

Approved

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON OCTOBER 23rd, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00
P.M.**

Mayor and Council Members Present:

Mayor Critchlow

Jolene Jenkins

Scott Bevan

Heidi Hammond

Jeff Williams

Rhett Butler

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder

Tysen Barker, City Attorney

Shelby Moore, Zoning Administrator

**Citizens and Guests Present: Derek Dalton, Michael VanWyck, Thane Smith, Josh Romney,
Anthon Stauffer**

AGENDA:

1. Discussion regarding Deseret Meadows PUD

Thane Smith stood to represent this item. The first variance front yard setbacks, Planning Commission recommended 25' and the applicant is requesting 11 feet. Mr. Smith explained the applicant worked with the utility companies to make sure they were accommodating their needs for the utility easements. Mr. Smith advised the smaller set backs encourage the community to interact with each other. Councilmember Hammond asked for clarification regarding the 22' set back for the garage and the 11' set-back for living space. Mr. Smith explained the garages would be further back than the front of the homes. Councilmember Jenkins asked how the setbacks addressed sight triangles. Ms. Moore advised the sight triangles are for the corners per code and the applicant has provided proof of meeting this requirement. Ms. Moore advised the code for all three zoning districts allow for negotiations related to set backs for the PUDs. Councilmember Butler asked what the real number for the development could be; considering the roads, open space, etc. Anthon Stauffer advised RM-15 means 15 units per acre including going vertical. Councilmember Hammond asked if the developer spoke to the School District, the church, and addressing the 20 acres of commercial. Mr. Smith

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advised the School District did not have a plan to place a school on the west site of Grantsville. Mr. Stauffer advised he spoke to the School District and the developer was advised there are no immediate plans to place a school in this area, but would like to continue working with the school district. Mr. Smith advised he spoke to 3 individuals with the church. Mr. Smith continued the church advised they have not received any requests for a church in the area. Mr. Smith continued the code that was applicable at the time of application did not require 50% commercial. Councilmember Jenkins advised she has concerns with the traffic in the area and the safety of the area. Matt Christensen stood to represent this item. Mr. Christensen advised that traffic studies are completed for each project and provided to the City as part of the review process. Mr. Smith advised there is more than 50' from the right of way to the back of the homes. Josh Romney stood to represent this item. Councilmember Jenkins asked if the term "conditional" requires the City to approve the project. Mr. Barker advised the Conditional Use is the mechanism that PUD's are approved. Mr. Barker continued that under the Conditional Use code, it would be to place conditions. Mr. Barker advised because the PUD is only under the Conditional Use code, there are not necessarily conditions that must be met. Councilmember Jenkins advised the housing development in Clinton is a nightmare for parking. Mr. Romney asked how many parking spots in Clinton per house there are as this project has 4 per home. Councilmember Bevan asked if there was a stop light on the East end of this project. BJ Ryan with Lennar Homes advised the front yard landscaping will be completed. Councilmember Butler advised he is concerned about the minimum lot sizes for townhomes. Mr. Smith asked if there was a resolution for any issues the Council may currently have. Mr. Stauffer advised there have been a lot of modifications to the original plan and the current concept plan. Councilmember Williams advised he would go to see project in Utah county to see if the project fits the vision for Grantsville. Councilmember Hammond expressed concern with the Mixed-Use zoning and larger lots mixed into the development and thinks apartments would be applicable to this area. Councilmember Bevan advised he would like more commercial to be provided. Councilmember Jenkins advised she wanted to see more commercial. Mr. Stauffer advised there is also commercial across the highway. Councilmember Butler asked if the commercial space increase by 2 acres what the number of units changes by. Mr. Romney advised the number would be the same, but reduce the size of the lot. Councilmember Butler asked if there was a PID for this project. Mr. Smith advised

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there is not currently the need for a PID, but until there is actually an identified reason for a PID they would not rule it out.

2. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Hammond seconded the motion.

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

Meeting ended at: 9:00 pm