

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD
11/12/2015.**

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, Commission Members Gary Pinkham, Erik Stromberg, Robbie Palmer, and Drew Allen, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, Mayor Brent K. Marshall, and Zoning Administrator Jennifer Williams. Also present was Jessica Romney, Reuben Romney, Gordon Brady, Laurie Hurst, Brad Hurst, Tyler Kukahiko, Derrick Ellis, Craig Anderson, Kristine Buckner, Shawntay Matthews, Jewel Allen, Mark Bleazard, Eric Johnson, Susan Johnson, Craig Anderson, Teresa Reed, Penny Anderson, Jay Weyland, Mike Jones with the Grantsville Police Department, and Kent Liddiard with the Grantsville Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. **Proposed conditional use permit for Shawntay Matthews to open and operate a dance studio in the strip mall located at 822 East Main Street, Suite F, which is located in a CD 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 7:01 p.m.
- b. **Proposed minor subdivision for Grantsville City Corporation dividing 3.187 acres of land from one (1) lot into two (2) lots at 378 West Clark Street in the RM-7 and R-1-21 zones.** 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.
- c. **Proposed rezoning of 10.3 acres of land at approximately 370 West Clark Street for Grantsville City Corporation to go from an A-10 zone to an R-1-21 zone.** The public hearing was opened by Chairman Brunson at 7:02 p.m. and she called for comments.

Teresa Reed asked why they are requesting the change of zone and if Grantsville City has looked at other options besides taking away that A-10 zoning property.

Drew Allen stated his understanding of this is the City is looking at future cemetery needs.

Colleen Brunson stated as with any zone change, sometimes uses come forward and sometimes they do not. In this particular case they all have an

idea of what the use will be. However, this is merely the zoning issue of it. When it comes to the use there is usually a C.U.P. that will be applied for which is an entirely different issue.

Attorney Linares stated in this zone, if the City was to seek a cemetery, a conditional use permit would be required. If the Council approves the rezone and then want to do a cemetery at that time following the rezoning, they would then have to file a conditional use permit application and come back to the Planning Commission to get that use approved.

Teresa Reed stated years ago when Grantsville City proposed some planning for growth, it was determined then that they would look at preserving some of the agricultural areas in Grantsville. And that is not happening. This particular agricultural area has a long history of agriculture. She, as a resident of Grantsville City, would like to see that preserved. She thinks that there may be other options. She would ask the City to look at other options without continually taking away agricultural. She would like to see some of the agricultural properties preserved for not just herself but for her children and grandchildren also. We are losing that A-10 zoning everywhere in Grantsville and that would be a real tragedy for residents now and in the future.

Eric Johnson stated he has property that joins the proposed zoning change. He also echoes the sentiment of keeping the open area as agricultural zoning rather than changing it to a residential R-1-21 zone. A few years back the cemetery was in need of expansion and that has taken place thanks to the City Council and the Mayor. The Wootton property, which is directly east of the current cemetery, has been purchased and developed and is now ready to sell plots. With that foresight the immediate need of cemetery plots has been addressed. Additionally, further east of the Wootton property there is a larger piece of land that the City owns that could be a continuation of more City cemetery plots. That would keep the cemetery all together. The decision that was made recently to buy the Wootton property was an important visionary decision to keep the cemetery in one foot print and not spread it out. His request would be to expand the Wootton property where the City already owns and not change the Clark Historic Farm parcels into R-1-21.

Laurie Hurst thanked the Planning Commission for the opportunity to speak about this proposed zoning change. They are in a unique situation in this case because normally they would have developers or other land owners coming to them and right now they are being asked to change zoning by the people who appointed them. And she is sure there is some pressure there but she appreciates that they recognize they are appointed to do the job for the City of Grantsville. Their service requires an objective unbiased judgment to the zoning laws and land uses. About five years ago, a conditional use permit application was presented to the Planning Commission and that is where it all

began at the Clark Farm. The Wootton property was not available at the time. That conditional use permit changed the Clark Farm into a cemetery, the historic acreage. So they are back here again five years later in Planning and Zoning where it all began and where it can begin again. Since that time, the farm has been tried and tested with the intent that it was originally purchased for back in 2005 as a heritage attraction. Since then nearly 20,000 people have come to visit it, an increasing number of who are from the Wasatch Front. These people are drawn to Grantsville for one reason, the Clark Historic Farm. They spend money at our events, to the taxpaying vendors. They stop at our gas stations, stores, and restaurants. They want to come back again. At least one of the families drawn to the farm from the Wasatch Front is now paying property taxes here in Grantsville because they decided to move here. Tourism is a very important contributor to our local economy and one we have barely tapped into in Grantsville. It brings in money to a community because of who we are. New industry builds a community's economy by change. We are on the door step of the Wasatch Front. We are along the corridor of an interstate highway and we have a lot to offer because of who we are. This zoning decision will impact the Clark Farm tremendously. Will visitor's experience at the Clark Farm be looking out over green fields, bales of hay, ticking sprinklers, and historic farming demonstrations? Or will they be looking out over rows of headstones and mylar balloons? And on the other side will mourners get the deserved quiet respect at their loved ones burial service? Or will they be interrupted by a fiddle fest or a kid's historic camp that has been planned for months? These are all factors to think about when they are thinking about changing the zone. This is a historic area of town. The very oldest part containing three parts that are already on the national historic register and several more that would qualify for that distinction. This area deserves the utmost care in planning. As a board member of a non-profit organization that will be a future adjacent land owner, she would ask them to look at three things. Number one, is there an overall plan for this historic area of town. Should major decisions affecting it, such as rezoning one of the historic sites into an R-1-21 residential zoning creating a new modern cemetery, be made without an overall plan in place? A cemetery cannot be undone or repurposed. This is a one -chance-get-it-right decision. Number two, are adjacent land uses compatible. Does locating a cemetery behind a block of houses next to a heritage attraction that has a happy festival atmosphere and a distance of just over one football field away from the current cemetery make good planning sense? And number three, is it necessary at this time to rezone the alfalfa field as a cemetery. A half of a century from now the alfalfa field might be the only option for an expansion for the cemetery, but for now she urges them to table this decision if the answer to each of these questions is not yes.

Susan Johnson thanked the Commission for the opportunity to get input from the community about the rezoning change. There are two items. One is the subdivision which is necessary to happen and she has no objections to that.

On the rezoning she doesn't really have anything new to say that hasn't already been said but just to reiterate, farm land is becoming more and more rare throughout not just our community but many communities throughout the country. She would urge them to think about that and also to think about the fact that there is not an immediate need to do this. She thinks this could be tabled and revisited at a later date if there is a need for cemetery land, which at this present moment, there is not.

Mark Bleazard stated he is an adjacent land owner. In fact, he is the biggest adjacent land owner with approximately 400 feet frontage that he borders with Grantsville City. He would suggest that maybe they table this for a few years. An associate of his went to MPS, an industrial place where lots of items are distributed because nobody else wanted them. It is a wholesale place. This associate of his found a buy on catheters and bought 1,000 catheters. He doesn't use them but he bought 1,000 catheters. He asked him why did you buy 1,000 catheters. He answered maybe someday he will need them. He thinks this is like what they have right now in this particular request. The City just went through the expense to get a new cemetery adjacent to the current cemetery. He had that vision long before the City got that vision, but he is not going to take the credit. He is a neighbor to the cemetery. He understands that cemeteries are needed. Grantsville City is in the cemetery business. He can't find any other community who is in the cemetery business. Most communities are getting out of the cemetery business and asking private industries to take care of that service to the people. He thinks maybe that is something that might happen in Grantsville City within the next 10 years. We have at least 10 years of cemetery plots at the current rate. So there is a possibility that someone would come in here with an enterprise and set up a cemetery. He has heard of several people who own land that would be a potential for this kind of a service and has discussed that possibility. For him to stand up and say he doesn't want to live by a cemetery would be really wrong because he lives by a cemetery. He built by a cemetery and he likes the people who live there. They don't give him much trouble. With every wind storm they do have extra facilities and equipment that blows into his yard. He wishes he could take them back to the people who purchased them but of course that is impossible. Grantsville City owns the property and it can be zoned 10 years from now, two years from now, or whenever the need is there. But he doesn't think they need to buy 1,000 catheters or 1,000 new cemetery lots just because they have the property. Let's wait and see what happens. As a community he would like to see the money spent for repairing roads. If you want to have an experience go down Burmester Road and try to get on I-80. You better prepare yourself because it is not very compatible to a good road. He thinks there are things that they can use their money for that make a whole lot more sense. He would encourage the Commission to table this for a later date.

Reuben Romney stated he moved to Grantsville about 2 ½ years ago. About 20 years ago he almost moved out, as life got in the way they moved to Florida. As they came back, they tried to find a place to live in the Salt Lake vicinity and they moved out here to Grantsville and rented for a year just to make sure this was where they wanted to raise their kids and family. One of the attractions was the J. Reuben Clark Farm and the historic value that it brings. The historic value that he can teach his kids and show his kids those types of things. It would be a disservice to the children if, ten years from now, they are at a festival and they have to be quiet because a funeral is going on next door. The reasons that a lot of people are living here is the small town feel and the historic value. He grew up in a small town in Wyoming, a real historic town. It was nice that that town preserves the historic things in that town for tourism and the locals. It would be a disservice if a cemetery was built next to that.

Kirstene Moore stated she is a member of the Friends of the Clark Farm. They have worked extremely hard to raise the funds to purchase the farm so they are able to save that heritage. This is something that is very important. She feels that they should consider all the possibilities before they make this decision. They should look into the future because there is nowhere else in Grantsville where they can hold the events they hold and the family entertainment. You do have the City park, but there is nowhere else that they can hold functions. It is such a wonderful place to hold a family function and bring families together. Think hard about this decision.

Greg Bleazard stated he is involved with the Clark Farm but also he is a tax payer in this town. As one of each of those parties, he would encourage and add an echoing voice to the message that has been presented tonight. He does not see a need for it at the moment. He has a hard time understanding what the rush is. He feels like this might be an emotional decision or even a potential knee jerk reaction. They have plenty of capacity for multi years on the table. If they are going to spend money, let's spend it in a more responsible way. He recognizes that they don't have complete control over that but the message of tabling this would certainly speak volumes about let's look down the road and see the big vision or perspective here.

Penney Anderson stated she has lived in Grantsville her whole life. She lives relatively close to the Clark Farm and she drives by it on a regular basis. There are always people down there taking family pictures. Do you think they would be doing that if it was a cemetery? Her guess would be no. It is a great place to make family memories and to have family and wedding pictures taken with a historic background. She cannot begin to count how many people are down there taking pictures all of the time. She would encourage them to think long and hard about this decision and table it for the future if the need arises.

Eric Johnson readdressed the Commission and stated he has printouts of proposals. One of which is to maintain the J. Reuben Clark Farm zoning as agricultural. The other is to keep the cemetery together as the City has started to do with the Wootton property. Part of that is to propose calling the cemetery the J. Reuben Clark Memorial Cemetery. He has printouts he would like to leave.

With no other comments being offered, Chairman Brunson closed the public hearing at 7:26 p.m.

THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, COLLEEN BRUNSON, AT 7:26 P.M.

- 1. Consideration of a C.U.P. for Shawntay Matthews to open and operate a dance studio in the strip mall located at 822 East Main Street, Suite F in the CD zone.** Kristine Buckner represented this item for Shawntay Matthews.

Erik Stromberg moved to approve the conditional use permit for Shawntay Matthews to open and operate a dance studio in the strip mall located at 822 East Main Street, Suite F in the CD zone. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 2. Consideration of a minor subdivision for Grantsville City Corporation dividing 3.187 acres of land from one (1) lot into two (2) lots at approximately 378 West Clark Street in the RM-7 and R-1-21 zones.** Mayor Marshall represented this item for Grantsville City and he stated to the Commission:

The proposal before them is for the division of the Clark Farm to allow the Friends of the Clark Farm to purchase the property. It provides an easement to the hayfield that has been in discussion so it does not become land locked. He would encourage them to approve this agenda item so the sale of the Clark Farm can go forward. He congratulated them on raising the funds.

Robbie Palmer asked about the easement.

Mayor Marshall stated the easement runs west of the Mondragon property and the Bleazard property.

Gary Pinkham asked which of the two parcels is going to be sold.

Mayor Marshall stated the west parcel with approximately 2.2 acres. It is the piece that has the barns and outbuildings which is Lot 2.

Drew Allen moved to approve the minor subdivision for Grantsville City Corporation dividing 3.187 acres of land from one (1) lot into two (2) lots at approximately 378

West Clark Street in the RM-7 and R-1-21 zones. Erik Stromberg seconded the motion. The voting was unanimous in the affirmative and the motion carried.

3. Consideration of a rezone of 10.3 acres of land at approximately 370 West Clark Street for Grantsville City to go from an A-10 zone to an R-1-21 zone. Mayor Marshall represented this item for Grantsville City and he stated to the Commission:

There was a boundary line agreement done with Mark Bleazard and his wife as there were some overlaps that have been straightened out. The easement has been put on the west side of the property allowing access to the hayfield area. They would like to rezone the hayfield to an R-1-21 which is compatible in the area. An R-1-21 zone does not prevent anyone from growing hay there. If there are people who are interested in building a cemetery he wishes they would come forward. That would make things easier. As you are aware, this is a future plan to create a cemetery area. This was a unanimous decision by all five councilmen to move forward with creating a future cemetery where the hayfield is. This is not saying the cemetery is going to happen next year. This is laying the ground work to have the property ready for a cemetery when a cemetery is needed.

