

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD  
06/09/2016.**

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Members Gary Pinkham, Jaime Topham, Colleen Brunson, and Erik Stromberg, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, and Zoning Administrator Jennifer Williams. Absent was Commission Chairman Robbie Palmer. Also present was Todd Castagno, Alan Chatwin, Pat Chatwin, Nick Staley, Nick Lewis, Debbie Danielson, Roger Danielson, Doug Cannon, Wayco Cowan, Rachael Cowan, Brad Sutton, Brent Williams, Douglas Kinsman, and Kent Liddiard with the Grantsville Fire Department.

At 7:03 p.m., in the absence of the Planning Commission Chairman Robbie Palmer, Colleen Brunson moved to appoint Erik Stromberg as acting Chairman for the June meeting. Jaime Topham seconded the motion. All voted in favor and Erik Stromberg took over the chairman duties.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**7:00 P.M. PUBLIC HEARINGS:**

- a. Proposed rezoning of 27.05 acres of land at the southwest corner of Hale Street and the north boundary line of Grantsville City for Wayco and Rachael Cowan to go from an A-10 zone to a RR-5 zone.** The public hearing was opened by Chairman Stromberg at 7:04 p.m. and he called for comments. With no comments being offered, Chairman Stromberg closed the public hearing at 7:04 p.m.
- b. Proposed rezoning of 13.63 acres of land at 445 East Clark Street for John Clay and David Helm to go from an A-10 zone to a RR-1 zone.** The public hearing was opened by Chairman Stromberg at 7:04 p.m. and he called for comments. With no comments being offered, Chairman Stromberg closed the public hearing at 7:05 p.m.
- c. Proposed rezoning of 1.34 acres of land at approximately 1200 East SR 112 for Grantsville Property, LLC and Todd Castagno to go from an A-10 zone to a CS zone.** The public hearing was opened by Chairman Stromberg at 7:05 p.m. and he called for comments. With no comments being offered, Chairman Stromberg closed the public hearing at 7:05 p.m.
- d. Proposed minor subdivision for Brad and Heather Sutton and Springs Meadow Properties, LLC dividing 2.17 acres of land from one (1) lot into three (3) lots at 350 West Durfee Street in the RM-7 zone.** The public hearing was opened by Chairman Stromberg at 7:05 p.m. and he called for comments. With no comments being offered, Chairman Stromberg closed the public hearing at 7:05 p.m.

**THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, ERIK STROMBERG, AT 7:06 P.M.**

- 1. Consideration of amendment to the Land Use Management and Development Code amending the use table in Chapter 16 regulating the allowed development of on-site power generation in each zone.** Attorney Linares presented his draft of an ordinance to amend on-site power generation regulations in each zone of Chapter 16 use table and he stated to the Commission:

They spoke with Mike Haycock, Grantsville City Building Inspector. The recommendation would be under 50 kva be permitted and 50 kva and above be conditional for both wind and solar in all zones with fuel cells, steam, hydro, or reciprocating engine being conditional in all zones.

Jennifer Williams stated Maverik is requesting 21.28 kva. The attachments in the packet shows the breakdown for both wind and solar.

Gary Pinkham stated he can see how the solar can be set on the roof top and not have a huge impact but not a 140 foot wind tower scattered around the neighborhood. With a 120 foot tower and another 17 or 18 feet for the rotors, they are pushing 140 foot high wind towers. He is not sure, in town, where some of these zones could be neighborhoods, if that aspect is ok.

Attorney Linares agreed that permitted is probably not the best category for some zones. He asked them if they would like to see the wind under 50 kva as conditional also.

Jennifer Williams stated the 20 kva, 25 kva, 50 kva, and 60 kva examples show the tower heights being the same. It is the rotor size that differs. When they discuss the residential zones in the future, they will definitely want to break it down even more. But for now, this is just the industrial and commercial zones.

Gary Pinkham states he is hesitant to say permitted even though they would need to still obtain a building permit. They need to have some control over where they go. On Main Street, for example, they have a lot of ½ acre commercial properties. They are talking about an 80 foot high structure in the middle of town. How and what do they condition?

Jennifer Williams stated they could look at each zone individually. The commercial neighborhood and commercial shopping are probably not good zones for it to be permitted. The manufacturing zones could be different. Anything in the CD zone should be conditional as it is a conditional use only zone anyway. Determine also what they want to do in the General Commercial zone and the Manufacturing zones.

Gary Pinkham stated, when they talked about wind the other day, he was thinking more of the small residential turbines you see over on SR-36 in Stansbury. He was not anticipating something like the depot put up in Tooele. 25 kva is a lot of power.

Erik Stromberg stated they could condition it and if they can't meet the conditions then it doesn't get put up. His concern is, by saying it is not permitted, then it doesn't matter the size. Someone could come in and say they want something small and then it becomes not permitted. At the least, they could put conditions on it. Do we know, under 20, what is practical?

Gary Pinkham stated without some statutory guidelines on the conditioning then they get into some sort of an arbitrary decision.

Attorney Linares stated it has not previously been allowed, therefore, there is no standard set. So, anything they do at this point is setting the guidelines. He understands they want more guidance than what they are seeing before them.

Gary Pinkham stated he does not have a problem with the solar just the wind.

Erik Stromberg stated Maverik is waiting for them to make a decision. They could move forward with the solar and gather more research on the wind. Currently, the use table states 5.9 kva. There is a reason that 5.9 was put in there and now they are jumping up to 50 kva as the delineation. Could they get some information, that if small enough, it could be conditional? Then when they get up in the 50 kva range they could say not at all. Solar is easy to hide.

Erik Stromberg moved to approve the amendment to the Land Use Management and Development Code by amending the use table in Chapter 16 for solar and fuel cells, steam, hydro, or reciprocating engine. Solar under 50 kva will be permitted in all zones except in the CD zone which will be conditional and solar 50 kva and above will be conditional in all zones. Fuel cells, steam, hydro, or reciprocating engine will be conditional in all zones. The amendment to the use table in Chapter 16 for wind will be tabled. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 2. Consideration of a rezone of 27.05 acres of land at the southwest corner of Hale Street and the north boundary line of Grantsville City for Wayco and Rachael Cowan to go from an A-10 zone to a RR-5 zone.** Rachael Cowan represented this item for herself and Wayco Cowan.

Erik Stromberg asked if they were rezoning for the purpose of building a house or subdividing.

Rachael Cowan stated they plan to build a house on one of the lots.

Gary Pinkham moved to approve the rezone of 27.05 acres of land at the southwest corner of Hale Street and the north boundary line of Grantsville City for Wayco and Rachael Cowan to go from an A-10 zone to a RR-5 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 3. Consideration of a rezone of 13.63 acres of land at 445 East Clark Street for John Clay and David Helm to go from an A-10 to a RR-1 zone.** David Helm represented this item for himself and John Clay.

Jaime Topham asked what his plans are for the property.

Dave Helm stated they plan to put in a subdivision. Part of it will be acre lots with a couple bigger lots. The part down on Clark Street is already zoned RM-7.

Jaime Topham asked if they planned on doing one acre lots on the rest of it.

Dave Helm stated the back two lots will be around 2.5 acres.

Jaime Topham asked if they are doing the rezone to match the rest of the property as there is a big chunk of A-10 that is surrounded by RR-1.

Jennifer Williams stated this is basically corrected the zoning map. In 2008, they requested a rezone and the legal descriptions were incorrect, therefore, leaving about 8 acres in the middle still A-10.

Jaime Topham moved to approve the rezone of 13.63 acres of land at 445 East Clark Street for John Clay and David Helm to go from an A-10 to a RR-1 zone. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 4. Consideration of a rezone of 1.34 acres of land at approximately 1200 East SR112 for Grantsville Property, LLC and Todd Castagno to go from an A-10 zone to a CS zone.** Todd Castagno represented this item for himself and Grantsville Property, LLC and he stated to the Commission:

This is a housekeeping correction. Back when the commercial rezone was done, the legal description left out a corner chunk of 1.34 acres. They are requesting the rezone to match the rest of the property.

Gary Pinkham moved to approve the rezone of 1.34 acres of land at approximately 1200 East SR112 for Grantsville Property, LLC and Todd Castagno to go from an A-10 zone to a CS zone. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 5. Consideration of a minor subdivision for Brad and Heather Sutton and Spring Meadow Properties, LLC dividing 2.17 acres of land from one (1) lot into three**

**(3) lots at 350 West Durfee Street in the RM-7 zone.** Brad Sutton represented this item for himself and Heather Sutton and Spring Meadow Properties, LLC and he stated to the Commission:

The intent is to divide one lot into three. There is a house there that will remain. They will resell the other two lots. The two lots are like 80/100's of an acre. The other is .7 acres.

Colleen Brunson moved to approve the minor subdivision for Brad and Heather Sutton and Spring Meadow Properties, LLC dividing 2.17 acres of land from one (1) lot into three (3) lots at 350 West Durfee Street in the RM-7 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 6. Consideration of a preliminary plat on forty-three (43) lots of the Anderson Ranch Subdivision Phase 7A and 7B for TP Grantsville LLC and TP Development Inc.** Doug Cannon represented this item for TP Grantsville, LLC and TP Development Inc. and he stated to the Commission:

They are doing the next phase in Anderson Ranch. They have met the requirements for a preliminary plat and ask for their approval.

Jennifer Williams stated the preliminary plat includes both phase 7A and 7B. They will need to get final plat approval for phase 7A only first. Then after they sell 70% in 7A, come back for 7B final plat approval.

Doug Cannon stated they are planning on doing 7A first. In phase 6, they did B first.

Jaime Topham moved to approve the preliminary plat on forty-three (43) lots of the Anderson Ranch Subdivision Phase 7A and 7B for TP Grantsville, LLC and TP Development Inc. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 7. Consideration of a final plat approval for Carriage Crossing Phase 3 which contains five (5) lots for Carriage Crossing Grantsville, LLC.** Doug Kinsman with Ensign Engineering represented this item for Carriage Crossing Grantsville, LLC and he stated to the Commission:

They have met all the requirements needed for approval for this phase.

Colleen Brunson moved to approve the final plat for Carriage Crossing Phase 3 which contains five (5) lots for Carriage Crossing Grantsville, LLC. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 8. Approval of minutes of the previous business meeting in May:** Erik Stromberg

moved to approve the minutes of the May meeting. Gary Pinkham seconded the motion. All voted in favor and the minutes stood approved.

Jaime Topham stated her name was spelled wrong. Jennifer Williams stated she will correct it.

- 9. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow stated, during a work meeting, the City Council talked about pushing forward in getting the roads issue dealt with as far as new construction and charging people. It is going to cost a lot of money in the future and it is time they get something moving forward.

A short discussion was held regarding impact fees and future development.

Councilman Critchlow thanked the Commission for their service.

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

Jennifer Williams  
Zoning Administrator