MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 11/14/2018.

The Grantsville City Council and Planning Commission held a General Plan Workshop at 6:00 p.m. on Wednesday, November 14, 2018 at 429 East Main Street, Grantsville, UT. Those present were Mayor Marshall, Council Woman Jewel Allen, Council Woman Krista Sparks, Councilman Neil Critchlow, Commission Chairman Jaime Topham, Commission Members Gary Pinkham and Jacob Linares. Absent was Councilman Tom Tripp, Councilman Scott Stice, Commission Member Robbie Palmer and Commission Member Eric Stromberg. Also present were Mike Hansen with Rural Community Consultants, Attorney Brett Coombs, Zoning Administrator Kristy Clark, Public Works Director James Waltz, Police Chief Jacob Enslen, Fire Marshal Brad Clayton, Transcript Bulletin Steven Howe and Resident Todd Stewart.

MAYOR MARSHALL, OFFICIALLY CALLED THE MEETING TO ORDER AT 6:00 pm.

Discussion of the Grantsville City General Plan. Mike Hansen with Rural Community Consultants split everyone into two groups to discuss some questions that they prepared. Here are the questions and comments that were discussed in the workshop.

1. What are the primary detractors and attractors in your community? And how do they affect the community?

    a. Attractors…

        i. Historic District is a positive (over 100 historic homes)

        ii. Diversity of community citizens is good

        iii. Price of homes and property brings a lot of people out here

        iv. Good to spread the town out to keep open space

        v. Older parts of town have more character, more mature trees, more traditions

        vi. Support of high school sports team (positive) - fire truck rides for championships

        vii. Clark farm

        viii. Open space feeling

    b. Detractors…

        i. Gravel trucks (detractor) - no control, no gravel pits in City, run through school zones

        ii. No retail (detractor) - must go out of town for nearly everything

        iii. I-80 pulled broad retail and motels out of town

        iv. Lot sizes on main street too small for commercial

        v. Traffic is dangerous on main street for residential - too much speed - no alternative

vi. Proximity to urban brings in crime
vii. Newer parts of town have a more suburban feel
viii. Detractor is lack of local employment opportunities
ix. Unable to keep people in the town
x. Look/feel of Main St (inconsistent)
xi. Lack of restaurants
xii. Lack of housing options
xiii. Lack of employment options
xiv. Spot zoning, zoning patterns, non-conforming uses
xv. Lack of things for youth to do

c. Good/Bad Issues…

i. Rural feel (attractor and detractor) but close enough to go to Tooele and Salt Lake City

ii. Commuters to Salt Lake County - (good and bad) - growth is increasing density and traffic

iii. Drive to Salt Lake City has pushed center of town to the East (good and bad)

iv. Community attitude towards growth (want to maintain the good, but sometimes at the expense of good things)

2. What issues does recent development cause your community?

a. East end sewer lines are stressed because City thought it would grow to the west
b. Sewer, water and roads are all in this same issue
c. Fire flow issues on east side, main street line for fire flow
d. Major growth in late 1990s and early 2000s and then again in mid 2010s
e. Sanitary sewer is maxed out on east end for collection but keeping up
f. Sanitary sewer treatment - 750,000 gpd. 1.5m gpd is max.
g. Roads - older roads that are farther out of town are struggling
h. Road tax not enough because so many buy gas out of town
i. Curb, gutter, sidewalks and storm are falling behind
j. Storm drain is way behind and no citywide storm drain system especially impacting older part of town
k. Tension between new/old
l. Public safety service demand
m. Inconsistent parks/rec plan (need trails to tie together)

3. Have you met goals from the current General Plan? The group as a whole all agreed that they don't feel the goals have been met with the current General Plan.

4. What type of retail/commercial does your community need/want? The group all agreed that they would like to see more sit down restaurants and box stores. They would like to not have a long commute and they would like to spend their money locally.

    a. Motel on the Westside with trails to the canyons
    b. Bird preserve with trail system
    c. Develop historic district on west side of town. Try to market this feature.
    d. Industrial near Walmart & generally Northside of town to create more local jobs
        i. Extend rail and near freeway
    e. Chain restaurant or steakhouse
    f. Need a breakfast restaurant
    g. Recreation Center on the east side of town on 112
    h. City purchase open space - lease to farmers
    i. Car parts store
    j. CAL Ranch type store

5. Biggest strength?

    a. People - Values of the community - old fashioned feel - good place to raise kids
    b. Cheap ground and low cost of development
    c. Low Crime
    d. Miller Motorsports, motocross, Deseret Peak

    Opportunities

    e. Recreation - ATVs, trails
    f. Deseret Peak Complex (but need amenities and support services)
    g. Clark Farm area (cultural district)
    h. Shooting range on Mormon Trail Rd
    i. Future E/W corridor (Nygreen St)

6. What are your community goals?

    a. Improve the road system - condition, no delineation
    b. Grow in a controlled fashion - multifaceted - not just housing but commercial, industrial, create a sense of community - live, work and play
    c. Viable business district that provides goods and services needed in the community
    d. Outdoor recreation - parks, trails and place for people to stay
    e. Sustainable City - create sidewalks, good condition of streets, but taxes stay affordable
    f. Low crime rate
    g. Historic District more of a hub
    h. More trails for walking, biking and recreating
    i. Provide recreation opportunities for youth (recreation center on east end of town?)
    j. Improve Main St from Center St to the Church
    k. Improve affordable housing
    l. Maintain our identity through policy and investment decisions that are vision-driven
    m. Include recreation in impact fee strategy
    n. Maintain identity and maintain the city's vision through planning and decisions

7. What are the impediments to achieve the goals?

    a. Proximity to Salt Lake - impedes business
    b. Cohesive plan to allocate resources (planning, water, sewer, roads, vacant land)
    c. Affordable Housing - where will it be that is okay with the community
    d. NIMBY - business ideas shut down because of public outcry
    e. Public and private funding

8. Concerns

    a. Water resources - make a plan that balances water with growth
    b. Imbalanced tax base (too much residential, not enough commercial)
    c. There are 2,400 residential parcels that have been approved, but not developed

9. Weaknesses

a. Lack of employment locally
b. Main street could represent the City better - lack of cohesive feel, place to gather
c. Influx of people has led to a lack of community feel from some long standing residents
d. High water table on north end of town
e. Truck traffic that passes through town

Adjourn: Neil Critchlow made a motion to adjourn the meeting at 7:40 pm. Jewel Allen seconded the motion. All voted in favor and the meeting adjourned.

Kristy Clark
Zoning Administrator