

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD
07/14/2016.**

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, Attorney Joel K. Linares, and Zoning Administrator Jennifer Williams. Absent was Commission Member Erik Stromberg and Council Liaison Member Neil Critchlow. Also present was Mayor Brent Marshall, Chief Kevin Turner, Adam Nash, Dave Helm, John Clay, Jim Childs, Chris Lee, Brian Bolinder, Cheri Leavitt, Jeremy Leavitt, Melissa Tucker, Kacey Leavitt, Doug Kinsman, Austin Hale, Barry Bunderson, Ron Wright, Ed Hill, and Kent Liddiard with the Grantsville Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. **Proposed rezoning of 7.5 acres of land at approximately 500 East Durfee Street for Robert and Pamela Lamoreaux and Adam Nash to go from a RR-5 zone to a R-1-21 zone.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments.

Jeremy Leavitt stated he lives west of this parcel at 458. The guidance for rezoning and for this meeting has a 400' rule for notification. He did not received notification. Several other neighbors did not receive notification. He subdivided his parcel, which is two fields to the west, about 8 or 9 years ago. The Commission held him to an RR-1 standard and would not let him drop below that. Since then, he has had a neighbor move in and he was also held to the RR-1 standard. He believes this project should be held to the same RR-1 standard.

Ryan Bannister stated he lives directly adjacent to the property on the west side. He was held to a one-acre standard. He looked at the future zoning planning map and it looks like that has changed since subdividing his minor subdivision. He does not remember what it was before on the future plan. His mom feels the same way as he does and she also did not get notice. He is not opposed to there being a subdivision of one acre lots, as that is fair.

With no further comments being offered, Chairman Palmer closed the public hearing at 7:06 p.m.

- b. **Proposed concept plan for Marlene and Morris Kline, Richard and Margie Roberts, and Adam Nash on the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone.** The public hearing was opened by Chairman Palmer at 7:06 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:07 p.m.

- c. **Proposed concept plan for John Clay, Glenda Brafford, and Dave Helm on the Helm Estates Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1.** The public hearing was opened by Chairman Palmer at 7:07 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:07 p.m.
- d. **Proposed C.U.P./P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone.** The public hearing was opened by Chairman Palmer at 7:07 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:08 p.m.

THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, ROBBIE PALMER, AT 7:08 P.M.

1. **Consideration of a rezone of 7.5 acres of land at approximately 500 East Durfee Street for Robert and Pamela Lamoreaux and Adam Nash to go from a RR-5 zone to a R-1-21 zone.** Adam Nash represented this item for himself and Robert and Pamela Lamoreaux and he stated to the Commission:

He has been active in the community for about 20 years, working on developments, subdivisions, and building houses. This property has had their interest for quite a long period of time. It is a great location. It surrounds the church, the ball diamond, and the park. It runs to the east and borders Carriage Crossing. Carriage Crossing is the same size lots as they are proposing. Carriage Crossing has approximately 80 lots in the R-1-21 parameter. The master plan that was adopted by the City identifies this area as low density, which is 0 to 2 lots per acre. They are at 1.6, so they fall within the guidelines of the master plan. He cannot speak for what the Commission did 6 to 9 years ago, but, one controlling issue might have been utilities. They plan on having sewer in their subdivision, which allows them to have the ½ acre lots instead of 1 acre lots. Other property owners could ask to rezone their property, should they choose to do so. They have twelve lots planned in the R-1-21 zone. They will be fully developed with public roads, sewer, water, gas, phone, and cable television.

Robbie Palmer stated they have had problems in the past in regards to the proper people getting notice.

Adam Nash stated the Tooele County Recorder's office provides the list of property owner's within the designated distance of their property. The list is based upon tax notices and where the tax notices are mailed to. Plus, the property was physically posted as well.

Gary Pinkham moved to approve the rezone of 7.5 acres of land at approximately 500 East Durfee Street for Robert and Pamela Lamoreaux and Adam Nash to go from a RR-5 zone to a R-1-21 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 2. Consideration of a concept plan for Marlene and Morris Kline, Richard and Margie Roberts, and Adam Nash on the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone.** Adam Nash represented this item for himself and Marlene and Morris Kline, and Richard and Margie Roberts and he stated to the Commission:

They are in the concept phase for this particular property. They have designed the subdivision per the standards. They have gone through the plan review process with the City and have found a few issues that need to be addressed in the development stage. Primarily, the size of the water lines and the elevation of the sewer in Quirk Street. The current state standard requires a 8" waterline for fire flow, so there is enough water in the line and enough pressure associated with it. The line in this area is only a 6" line. There are several miles of line that are 4" and 6" throughout the City that ultimately will have to be upgraded. They will need to upgrade the waterline and the fire hydrants. They are asking the City to consider helping with that portion of it. They will be responsible to develop everything inside of their boundaries. They are prepared to work with the City either way. The lots themselves are 8,000 square foot lots. The zone has been there for a long time. They have looked at the possibility of going north, but that property owner indicates they have vested rights for a multi-family or townhome community. And south there is an existing subdivision. So they are stuck with putting the roads to the east. It will line up with the City's street master plan.

Gary Pinkham stated they have the cul-de-sacs sitting out on someone else's property. Unless there is some legal provision of an easement or right-of-way, then the cul-de-sacs will need to be brought back onto their own property.

Adam Nash stated they will obtain the proper authorization for those and it will be part of the plat.

Jaime Topham asked if they have already talked to the property owners about the possibility of obtaining the easement.

Adam Nash stated the property owners are aware of their plans. The City requirements, in regards to street lengths and cul-de-sacs, have not served the city very well. All these small subdivisions, that have been done in the parameters of large tracks of property, don't connect. They all terminate into a bulb. You have all these little roads that run back to 5 to 7 lots, that don't connect with anything. The problem they have with being an interior piece, is they don't have anything to connect to, other than Cherry Street. They will be more successful to follow the master plan.

Gary Pinkham stated it has been an issue that he is concerned about. Those dead-end cul-de-sac streets are a death trap for the people who live down them. They need to provide for inner connectivity. These dead ends make it tough on emergency services.

Robbie Palmer asked if Cherry Street will be maintained.

Adam Nash stated the upper street will be named Cherry Street. Ultimately, these roads could go all the way over to Matthews Lane. There are 5 or 6 blocks between the connection points that will eventually get filled in. He has another piece he is working on that has provisions for Cherry Street to go through as well. Cherry Street will jog through the City. There are houses in the way for it to be a perfect alignment but it is a great reference because it is basically 150 South.

Kent Liddiard stated the plan is showing a 50' turn around but it needs to have a 96' diameter. A hammerhead would be fine.

Robbie Palmer stated they will need to make sure the water and sewer are compliant.

Adam Nash stated the current waterline cannot carry the volume that is required by state standards. It will have to be upsized. The hydrants are archaic and need to be replaced.

Gary Pinkham moved to approve the concept plan for Marlene and Morris Kline, Richard and Margie Roberts, and Adam Nash on the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone contingent upon 1) the cul-de-sac be made legal standard size, 2) legal easements and documentations be recorded for the off-site cul-de-sacs or relocate them onto the proposed subdivision, 3) the water and sewer lines be upgraded to current standards, and 4) storm water management be addressed at the next stage. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 3. Consideration of a concept plan for John Clay, Glenda Brafford, and Dave Helm on the Helm Estates Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1.** Dave Helm represented this item for himself and John Clay, and Glenda Brafford and he stated to the Commission:

He, with John Clay, is developing a series of 1 acre lots. The front 5 lots are approved for 7,000 square foot lots. The road is 80' wide and could be a through street one day for development in the back. The lots in the back are smaller than they originally had planned.

Jaime Topham asked if they plan to install boundary fencing along the back or sides as there is a horse farm behind this property.

Dave Helm stated they are not. The owners could possibly build a fence as they anticipate the bigger lots will have horses.

Gary Pinkham asked what the contour intervals were and what arrangements they plan to have for the sewer.

Dave Helm stated they are 1 foot. From one end to the other, it is approximately a five-foot slope. The first three or four acre lots will be on sewer and the back four will be on septic tank.

Gary Pinkham stated the ordinance will require that all lots be connected to the sewer as they will be within 300 feet. As they extend the sewer back, by virtue of the ordinance, each additional lot becomes a lot that has to have sewer. So legally, the whole subdivision would have to have sewer.

Dave Helm stated there is no depth to the property. The sewer will be coming out of the ground. The existing home is on sewer and it is just barely under the ground.

Robbie Palmer asked if they had received a copy of the Aqua memo with the 5 needed corrections. He asked where the sewer main runs.

Dave Helm stated the corrections are quite minor.

Mayor Marshall stated the main goes down Booth Street, across Clay Street, then down Race Street. The subdivision will need to have its own lift station.

Gary Pinkham stated the main in the street is only about 5' deep. With the fall, they would pick up the lots and drain them to the north, at which point they pick up the last lot, put the lift station there, and then pump it back up.

Dave Helm stated the people to the east are on septic.

Robbie Palmer stated those homes were there prior to the sewer system being installed within 300 feet.

Gary Pinkham moved to approve the concept plan for John Clay, Glenda Brafford, and Dave Helm on the Helm Estates Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1 contingent upon the Aqua memo items be corrected prior to moving forward to Council and the preliminary plans provide the means for all 15 lots to have sewer. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

Dave Helm asked if the five lots in the RM-7 could be utilized.

