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MINUTES OF THE JOINT WORK MEETING OF THE GRANTSVILLE CITY COUNCIL AND PLANNING COMMISSION, HELD ON JULY 31, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Neil Critchlow
Scott Bevan

Heidi Hammond
Rhett Butler

Council Members Not Present:

Jolene Jenkins

Jeff Williams

Planning Commission Members Present:

Chair: Rick Barchers
Rob Jaterka

Vice-Chair: Derek Dalton

Planning Commission Members Not Present:

Kevin Hall

Jeff Downward

Appointed Officers and Employees Present:

Gina Roberts, Deputy City Recorder
Dallin Littlefield, City Attorney

Robert Rouselle, City Engineer (via Zoom)
Shelby Moore, Zoning Administrator (Via Zoom)

Citizens and Guests Present: There were many members of the public present in person and via Zoom

AGENDA:

1. Discussion with SJ Company regarding the potential Deseret subdivision

Shaun Johnson stood to represent this item. Mr. Johnson expressed hope that the presentation would be short and allow for time to answer questions from both the City Council and Planning Commission. Layla Rosales presented the plans for this subdivision. Ms. Rosales went over each designation and what would be allowed in each of those areas. The proposal would allow 4.1 units per acre. Councilmember Hammond asked about the designated school property and how it figures into the density plan. There was discussion about what would be allowed within the flex areas of the subdivision and whether they would meet current city code. Commission Chair Rick Barchers questioned why this plan is coming in without meeting certain codes. Mr. Johnson pointed out that the document varies from the city code and that the intent is to work through those items to come to an agreement for the master plan. There was discussion about overlay districts and the benefit versus a PUD. Councilmember Hammond expressed concern about the amount of residences proposed versus the amount of commercial proposed not being enough. She also would like to see more defined mixed-use areas and not a general overlay. Mr. Johnson and Ms. Rosales explained that there is 30-35 acres of designated commercial space and the flex space is intended to provide additional commercial areas,

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but in smaller increments. There is no limit on the commercial areas. There was discussion about how this plan meets the needs and desires of the residents of Grantsville and what Grantsville looks like. Mr. Johnson clarified that Grantsville is changing and trying to be visionary about where Grantsville is going, without bringing Daybreak. Grantsville is the largest city in area within the state of Utah and people will come. Mr. Johnson expressed that they are trying to be good partners with the city and responsible stewards of the land they own. They recognize that there are residents within Grantsville opposed to this proposal, but that is also has support from other residents. There was discussion about which studies have been started, including traffic, water, etc. There was discussion about who would maintain the green space within the proposal. It was pointed out that what is being proposed, is about half of what could be proposed with current zoning.

2. Adjourn

Motion: Planning Commissioner Derek Dalton made the motion to adjourn Planning Commission

Second: Planning Commissioner Rob Jaterka seconded the motion.

Vote: The vote was as follows: Commission Chair Rick Barchers, “Aye”, Commissioner Derek Dalton, “Aye”, Commissioner Rob Jaterka, “Aye”. The motion carried.

Motion: Councilmember Hammond made the motion to adjourn City Council

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”. The motion carried.

Meeting ended at 8:35