Drew Allen asked the Mayor to remind them the time frame they have before more cemetery space is going to be needed.

Mayor Marshall stated they have approximately ten years at the current rate that they are interring people. It does take some time to develop a cemetery. The Wootton property is not completely laid out. It does not have the roadways. But if they had to they could put someone there as they have no other spot ready to go. It does take some time to get a cemetery developed, plotted, laid out, and roadways in.

Robbie Palmer asked if the ten years was in the current cemetery or if that includes the Wootton property.

Mayor Marshall stated the ten years includes the piece behind the Giles' home where they just planted trees. Currently the cemetery they have is in essence full with only a few single lots left. The projected rate with the number of lots in the piece behind the Giles' home would last them just under ten years at the current rate today. There are no family plots available to anybody right now. They receive request from many people to purchase multiple lots so they can keep their families together.

Drew Allen stated is rezoning something to a residential or more dense residential smart if they don't have a guaranteed use. With a zoning change someone can say yes, it is for this, and then plans can change. They have had this discussion in the last couple of months with developers who say this is my vision and their vision sounds great but once they rezone they have really no idea what they are going to do with the property. And for that reason he has reservations taking an area right by the Clark Farm and putting the residential zone on it. The more people move here the more people will die here and that ten year frame is not going to last ten years. And it is

going to take a couple of years to get things in. So they can't wait nine years to make this decision. But without a full vision of all the property down there are they jumping the gun by wanting to make changes by getting the ball rolling for the cemetery now?

Mayor Marshall stated the property has been master planned. The master plan involved purchasing property at the north end of the Reed property so ball fields could be built at the very north end. He has a copy of the master plan in his office if they would like to look at it. The reason they are asking for the R-1-21 is for a future cemetery. They are not hiding anything. This is the zone they have to have to put a cemetery on the property.

Drew Allen stated there was a lot of great discussion with the recent election on what the vision is for the historic parts of the town. They have some good things going with the Clark Farm, Digidocs, and the Old Grantsville Church. So in the last few years they have some momentum going. He does not see any harm in pushing this back a year or two so they can look at a full vision of that area. It may well be decided that this is the perfect area for a cemetery. He has heard of an idea to create a historical commission from the community to look at all these components. He thinks they are undermining that if they jump right to the cemetery this quickly.

Colleen Brunson stated the current cemetery is not going to hold many more people and will be full at the beginning of next year. The Wootton property is not finished nor laid out. She asked if the property behind the farm was laid out.

Mayor Marshall stated that the piece being divided and sold was completely laid out for a cemetery at one time.

Colleen Brunson asked, so if we have people who need to be interned where are we putting them? She just wants the public to see the big picture.

Drew Allen stated the Wootton property would be ready before this piece would and that is what gives them the eight to ten year window.

Erik Stromberg stated we are talking about the potential future use of the property but this really is a zoning issue, taking an A-10 to an R-1-21. Residential fits in the area. It is surrounded by homes. People have voiced concerns about if there is a funeral going on and a festivity going on at the Clark Farm at the same time but the current cemetery is right across the street from the Clark Farm. So don't we have that same issue happening today? If it is ok today, how is it a problem in the future? Others are also stating that the City needs to maintain the agricultural feel of the town but he can't tell them how many times they have sat here and had the request to move property from an A-10 to R-1-21 and there is no one here. So do we really have a problem taking agricultural to residential or do we just have a problem with the City trying to do what they want to do with their property? But they are ok if it is their neighbor who wants to take agricultural and turn it into residential because no one is

here when that happens. They were here a couple of months ago with a rezone on a very similar thing and no one was here. This is a zoning issue. It is taking an A-10 to residential and it fits with the area. They can address the potential of a cemetery when it comes back as a C.U.P. As a commission, they need to remember what the request is for, which is a zoning change.

Erik Stromberg moved to approve the rezone of 10.3 acres of land at approximately 370 West Clark Street for Grantsville City to go from an A-10 zone to an R-1-21 zone.

Robbie Palmer stated he knows this is a hot topic and is thankful they took the time to express their opinions. He has not seen this much public input on any subject. This item has been presented to them as a zoning matter. Does it fit the zone that is being applied for? They vote only on the zoning then it will go on to the City Council. If approved and they then want to do anything with the land it will come forward as a conditional use permit. This is when the input they had today would be more beneficial to use to set parameters and time frames on the C.U.P.

Colleen Brunson stated one of you had mentioned that they need to adhere to zoning laws and land uses and she would like to reiterate that that is what the five of them work hard to do.

Drew Allen stated even approaching this as just a rezoning issue alone they need to take a careful look at it and not just say this can be an R-1-21 zone, therefore it should be. We need to look at the historic nature of that area. He knows the City is not trying to sneak in and say they are really going to sell it and make it a money maker and develop it as houses instead of a cemetery but they know once it is zoned R-1-21 then there is nothing that could prevent a future City Council or Mayor from deciding that they are not putting in a cemetery instead they are selling lots and developing houses which would be even worse for the Clark Farm with the historic theme. Any action, including a rezone, without taking a year or so to really look at the historic parts of Grantsville is a mistake.

Robbie Palmer stated he understands the concerns to keep the agricultural areas of the town.

Gary Pinkham seconded the motion. Chairman Colleen Brunson called for a roll call vote. The vote was as follows:

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| Robbie Palmer: | Opposed |
| Erick Stromberg: | In Favor |
| Colleen Brunson: | In Favor |
| Gary Pinkham: | In Favor |
| Drew Allen: | Opposed |

The motion carried. The application will go forward to City Council with a recommendation for approval.

4. Consideration of a preliminary plat on ten (10) lots of Hinckley Park Subdivision Phase 1 for Adam Nash. Derrick Ellis represented this item for Adam Nash:

Gary Pinkham asked phase 1 of what? He stated he would like to see a copy of the entire concept plan.

Derrick Ellis stated it is Phase 1 of 5. Phase 4 has only two lots. Completed it will either be 43 or 44 lots.

Drew Allen asked why the plat states temporary retention pond. Does this mean until the next phase is done?

Derrick Ellis answered yes. He stated there is a permanent one adjacent to the last phase.

Robbie Palmer asked if Pear Street ties into other areas.

Derrick Ellis stated it stubs at another McBride property as it heads east. So it is stubbed for a future development. They do not own that piece. Phase 1 was amended. It originally consisted of 13 lots.

Drew Allen asked how Pear Street fits into the Street Master Plan. He also asked if they can develop all but the last phase with one ingress egress. He is not seeing, after they do Phase 1 through 3, where they are putting another road.

Derrick Ellis stated Pear Street is aligned as the City requires for future development. They rephrased the subdivision so they would have an option for an additional point of ingress egress in the future if that is required if they cannot complete Pear Street over to Center. They have been working with the McBride family to complete Pear to Center. The intent would be for one lot in Phase 4 to become a road and the road attached to Mormon Trail would be improved if they cannot get Pear Street.

Gary Pinkham stated it shows that not more than a dirt road is accessing the subdivision.

Derrick Ellis stated it is a fully improved road and they will fully improve Cooley Street. The waterline will be squared up and placed where Craig Neeley has shown them where they want it. It is being put back in as a 14" line.

Robbie Palmer asked if they are doing all drains to the retention pond with no swells.

Derrick Ellis stated there will be a swell along Cooley and everything else goes to the retention pond.

Drew Allen moved to approve the preliminary plat on ten (10) lots of Hinckley Park Subdivision Phase 1 for Adam Nash. Robbie Palmer seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 5. Approval of minutes of the previous business meeting in October:** Erik Stromberg moved to approve the minutes of the October meeting. Gary Pinkham seconded the motion. All voted in favor with the exception of Robbie Palmer who was absent at the October meeting and the minutes stood approved.
- 6. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow thanked the Commission. He asked them if they have anything they'd like him to take back to the Council.

Robbie Palmer stated there were a lot of questions brought up today in the public hearing. Hopefully, the Council will get a copy of the minutes.

Drew Allen stated they had a lot of issues and frustrations with the cemetery last time and getting this far into things before they had the public input. He was as frustrated about that as anybody when they were a year or two into the project before they had any opposition. This time we have good public input off the bat and he hopes that City Council will take that into account.

Gary Pinkham stated, in regards to the master plan for the City, they had numerous public hearings which had no public participation. They went so far as to set up booths down at the store requesting people leave comments. This evening has probably been the best attending meeting they've had in two years. They have to hit a sore spot in order to get the public to show up. For the members of the public, they are too late with your complaints. When the master planning was going on the town had the opportunity to put in your two bits worth on how the master plan was developed. We as a planning commission have a document that has been put into place that is a legal document that they swore in oath to uphold. They are legally bound to uphold the ordinance of the City and that is what they did here this evening. He knows from as far back as when Joe Cange approached the City about taking the Clark Farm and doing something with it one of the items that were discussed was the potential of a cemetery. So it has been talked about for a long, long time. He wishes all of our meeting were as well attended as tonight.

- 7. Adjourn:** Gary Pinkham moved to adjourn the meeting at 8:06 p.m. Erik Stromberg seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator