

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD
02/11/2016.**

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Robbie Palmer, Commission Members Gary Pinkham, Jaime Topham, and Colleen Brunson, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, and Zoning Administrator Jennifer Williams. Absent was Commission Member Erik Stromberg. Also present Doug Cannon, Dustin Barnhurst, Ernie Beacham, Vince Anderson, Doug Kinsman, Autumn Hawkins, Neil Johnson, Britton Nikolaus, Lindsay Nikolaus, Byran Beyler, Barry Bunderson, Jewel Allen, 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 application for Lindsay Nikolaus at 438 South Roadster Lane for a home occupation consisting of a hair salon.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:02 p.m.
- b. Proposed conditional use permit application for Autumn Hawkins at 632 East Coach Lane for a home occupation consisting of a cosmetics business.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:03 p.m.
- c. Proposed P.U.D. and related site plan for Vince Anderson at 160 East Main Street to construct a drive-through only soda shop called “Guzzle” located in the CS zone.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:04 p.m.
- d. Proposed concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone.** The public hearing was opened by Chairman Palmer at 7:04 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:04 p.m.
- e. Proposed final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north.** The public hearing was opened by Chairman Palmer at 7:04 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:05 p.m.

**THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN,
ROBBIE PALMER, AT 7:05 P.M.**

- 1. Consideration of a C.U.P. for Lindsay Nikolaus at 438 South Roadster Lane for a home occupation consisting of a hair salon.** Lindsay Nikolaus represented this item for herself.

Colleen Brunson moved to approve the conditional use permit for Lindsay Nikolaus at 438 South Roadster Lane for a home occupation consisting of a hair salon. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 2. Consideration of a C.U.P. for Autumn Hawkins at 632 East Coach Lane for a home occupation consisting of a cosmetics business.** Autumn Hawkins represented this item for herself and she stated to the Commission:

She has a business called Blissful Cosmetics and it is permanent makeup.

Gary Pinkham asked if this was tattooing. He asked if cosmetics and tattoo parlors are considered the same on a conditional use permit.

Attorney Linares stated he would treat them separate based off what goes into a tattoo parlor and what goes into a cosmetic tattoo business. They are not the same clientele or the same type of activity. The State does not regulate tattoo parlors but they do tend to regulate cosmetics, hair stylists, and nail technicians. He does not know if this would fall under their regulator scheme or not, and if she would need a license through the State.

Jaime Topham asked if she has any licensing and if she is aware of any kind of certificate she may need. She asked if she plans to expand this business.

Autumn Hawkins stated she has a certificate as she was certified through Image Studios. She has been told that for permanent makeup she would only need a certificate and not a license. She does not plan to expand this business.

Gary Pinkham asked if we have a tattoo parlor classification on the conditional use permit.

Autumn Hawkins stated she is not drawing tattoos. It is eyebrows, lips, eyeliner, and beauty marks.

Gary Pinkham moved to approve the conditional use permit for Autumn Hawkins at 632 East Coach Lane for a home occupation consisting of a cosmetic business which will be limited to the application of permanent cosmetic tattooing and no other cosmetic procedures. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

3. Consideration of a P.U.D. / site plan for Vince Anderson at 160 East Main Street to construct a drive-through only soda shop called “Guzzle” located in the CS zone. Vince Anderson represented this item for himself and he stated to the Commission:

He and his partner are proposing to do a drive through soda shop at 160 East Main.

Jennifer Williams stated he is asking to waive four requirements. They will need to determine if they want to waive each. There are also other items to discuss per the memo from Craig Neeley and also lighting.

Robbie Palmer asked if he was able to review the memo and if he has come up with any plans for the items.

Vince Anderson stated it all seems doable. They want him to have a plan for all their specific planting types and where they are going to be. It is going to be minimal as far as plants and grass. The lot is not very wide. In regards to the park strip, they are working with UDOT to get approved. There is going to be some potted type plants around the building. They are going for the desert look. The retention basin will be gravel. On the eaves of the building, there will be exterior lighting that will service the drive through portion. They will have one multi-direction, single pole to service the parking that will be for employees only. He asked if he could determine the location of the area light of the back parking at a later date. They are still figuring out what they are doing with the area behind. They will install a tracer wire to help locate the lateral because they will have to move the meter and they will also update the meter assembly.

Gary Pinkham stated it is a skinny, little lot that is hard to do something with. They are making good use of it.

Jaime Topham stated it is not clear what they will be using for secondary outdoor water.

Vince Anderson stated they are using City culinary water off the meter.

Robbie Palmer addressed the lot size and the trees in the park strip. It doesn't sound like they will have any park strip. The trees along Main Street are mature and it is sometimes hard to see.

Vince Anderson stated they are asking to waive the tree in the park strip as UDOT will not allow much because it will obstruct the view for traffic control. If they do have a tree, it will have to be a minimal shrub type plant. Per UDOT's request, they have contacted the neighbor to the west to get permission to trim back their trees. The neighbors have agreed.

Robbie Palmer stated they had not received any letters from neighbors in opposition. He confirmed that they are requesting to locate the rear light at a later time.

Jennifer Williams stated they are asking to not pave the parking lot for one year.

Gary Pinkham confirmed the parking lot would be primarily for employee parking. The business itself will be using the paved circle. They have allowed gravel lots before on several properties.

Vince Anderson stated the plan is to eventually asphalt the whole parking lot and that falls in stipulation with locating that light pole at the same time.

Jaime Topham stated this sounds like a good idea to her. This town could use some more small businesses, especially, some having activities for kids to do.

Vince Anderson stated there are other long term plans. There is some area in the back that borders the fence of the high school. They have discussed doing something there that would provide activities long term, but they have not narrowed anything down specifically, a basketball court or something of that nature.

Jennifer Williams stated the front 150 feet of this lot is in the CS zone, which would be to the back of the retention basin. The back portion is in the R-1-8 zone.

Gary Pinkham moved to approve the planned unit development and site plan for Vince Anderson at 160 East Main Street to construct a drive-through only soda shop called "Guzzle" in the CS zone allowing the waiver of the lot size, the street access, and the park strip; allowing for the gravel parking lot for the employees so long as it is maintained with a good gravel surface; the final drawings must address the utilities, drainage, and landscaping issues per the memo from Craig Neeley; and allowing UDOT to regulate the access.

Vince Anderson asked for some clarification on the light pole.

Barry Bunderson stated he is the engineer on the project. Because of the future plan in the back, if they put the light pole up and put a permanent foundation in the ground, it may be in the way. They are asking that the light pole be located at a later date. They would run conduit past the permanent paving so they can easily tie into it. But the location of that pole may be subject to the future plans for the back. They may want to put it at a strategic location so it may service both.

Gary Pinkham added the condition that the final location of the light pole be determined with the paving of the parking lot.

Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

4. **Consideration of a concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone.** Doug Cannon represented this item for TP Grantsville, LLC and himself and he stated to the Commission:

They are requesting concept approval for 7A and 7B in Anderson Ranch.

Colleen Brunson moved to approve the concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. **Consideration of a concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.** Doug Kinsman represented this item for Darrell Nielsen and Bryan Beyler.

Jaime Topham stated she will be abstaining from the discussion and the vote on this matter.

Gary Pinkham stated there are a couple of issues from last month that have not been addressed. One of the issues is the city water line. With their layout, it goes back and forth from public property to private property.

Doug Kinsman, with Ensign Engineering, stated those issues get addressed at the preliminary stage because that is when they do the final design.

Gary Pinkham stated something as large as that main needs to be in the public right-of-way not on private ground.

Doug Kinsman stated they will address that and move it. At this phase of the design, they don't get into the details of waterlines and locations. When they do the preliminary design, they will address the issue.

Gary Pinkham stated they had a lot of discussion on the storm water issues last month. Doug Kinsman made a comment about how the City has done things with other subdivisions in the past. But, most of them are basically on flat ground. This property is not on flat ground. The conditions have changed. Therefore, the old pattern of storm water management doesn't work or apply to this ground. If you look at an aerial photograph of the area, a lot of those historical drainages coming down from the southwest, appear to fan out and stop on their property. So, their concept of picking all those up at the uphill side and conveying them across the neighboring property where they don't currently terminate, would seem they are proposing to impact the neighbors rather than take care of the water that is currently being dissipated on their property.

Doug Kinsman stated there is already an existing cut off ditch south of this property, about a mile, that cuts off most of the drainages that come out of the canyon. It flows to the east, and then runs to the north. There are some existing drainages, most of those drainages were dealt with prior to the cut off ditch that was put in 40 or 50 years ago. And that is also why they have the detention basin. Darrell Nielsen bought that additional acre and half of ground for a pond to detain that water if it becomes a problem by slowing it down and then slowly releasing it.

Gary Pinkam stated, right now in looking at the aerial, it appears those drainages fan out and the water percolates into the ground onsite here. It doesn't go out to the north in neighbors' properties. And their proposal is to collect that water and take the curse off the high flows of the detention pond, then basically take all that water, and transfer it to the properties to the north and/or dump it out onto Hale Street.

Doug Kinsman stated, with 100 year events or greater, that is the only place you can run the water. They are going to design for a 100 year event or smaller. But anything greater than a 100 year event, the only place you can run it is into the City streets. That is engineering standard.

Gary Pinkham stated he is still having a problem with the idea of designing a system that will collect it, then deliver it off-site, when it currently is almost all being absorbed on-site. It seems they are designing an engineer system, which is put in for the purpose of collecting and moving the water through the site, rather than letting it spread out and go into the site. They are taking the owner's water and putting it on the neighbor's property.

Doug Kinsman stated, when he looks at page C-100, only one of those drainage channels terminate onto their property. The other four do not. They have run this concept past the City's engineer, and he didn't seem to have a problem with it. He asked if they would like them to put another retention basin on the property or how they are envisioning this water being addressed.

Gary Pinkham stated when they move onto the hillsides, they can't do an engineering study for 40 acres, on 40 acres, because the 40 acres may be at the base of 400 acres. As they move onto the slopes around the west side of town, their water and drainage studies need to have a little more thought than they have seen in the past. They have seen some serious consequences of people not doing that. With the retention system they are proposing for the 100 year storm, chances of this water getting out to Hale or off to Jeff Butler's place is probably pretty low. In the past they have had a number of people, including the predecessors' on this parcel, come in with the idea that they are going to pave it all, and the neighbors be damned. As they move up here, he wants to make sure, from the engineering point of view, that this is addressed. He doesn't want the City to get into a situation where they start to pave and develop a lot of this ground and take away the existing percolations sites that are out there for storm water and run off, and then rely upon the neighbor to take care of the problem

for them. They have had similar problems off the end of Cherry down by the bar and also down by Little Reno.

Doug Kinsman stated, in the areas Gary is talking about, those channels come right out of the canyons. These upstream channels have been cut off with the cut off ditch. If you go about a mile south of this site, there is a cut off ditch that runs east and west and it cuts off every single one of those channels that come right out of the canyon. One of them being right out of the reservoir when it over flows. In the Little Reno and Cherry Street areas, there is not a cut off ditch. So that makes them a different scenario than this piece of property.

Gary Pinkham stated it looks like they have split and moved a part of the underground retention areas onto another street. There needs to be some mechanism put into place that will preserve Hale Street in the area past the school and church.

Doug Kinsman stated when they do their storm water pollution prevention plan, they will show the construction access coming in on Mormon Trail. That has always been the plan as they understand Hale Street is in poor shape.

Robbie Palmer stated if these things are addressed moving forward at the preliminary stage, then they can move forward.

Doug Kinsman stated they can relocate the waterline. In most cases, the waterline is in a city street. But there are a few places where it won't be, so they can relocate the waterline in those places to put it in a city street.

Robbie Palmer asked what the plan is with Nygreen.

Doug Kinsman stated they have given the requested 45 feet to meet the ½ width of the master planned 90 foot wide road. It doesn't go anywhere. To the east the property is owned by someone else. So there is no connecting it to Hale Street. But they have given what dedication they can with the current alignment. They have two access points off of Hale Street and two access points off of Mormon Trail. Nygreen would be a third access point.

Gary Pinkham stated in the past they have required them to do their ½ width with the other ½ being done at a later date.

Robbie Palmer stated the construction access road off of Mormon Trail should be an improved, dust free road.

Colleen Brunson moved to approve the concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone contingent upon the preliminary plan design providing on-site detention of project developed storm water to limit discharge

to pre-developed levels in accordance with city storm water management requirements. This may affect the total number of lots and their configuration. Nygreen Street must be partially improved and all construction traffic must access site off of Mormon Trail. Gary Pinkham seconded the motion. Jaime Topham abstained from voting. The voting was unanimous in the affirmative and the motion carried.

6. Consideration of a final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north. Ernie Beacham represented this item for himself.

Robbie Palmer stated the Commission had received a letter with some concerns. He asked Ernie Beacham if he had received a copy of the letter.

Ernie Beacham stated he had received a copy of the letter.

Jaime Topham asked if he was changing any of the lot sizes.

Ernie Beacham stated he was not changing any lot sizes. They are moving the three one acre lots that were on the south side to the north.

Gary Pinkham moved to approve the final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

7. Approval of minutes of the previous business meeting in January: Colleen Brunson moved to approve the minutes of the January meeting. Jaime Topham seconded the motion. All voted in favor and the minutes stood approved.

8. Report from Council Liaison Member Neil Critchlow: Councilman Critchlow stated he is trying to set up training with the Utah League of Cities and Towns. They are willing to come out to do Planning and Zoning Commission training at night an hour before a Commission meeting. He will work at setting this up for the next Commission meeting. He appreciates the efforts of the Commission and thanked them.

9. Adjourn: Gary Pinkham moved to adjourn the meeting at 7:56 p.m. Jaime Topham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator