the direct neighborhood, which includes single family dwellings on large acreage lots and farms? This proposed Developer owned project is not compatible with existing buildings in terms of size, scale, and height.**
- 3) We do not like the impact this proposed development will have on our view (directly out our front door). **We are concerned about the obstructed view and disruptions caused by increased light, noise and additional people occupying a small area.** The proposed buildings will have exterior lighting which we do not foresee being reduced by a fence. This light will affect the peaceful sleep of our children as their bedroom windows face the development.
- 4) The proposed community area that includes two firepits, an amphitheater, and two playgrounds is literally in our front yard. **The higher density of residents using these amenities will cause a loss of our Property Owners rights to the peaceful quietness of our existing neighborhood.**

Additionally, we have SAFETY concerns about this development negatively affecting the neighborhood as follows:

- 1) North Hale Street (between Clark Street and to the point where the road turns to dirt) accommodates approximately 350 vehicle trips per day from 35 existing homes, based on the estimate of 10 vehicle trips per day per residential unit, as indicated by the National Household Travel Survey (NHTS). The proposed seven family dwellings will add approximately 70 vehicle trips per day, resulting in a total of 420 vehicle trips per day. This significant increase in traffic volume will exacerbate congestion and pose safety risks to both drivers and pedestrians. **We believe this is an underestimation as each unit is 3 bedrooms with no limitation on capacity.**
- 2) All parking and vehicle access to this development is to the West with no road or feasible vehicle access leading through the 8 buildings. Please note, the area to the back of this property is the area closest to our home with a plan of two firepits. **This could compromise Emergency vehicle access and potentially delay critical response times.**
- 3) North Hale Street (between Clark Street and to the point where the road turns to dirt) is a narrow road that appears to not meet modern safety standards for residential streets. This narrow width, coupled with the absence of sidewalks, poses severe risks to pedestrians, cyclists, and drivers. The lack of sidewalks is particularly concerning for the safety of children, who are among the most vulnerable road users. Children walking to and from school or playing in the neighborhood are at increased risk of accidents due to the insufficient pedestrian infrastructure. **We are particularly concerned with the children's ability to navigate the proposed street parking without imposing on their safety by having no other option other than walking directly on the road. The city is considering allowing potentially 35+ people to move onto a one-acre lot without sufficient infrastructure to accommodate the growth and increased usage of surrounding areas and roads.**
- 4) While the builders plan includes parking provisions, it is rare that these developments have sufficient parking to meet actual needs. **Inadequate parking can lead to overflow parking on the narrow streets creating illegal or unsafe parking practices. This further hinders traffic flow and increases safety risks. This also poses the potential issue of residents using and parking on the privately owned easement located directly South of the property line. Which we own.**

Thank you in advance for allowing us to voice our concerns and for your consideration of them. We are hopeful that as leadership of our City, you will look out for the best interests of all existing homeowners as our community grows.

Sincerely,

Josh Childs

Camille Childs

Email 2 Received 7/31/2024 (Richard Farley)

To whom it may concern,

I am writing this email so that my opinion will be heard. I am opposed to the proposed multi family dwelling on 268 North Hale Street. I feel it would take away from those houses that are bordering said property. It was not zoned for this purpose and does not fit in the rural category the city purports to have supported. We voted as a community on the city plan. I understand that growth changes things. But this kind of housing undermines the exact reasons we have moved into this area of Grantsville. We understood this area to be zoned from one acre lots up to ten acre lots for residential purposes. The traffic and congestion this would put on the little street of North Hale is not acceptable. Please consider those residents around there. What will this do to their property value? It Will decline for sure. I worry about long term maintenance of the proposed area. It is a costly endeavor, one that would be difficult to maintain long term. Please do not allow such building to take place in this neighborhood.

Sincerely,

Richard Farley

Peter Wattail: Peter Wattail was present to speak on this item. He stated that he lives near this site, that he watched Draper grow, and is now watching Grantsville grow. He stated that he believes this property would sell just as fast if it was listed as a single family home, as it would as the proposed eight-plex. Mr. Wattail expressed his desire for Grantsville to stay rural as it is, and not grow to be larger and busier.

Josh Childs: Josh Childs was present to speak on this item. He stated that they live at 264 Chiekezie, just behind this property, and would share property lines with this proposal. He stated that he is concerned about safety with this proposal. He noted that he and his wife have family roots in Grantsville, and love the rural part of it. He stated that there are no sidewalks in this area, which would be a problem with this proposal, posing a threat to children. He also noted that the road is very narrow there. Mr. Childs stated that this property is surrounded by single family homes and this proposal does not fit in with them. He stated that they love the small town that Grantsville is, and asked the Commissioners to take pride in the community.

Teresa Sprouse: Teresa Sprouse was present to speak on this item. She noted that she lives near this property and is against the proposal, along with her neighbors. She stated that parking is an issue, and there is great potential for residents and their visitors to park in front of the neighboring homes. She expressed her desire to protect the children and keep them safe.

Colleen Brunson: Colleen Brunson was present to speak on this item. She stated that she previously sat where the current Commissioners sit, and she recognizes their position. She stated that she does not agree with this proposal, and also sees potential safety issues. She stated that

the proposal does not include an adequate area for children in the units to play. She mentioned the General Plan and expressed her desire for the Commissioners to stick to it.

Dale Erickson: Dale Erickson was present to speak on this item. He stated that he lives on the North end of Hale Street, where they have lived for a long time. He stated that he is concerned about high-density housing in the area, which will bring a lot of activity that is unsafe for the space. He expressed concerns about safety, road width, the impact on water systems, and parking. He stated that with more people comes more problems that the City does not have room for. He stated that he would like this property to stay a 1-acre lot with one home on it.

Camille Childs: Camille Childs was present to speak on this item. She stated that when this was developed as a minor subdivision, it was planned for four single family homes. She stated that her property shares a private easement with this property. She also expressed concerns with the proximity of the property to her home and her children's windows. She stated that access to the property is a safety concern.

Mildred Russell: Mildred Russell was present to speak on this item. She stated that hse lives at 227 North Hale, and thanked the Planning Commission and Mayor for the opportunity to speak on this item. She stated that the road is narrow, with utility poles on each side of the road. She stated that if these units are put in, there should be sidewalks and wider roads to accommodate the increased number of residents and safety risks it poses.

Barry Pitt: Barry Pitt was present to speak on this item. He stated that he is Josh Childs' step-father, and knows Josh moved his family there for some elbow room. He stated that he would hate to see that taken away from the homeowners there. He said that the homeowners there moved to the area to have larger properties and no high-density housing.

Craig Ratcliffe: Craig Ratcliffe was present to speak on this item. He stated that he lives North of this property and is a sixth generation Grantsville resident, who purchased his 15-acre lot there for a reason. He noted that he was a Planning Commissioner 25 years ago, so he can appreciate the decisions and pressure they face. He expressed concerns about parking, the narrow road with traffic, and lack of traffic control mechanisms. He believes that any additional traffic in this area without understanding traffic flow, is a mistake. He stated that from a planning perspective, he hopes the Commissioners take public feedback into consideration. He stated that this proposal does not make sense in this area. He also discussed concerns about drainage and infrastructure in the area. He reiterated that this is the residents' town and the Commissioners' town, and asked that they not be influenced by the dollar.

Clay Sheffer: Clay Sheffer was present to speak on this item. He stated that he lives at 270 N. Chiekezie and cares about the safety of the children, and making sure that residents do not need to be locked up all the time to be safe.

Todd Stewart: Todd Stewart was present to speak on this item. He stated that he lives in Grantsville. He stated that he sees development like this all over town, where small lots are being developed in ways that do not fit the already developed surrounding areas. He stated that there are many homeowners in this area that have lived there for a long time and have high expectations. He encouraged the Commissioners to hear the residents' concerns.

Trenton Chukuba: Trenton Chukuba was present to speak on this item. He stated that he lives at 274 N. Hale St. and would be the direct neighbor of this proposal. He stated that his family has lived in Grantsville for 15 years and this proposal seems crazy for the area. He noted that kids and dogs run around the area, it is quiet at night, they know their neighbors, and like the small-town feel those things bring. He mentioned the narrow road and the issues they had the previous winter with snow plowing and access. He stated that safety is the concern, and if this goes through, he wants to see something to ensure the safety of the residents.

Michelle Pitt: Michelle Pitt was present to speak on this item. She stated that her children and grandchildren live next to this property. She asked that the Commissioners listen to the residents and their concerns.

Dale Sheffer: Dale Sheffer was present on Zoom to speak on this item. He stated that he owns the house behind this property and his daughter lives to the North of it. He stated that he is currently on a mission in Boston and will return in 2025. He stated that when he returns home, he will re-establish their animals on the property, which they have conditional use permits for. He stated that the animals would be right next to the property line, and he does not want any complaints about the animals. He stated that it was a difficult process to subdivide the land in the first place and does not want to see this happen.

b) Proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, and the minimum frontage from 70 feet to 60 feet.

No comments.

c) Proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

No comments.

AGENDA:

1. Consideration of the proposed conditional use permit for Savannah Bushman to own and operate Safe Harbor, a Sober Living Home, located at 119 N. Waterhole Way in the RM-7 zone.

Aqua Consultant Shay Stark was present to speak on this item. He noted that there was a lengthy discussion on this proposal at the previous meeting. He gave a brief summary of the proposal for Commissioner Rob Jaterka, who was not at the previous meeting. He stated that the home would be only for women, who have completed treatment programs, to help them get back on their feet. He noted that the residents would live at the home temporarily and not permanently.

Savannah Bushman was also present to answer questions on this item. She stated that the plan for parking is to add gravel next to the driveway, to provide additional parking for residents.

Derek Dalton made a motion to deny the proposed conditional use permit for Savannah Bushman to own and operate Safe Harbor, a Sober Living Home, located at 119 N. Waterhole Way in the RM-7 zone. Jeff Downward seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Nay.” The motion carried and the conditional use permit was denied.

Savannah stated that the Zoning department advised her in February to apply for this permit for the use she requested, and verified that her attorney, Eric Marchant, was on Zoom listening to the discussion.

2. Discussion of the proposed conditional use permit for Raven Management LLC to allow Multi-Family Housing in the form of two (2) fourplexes, located at 268 N. Hale St., in the RM-7 zone.

Mr. Stark was present to speak on this item. He stated that some time before 1986, this top end of Hale Street was zoned RM-7, which allowed some of the smaller lots currently there, as well as this property’s zoning. He stated that the zoning of this property is a vested right and cannot be taken away because of the dwellings around it, even if larger lots are listed on the General Plan and Future Land Use Map. He stated that due to the zoning of the property and the use being conditional in the zone, staff had to consider this application. He noted that the standards listed in GLUDMC 7.8 must be considered for conditional uses and may need discussion. He noted that something to consider is buffering around the property.

He stated that the City code at the time of the minor subdivision approval will need to be looked at, to see if a plat amendment would be needed for this proposal.

Holly Jones was present to represent this agenda item, as the applicant. She noted that she has grown up in Grantsville and appreciates the feedback of the residents. She noted for the residents present, that she does her homework on the projects she works on as a developer, and chooses the placement carefully. She noted that this idea came about because she was unable to find a single level home for her parents in Grantsville, along with the high prices of homes here. She stated that she came across the idea of concrete-printed homes, which would allow for more affordable housing.

Ms. Jones noted that this property is in the RM-7 zone, and this proposal meets the requirements for a conditional use allowed in the zone. She read the purpose of the RM-7 zone, as listed in the Grantsville City code, which she stated encourages housing of a variety of styles. She noted the minimum lot size, frontage, footprint, setbacks, and other requirements for the RM-7 zone which she stated the project meets. She stated that they tried to set things back further than normal in the design of the project.

Chairman Rick Barchers asked the width of North Hale Street in the master plan, and Mayor Neil Critchlow clarified it is a 66-foot road in the plan. Ms. Jones stated that the frontage shown on their plan can be removed to accommodate this. Chairman Barchers also asked for clarification on the road that will be used for access for this proposal. Ms. Jones confirmed that Chiekezie Ln. would be the access for this property, as a private lane. She noted that the property has full access to the private lane, as stated on her deed. Fire Marshal Brad Deleeuw stated that the turnaround on the private lane does meet the minimum requirements for fire access.

3. Consideration of the proposed plat amendment to lots 601 and 602 in the Cherry Grove subdivision, making them into two buildable lots.

Kary Yates was present to speak on this agenda item. He stated that the previous owner of the property to the East of the two lots was Steve Walker, and he promised that he would provide a park in his subdivision and they would get these two lots back. He stated that he visited the property two years ago and found that Apple Street was put through his property illegally. He stated that based on the road being placed, he feels the property would not be safely used as a park, as it is the center of a large intersection. He feels that two buildable lots would be the best use of the property at this point in time.

Derek Dalton made a motion to recommend approval of the proposed plat amendment to lots 601 and 602 in the Cherry Grove subdivision, making them into two buildable lots. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

4. Consideration of the proposed plat amendment to parcel A in the Cherry Grove subdivision.

Kary Yates was present to represent this agenda item. Chairman Barchers asked Public Works Deputy Director Christy Montierth what the City’s stance is on taking over a detention basin. Mayor Critchlow stated that the City does not want to take it over until it is cleaned up and has a fence around it. Ms. Montierth stated that the Public Works department does not have the resources to maintain detention basins surrendered to the City, but that they will do their best if it is decided that the City will approve this. Chairman Barchers asked if Mr. Yates would be willing to clean it up and put a fence around it. He stated that it is not fair to them to maintain this basin,

and has endured financial strain because of this project and the outcome. He stated that if the two lots are approved he would be willing to give some money to maintain the basin.

Mr. Yates stated that they had an agreement that ensured him some reimbursement. Chairman Barchers and Mayor Critchlow stated that they would like to see the agreement before making a decision. Mr. Yates stated that he will search for the agreement and provide it to them.

Derek Dalton made a motion to table the proposed plat amendment to parcel A in the Cherry Grove subdivision. Rick Barchers seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

A five minute break was held.

5. Discussion of the proposed Master Development Agreement for The Estates at Twenty Wells PUD, located on SR112.

Mr. Stark was present to speak on this item. He noted that the PUD was previously approved, and now the MDA is coming before the Commission for their feedback and input. He stated that the purpose of this item in this meeting is to determine which elements the Commission would like to see in the agreement.

Chairman Barchers stated that according to code 50% of the housing must be affordable housing, referencing chapter 12.2. He noted that he believes it was discussed that an exception to this would be made for this project. Scott Yermish, the project developer, was present and stated that he was not aware of this requirement and did not agree to it. Mr. Stark clarified that the number is defined by the MAGI for the County. Mr. Yermish stated that this should be attainable with their townhomes, and the number will be added to the MDA.

Chairman Barchers noted that the timing of improvements and park improvements needs to be clearly stated, and Mr. Yermish noted it outlined in the agreement already.

Commissioner Rob Jaterka asked for clarification on who Newman Company is to the project. Mr. Yermish stated that they will be putting in the entirety of the infrastructure, working as a contractor.

Mr. Stark stated that there were variances granted with PUD approval that need to be specifically addressed in the MDA.

Jake Clegg, the project engineer, was present and asked if it would be favorable if a unit number was tied to phases of park completion. Chairman Barchers agreed that this would be agreeable and would protect the City. It was discussed that the number of total phases in the project is unknown at this time, but an estimated 7-10 years is expected for the project to be completed. It was agreed that verbiage will be added to the MDA tying unit count to park completion. Mr.

Yermish suggested that the park be completed when 50% of the units in the project are built. Commissioner Jeff Downward suggested that the park be completed when 25% of the units are built instead of 50%. Mr. Yermish and Mr. Clegg stated that this is not feasible for them. Mr. Stark suggested splitting up the park improvements so a usable park is received sooner than at 50% unit completion, such as a graded and irrigated park or green space; then the larger and more expensive improvements such as building and scoreboards, would come at the 50% completion. It was noted that this will need further consideration before a number of unit completion can be determined.

Vice-Chair Derek Dalton stated that the Commission received an email which addressed verbiage stating the commercial property would be owned by the PUD. He stated that this does not appear correct, as the PUD is not an entity.

6. Consideration of the proposed Master Development Agreement for Desert Edge Residential Development, located on Old Lincoln Highway.

A representative with LGI Homes was present to represent this agenda item. He noted that the items discussed in a separate meeting have all been addressed. He noted that the reimbursement amount was adjusted from 80% to 50%. He noted that City Engineer Robert Rousselle requested a stub and butterfly valves on SR138, which they will implement.

Vice-Chair Dalton stated that he requested verbiage regarding “K” Assignment to be added to the MDA, as it was in the Twenty Wells MDA, section 8. The LGI Homes representative stated that he feels this verbiage is not necessary. It was noted that it is not clear if this verbiage and requirement is legal, and legal counsel was not present to speak to this. The LGI Homes representative stated that he feels this verbiage would impede property rights and is not comfortable with the language suggested. He stated that they have worked with the City and have made offers in good faith, including improving the park and trail in phase 1. Mr. Stark advised that legal counsel is needed if the City wants to consider this verbiage in the Assignment section of MDAs.

Chairman Barchers requested that the verbiage for Assignment be discussed by the City Council when this project moves before them at a meeting.

Rick Barchers made a motion to recommend approval of the proposed Master Development Agreement for Desert Edge Residential Development, located on Old Lincoln Highway. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Nay,” Rick Barchers “Aye.” The motion carried.

7. Consideration of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City.

Finance Director Sherrie Broadbent was present to represent this agenda item. She stated that this proposal is crucial for the City. She stated that the City does not currently have a transportation impact fee, which would make this very important. She also clarified that this plan will be amended every year, allowing for necessary changes. She stated that if there is a large modification needed sooner than the year mark, it can be made as well.

Derek Dalton made a motion to recommend approval of the proposed amendments to the Capital Facilities Plans (CFPs), Impact Fee Facilities Plans (IFFPs), and Impact Fee Analyses (IFAs) for Grantsville City. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously.

8. Discussion of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 15 (Residential and Multiple Residential Districts) to modify the front yard setback from 40 feet to 30 feet, and the minimum frontage from 70 feet to 60 feet.

Mr. Stark was present to represent this agenda item. He stated that this item was requested by the Board of Adjustment, as they have received several variance requests to this in the last two years. He noted that until about 8-10 years ago, a front yard setback of 30 feet was the requirement in the City Code. He also noted that until more recently, a minimum frontage of 60 feet was the requirement in the City Code. He stated that the frontage modification to 70 feet was to provide for parking spaces. Planning Advisor Gary Pinkham stated that he pushed the original change from the 30 to 40 feet and 60 to 70 feet, and that the decision was for aesthetic reasons and not engineering reasons. Mr. Pinkham stated that if this change is approved, parking requirements will need to be enforced, which may require parking lots to be included in developments.

9. Discussion of the Mixed Use (MU) District.

Chairman Barchers asked City Council Member Heidi Hammond to encourage the City Council to review the General Plan and this proposal.

Mr. Stark stated that a line needs to be added to number 6 that states this applies to projects of a specific number of units or greater.

Spelling errors were identified that will be corrected before this item comes back for further discussion.

Further discussion will take place regarding this item, as well as further workshopping of the verbiage.

10. Approval of minutes from the June 6, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the June 6, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

11. Approval of minutes from the July 9, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the July 9, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

12. Approval of minutes from the July 18, 2024 Planning Commission Work Meeting.

Rick Barchers made a motion to approve the minutes from the July 18, 2024 Planning Commission Work Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

13. Approval of minutes from the July 18, 2024 Planning Commission Regular Meeting.

Rick Barchers made a motion to approve the minutes from the July 18, 2024 Planning Commission Regular Meeting. Derek Dalton seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,”Rick Barchers “Aye.” The motion carried unanimously.

14. Report from Zoning Administrator.

Community & Economic Development Administrative Assistant Jaina Bassett was present for this item. She reminded the Commissioners of the training on September 5, 2024 at 6:00pm before the regular meeting, and asked if they would be able to attend. She also reminded them that if they have topics they would like covered, to send them to Shelby.

15. Open Forum for Planning Commissioners.

No discussion was held at this time.

16. Report from City Council Liaison.

City Council Member Heidi Hammond was present for this agenda item. She stated that she thinks the modifications to the MU district discussed tonight, should be implemented as soon as possible.

She expressed a concern about the Twenty Wells park completion at 50%, because there is a chance that the developer only builds the higher density units then walks away without fulfilling

the promise of completing the park. She stated that she believes this percentage should be lower. Mr. Stark suggested that verbiage be added to their MDA which would require a variety of housing styles to be completed in the 50%, rather than just higher density homes.

Council Member Hammond also mentioned the Desert Edge MDA that was discussed, and the timing of the restrooms at the park being in the final phase.

17. Adjourn.

Jeff Downward made a motion to adjourn. Rob Jaterka seconded the motion. The vote is as follows: Rob Jaterka “Aye,” Jeff Downward “Aye,” Derek Dalton “Aye,” Rick Barchers “Aye.” The motion carried unanimously. The meeting ended at 10:59 PM.