

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD
06/11/2015.**

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Colleen Brunson and Commission Members Gary Pinkham and Erik Stromberg, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, and Zoning Administrator Jennifer Huffman. Absent were Commission Members Drew Allen and Robbie Palmer. Also present was Todd Castagno, Justin Bills, Elizabeth Phillips, Gordie Fields, Brent Williams, Kirk Young, and Nicole Cloward.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. Proposed animal conditional use permit for Justin L. Bills at 180 Taylor Road to keep up to fifty-five (55) birds (20 Roosters and 35 Hens), and 3 (three) medium size animals (Goats or Sheep), or one (1) medium size animal (Goat or Sheep) and twelve (12) rabbits.** The public hearing was opened by Chairman Brunson at 7:00 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:00 p.m.
- b. Proposed conditional use permit for Nicole Cloward to open and operate the Sunshine Ice Shack in the strip mall located at 822 East Main Street, Suite 1 (exterior), which is located in a CD zone.** The public hearing was opened by Chairman Brunson at 7:00 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:01 p.m.
- c. Proposed concept plan for Carriage Crossing Grantsville, LLC and Brent Williams on the Carriage Crossing Phase 3 subdivision at 650 East Durfee Street for the creation of 12 lots in the R-1-21 zone.** The public hearing was opened by Chairman Brunson at 7:01 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:02 p.m.

**THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN,
COLLEEN BRUNSON, AT 7:02 P.M.**

- 1. Consideration of an animal conditional use permit for Justin L. Bills at 180 Taylor Road to keep up to fifty-five (55) birds (20 Roosters and 35 Hens), and 3 (three) medium size animals (Goats or Sheep), or one (1) medium size animals (Goat or Sheep) and twelve (12) rabbits.** Justin Bills represented this item for himself :

Gary Pinkham asked if the chickens would be bought and then slaughtered or would they be kept long term. He also asked why they need twenty roosters.

Justin Bills stated he has some brood roosters for breeding and then the excess roosters they butcher. The twenty roosters would include the ones going to slaughter.

Gary Pinkham asked once they are slaughtered, how many are kept on a regular basis.

Justin Bills stated approximately ten.

Erik Stomberg asked if the thirty-five hens are there all the time. He also asked why the proposal stated three medium animals OR one medium and twelve rabbits. Is this because he is trying to decide what he wants?

Justin Bills stated he would like to retain thirty-five hens at all times. On the site plan there is enough square footage for one medium size animal and then also enough square footage for either two goats or sheep or twelve rabbits. They have not decided what they will have.

Gary Pinkham asked why he needs ten mature roosters if he has thirty-five hens.

Justin Bills stated he has different breeds and each rooster will support that breed type.

Councilman Critchlow asked what kind of breeds.

Justin Bills stated he has Old English, Dutch Fall Summers, Black Sumatra, and Red Jungle Fowl.

Erik Stromberg asked if he slaughters them after breeding or selling them and if he is selling them, are we concerned with it being a business.

Justin Bills stated typically he slaughters them and on occasion he sells one or two. Do one or two chickens a year constitute a business.

Attorney Linares stated he doesn't know why he would need different breeds if he is slaughtering them.

Justin Bills stated he would like to make a correction on the application. His site map was for fifty birds rather than fifty-five.

Gary Pinkham stated his main concern with having twenty mature roosters within one hundred feet of the neighbors would be the potential for a lot of noise. In the area where he lives there are roosters within two hundred to two hundred and fifty yards from his house and in the morning they can be heard very early. So to have them thirty yards from the neighbors can create somewhat of a disturbance noise wise

especially having twenty. He might could see the neighbors being able to sleep through one or two but not twenty.

Justin Bills stated twenty would be the maximum amount. When they reach butcher weight which is usually eleven to twelve months he could cut them down to a more significant number.

Colleen Brunson stated she has a problem approving twenty roosters. She lives on a larger lot and she is surrounded by even larger acreage and even those farmers don't typically keep that many roosters.

Gary Pinkham stated the breeds Justin mentioned sound more like exotic breeds rather than meat breeds. He asked if that is why he has to keep them a year before butcher as a regular time frame would be three months or so.

Justin Bills stated he has been raising chickens for twenty plus years and he has not ran across a breed of chicken that will mature to a butcher weight in three months.

Gary Pinkham confirmed this is in an R-1-21 zone. He stated that the Commission has had several applications on this similar issue and so far they have not permitted this number of roosters. An applicant living on Park Street ended up getting rid of all their roosters and their goal was to raise eggs and not raise butcher animals and the issues were the same. They could maintain the hundred foot buffer but when these birds get to crowing at 4:00 a.m. they are going to be heard from quite a distance.

Justin Bills asked if they would be open to a compromise of ten.

Erik Stromberg stated even with ten and the mention of selling the birds, he is trying to understand the need for the roosters in general.

Justin Bills stated that he would only be selling a maximum of one or two to support the feed bill.

Councilman Critchlow stated that Gordie Fields would like to say something.

Attorney Linares stated it would be at the deference of the Commission. They had a public hearing and the opportunity to speak was then. If they want to extend that they can but they don't have to.

Gary Pinkham stated the plot plan shows they have people within one hundred feet of the pen. He doesn't know if this is the individual who wrote the letter as it is signed concerned homeowner but they express concerns over the issue. We've got a couple people down on the other end of town with a rooster hid somewhere and there is one across the street and he can hear them both from well over a couple hundred yards.

*** At 7:16 p.m. the batteries in the recorder died. Discussion ceased and no discussion was held at the time the recorder was not recording. Recording and Meeting resumed at 7:18 p.m. ***

Erik Stromberg moved to deny the conditional use permit for Justin Bills at 180 Taylor Road. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

Justin Bills asked how much time he has to get rid of the birds.

Attorney Linares stated within the next thirty days would be reasonable.

2. Consideration of a C.U.P. for Nicole Cloward to open and operate a Sunshine Ice Shack in the strip mall located at 822 East Main Street, Suite 1 (exterior) in the CD zone. Nicole Cloward represented this item for herself:

Colleen Brunson disclosed her daughter currently works for the Sunshine Shack, however, she does not feel conflicted in anyway. She has no interest or monetary gain for herself and therefore will be voting on this item.

Gary Pinkham stated with mobile taco shacks issues arise with hand washing stations and garbage control and things of that nature.

Nicole Cloward stated they obtained approval with the health department today. Their ice shack is set up with a hand washing station and a place for dishes to be washed with three separate sinks. They have a hot water heater. The water flows and has a pump. They have a garage receptacle that will be placed with a bag outside where people order and receive their product as well as one inside. There is a dumpster so they can deposit their garbage there on a nightly basis.

Gary Pinkham asked if it will go home every night.

Nicole Cloward stated it will stay there the majority of the summer until Labor Day. It will come and go on special events like the Fourth of July, the Derby, and the Fair in August.

Gary Pinkham asked if it is placed on the corner by the street have they addressed visibility and setbacks.

Nicole stated it will be parked in the three stalls in front of the former Willow Creek Lending on the west side. She will obtain her building permit tomorrow.

Erik Stromberg moved to approve the conditional use permit for Nicole Cloward to open and operate a The Sunshine Ice Shack in the strip mall located at 822 East Main Street in Suite 1 (exterior). Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 3. Consideration of a concept plan for Carriage Crossing Grantsville, LLC and Brent Williams on the Carriage Crossing Phase 3 subdivision at 650 East Durfee Street for the creation of 12 lots in the R-1-21 zone.** Kirk Young represented this item for Brent Williams and Carriage Crossing Grantsville, LLC and he stated to the Commission:

This is in the half acre zoning and is looking to do most of them in one acre lots. There are two on the far south side that are under one acre but still larger than half acre.

Gary Pinkham asked if Kirk had seen the memo from Craig Neeley with Aqua Engineering with the issues on Worthington and the driveway issues that are out of compliance with our street master plan. There are a number of issues that are out of compliance with our ordinances.

Kirk Young stated he has not reviewed it yet.

Colleen Brunson stated it is nowhere near ready for approval.

Gary Pinkham moved to table the consideration of a concept plan for Carriage Crossing Grantsville, LLC and Brent Williams on the Carriage Crossing Phase 3 subdivision at 650 East Durfee Street. Erik Stromberg seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 4. Consideration of a preliminary plat on twenty-five (25) lots of Willow Springs Subdivision Phase 1 for Todd Castagno and IRA Services, et al.** Todd Castagno represented this item for himself and IRA Services, et al and he stated to the Commission:

Several drafts have been sent back and forth with Craig Neeley and engineering and they have met all of his concerns. Some of the issues he had are stubbing in Cherry Street to meet the street master plan. Going to the west they realize that may take years to ever develop so sewer and water will be stubbed over there. As far as water for clean outs they are doing a mini fire hydrants. It wouldn't function as a fire hydrant for the fire department but it is designed similar. Instead of a blow off or a clean out buried in the road, this would actually be on the side of the road where they could open it up and clean it out. The rest would come into phase two so we have some fire hydrant placements to take care of. They are relocated two fire hydrants. They are keeping the same road profile to Worthington and Cherry Street. And then everything south of Cherry would widen out to the new city standard. They got approval at preliminary to make that transition at the intersection instead of back at property lines. They've had to tweak the four lots to the south that are up against Durfee Street with minor corrections. They are trying to keep those lots larger to try and buffer the existing homes up there. Lot 125, they are stubbing storm water so

they can pick up some overflow out of Phase 2. All the pre-design and pre work for Phase 2 has been taken into consideration.

Erik Stomberg moved to approve the preliminary plat on twenty-five (25) lots of Willow Springs Subdivision Phase 1 for Todd Castagno and IRA Services, et al. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 5. Approval of minutes of the previous business meeting in May:** Erik Stromberg stated he believes that Drew Allen voted in opposition of the General Plan for the Deseret Peak annexation area. Gary Pinkham and Colleen Brunson agreed.

Erik Stromberg moved to approve the minutes of the May meeting with the correction if needed. Gary Pinkham seconded the motion. All voted in favor and the minutes stood approved.

- 6. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow asked the Commission if there was any specific training they would like.

Erik Stomberg stated Councilman Stice had received training specifically on what the Planning Commission should be doing versus City Council. It would be good to know the difference between them and the Council.

Councilman Critchlow stated that a few people have spoken at the conference in St. George and it is really an excellent thing. He stated they can get those people to come out if they'd like.

Colleen Brunson stated it is always good to have the refresher.

Councilman Critchlow thanked the Commission. He stated he passed along the information from the last meeting and everything passed unanimous in Council.

Gary Pinkham asked where we are on street impact fees. We are one of the few communities in the State that doesn't have one. There are two things that we are short on, sidewalks for the kids and maintenance and upgrades on our streets.

Councilman Critchlow stated Craig Neeley was working on street impact fees. He stated they will continue to work on this.

- 7. Adjourn:** Erik Stromberg moved to adjourn the meeting at 7:39 p.m. Gary Pinkham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Huffman
Zoning Administrator