Attorney Linares stated they do not exist as they are being created as part of this process. The zoning is approved but the lots do not exist.

4. **Consideration of a preliminary plat on three (3) lots of the West Street Subdivision for Hale Construction Corporation.** Barry Bunderson represented this item for Hale Construction Corporation and he stated to the Commission:

They have a clean memo from the review.

Robbie Palmer moved to approve the preliminary plat on three (3) lots of the West Street Subdivision for Hale Construction Corporation. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. **Consideration of a preliminary plat on fourteen (14) lots of the Hinckley Park Subdivision Phase 2 for MJS et al and Adam Nash.** Adam Nash represented this item for himself and MJS et al and he stated to the Commission:

They are here for their second phase. First phase had a few construction mishaps. They had to relocate a waterline that caused quite a bit of grief. But that is done so these other phases should go pretty smooth. All ten lots in the first phase have been sold.

Mayor Marshall stated this will allow the connection of Pear Street to Center Street as all issues have been resolved.

Adam Nash stated their alignment of Pear Street through their subdivision is a correct alignment. East of them, going through Denise McBride's property, Pear Street will have to jog slightly to miss a house. It will be a small weave in the road.

Colleen Brunson moved to approve the preliminary plat on fourteen (14) lots of the Hinckley Park Subdivision Phase 2 for MJS et al and Adam Nash. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

6. **Consideration of a final plat approval for Anderson Ranch Phase 7A which contains twenty-two (22) lots for TP Grantsville, LLC and TP Development, Inc.** Doug Kinsman represented this item for TP Grantsville, LLC and TP Development, Inc. and he stated to the Commission:

They have received a clean memo on this project.

Gary Pinkham asked if the off-site temporary easements have been finalized.

Doug Kinsman stated they have been prepared and will be recorded with the final plat. The owner of the property showing the off-site easements is the same owner as Anderson Ranch Phase 7.

Gary Pinkham moved to approve the final plat approval for Anderson Ranch Phase 7A which contains twenty-two (22) lots for TP Grantsville, LLC and TP Development, Inc. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

7. Consideration of a C.U.P. / P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone. Mayor Brent Marshall represented this item for Grantsville City and he stated to the Commission:

They would like to build a new Justice Court and Police Station building on the City's property, to the north of the Library. It would encumber removing the rec building. This would be part of the parking lot area and the building would be to the north. It will encumber about an acre and a half of ground. The site plan has three minor issues that will be taken care of prior to going to City Council. He would like to introduce the architect, Jim Childs from JRCA, and Police Chief Turner. They can answer any questions they may have. This is a 3.6-million-dollar project. It will be a tremendous addition to the community. It will provide some relief to the police department and bring them up to code on what is required in a courtroom. The courtroom will be designed as to what the specifications and regulations are. They are currently out of compliance but are allowed to proceed because it is an existing facility. It is somewhat nerve racking on court dates when they are bringing inmates through and are exposed to the general public. There are a lot of things that are not functioning the way the system currently is. The space that would be made available would be utilized for the functions of City Hall. The building inspector's current office is no bigger than a closet. People are working on top of people. With this new building, things could start functioning properly.

Robbie Palmer stated it looks like a very nice building.

Gary Pinkham asked what the second building is for.

Mayor Marshall stated it is a big, bulk storage, evidence room for vehicles, mattresses, things that do not fit in the small evidence room. They currently do not have anywhere to put vehicles.

Attorney Linares stated if the City has to seize a car and hold it, then they have to put it in an impound lot, at the City's expense. With the current rec building being torn down, they will need some place new for that storage as well.

Mayor Marshall stated impound lots are not secure. Someone could climb over a fence or cut a lock. This way it would be inside a secure building with big roll-up doors.

Gary Pinkham stated they are certainly due, time wise, for this building. They outgrew the current building some time back.

Chief Turner stated this building has been in the City's master plan since 1996, with the last revision in 2013. The City has been planning for some kind of facility for a long time.

Mayor Marshall stated he would like to draw attention to the artist's view of the building. This building would have its own unique characteristics but yet it is designed to blend in with the library. The fire station is sprinkled. The library has a fire suppression system. And this building will be sprinkled as well. The power line will go underground. They are not asking for any waivers on anything. The minor issues on the site plan will be corrected prior to moving forward to City Council.

Gary Pinkham moved to approve the C.U.P. / P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone contingent upon the items on the memo be corrected prior to moving forward to City Council. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 8. Approval of minutes of the previous business meeting in June:** Colleen Brunson moved to approve the minutes of the June meeting. Jaime Topham seconded the motion. Robbie Palmer abstained from voting. All voted in favor and the minutes stood approved.
- 9. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow was not present.
- 10. Adjourn:** Gary Pinkham moved to adjourn the meeting at 8:00 p.m. Colleen Brunson seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator