

MINUTES OF THE GRANTSVILLE CITY, PLANNING COMMISSION HELD 11/8/2018.

The meeting was held in the Grantsville City Council Chambers at 429 East Main Street in Grantsville, Utah. Those present were Commission Chairman Jaime Topham, Commission Members Gary Pinkham, Jacob Linares and Commission Member Robbie Palmer. Absent was Commission Member Erik Stromberg. Also, present was Zoning Administrator Kristy Clark, Shay Stark with Aqua Engineering, Derek Ellis, Monte Kingston, Larry Shipman, Debbie Rice, Troy Rice, Antoinette Romano, Teresa Reed, Dale Sheffer, Conrad and Carlene Schultz, Chris and Melanie Brookman, Stan Sorenson, Nicole Lochhead, Peggy Huft, Cody Huft, Brandon Parr and Joseph Knickerbocker.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. **Proposed Multiple Sign Permits** for the Chartway Federal Credit Union located at 430 E Main.

Chairman Jaime Topham opened the public hearing at 7:00 p.m. and called for comments.

With no comments being offered, Chairman Jaime Topham closed the public hearing at 7:01 p.m.

- b. **Proposed Rezone** of .60 acres of land at approximately 168 E Main for Mike Quarnberg to go from an CS zone to a CD zone.

Chairman Jaime Topham opened the public hearing at 7:01 p.m. and called for comments.

Peggy Huff asked what is the difference between the CS zone and the CD zone?

Shay addressed the question: The CS zone is more for large grocery store or a big box type store and the CD zone is more for a little smaller store or business or professional offices.

With no further comments being offered, Chairman Jaime Topham closed the public hearing at 7:04p.m.

- c. **Proposed Rezone** of 18 acres of land at approximately 3000 Warm Springs Rd for Stan Sorensen to go from an A-10 zone to a RR-5 zone.

Chairman Jaime Topham opened the public hearing at 7:04 p.m. and called for comments.

A resident asked what the difference is between an A-10 and a RR-5 zone?

Jaime stated that the A-10 is 10-acres or larger and the RR-5 is 5-acre or larger.

With no further comments being offered, Chairman Jaime Topham closed the public hearing at 7:05 p.m.

- d. **Proposed Minor Subdivision** for Stan Sorensen to dividing 18 acres of land from one (1) lot into three (3) lots located at 3000 Warm Springs Rd in the A-10 zone.

Chairman Jaime Topham opened the public hearing at 7:05 p.m. and called for comments.

With no comments being offered, Chairman Jaime Topham closed the public hearing at 7:05 p.m.

- e. **Proposed Minor Subdivision** for James and Maureen Palmer located at 449 E Durfee Street dividing 2.18 acres of land from one (1) lot into two (2) lots in the RM-7 zone.

Chairman Jaime Topham opened the public hearing at 7:05 p.m. and called for comments.

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

- f. **Proposed Minor Subdivision** for Joseph and Vanessa Knickerbocker at 123 E Clark Street dividing .97 acres of land from one (1) lot into four (4) lots in the RM-7 Zone.

Chairman Jaime Topham opened the public hearing at 7:06 p.m. and called for comments.

Teresa Reed stated that she is a homeowner on that street. I think that this is too high of density for this parcel. I would like to see this be two parcels instead of four.

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

CHAIRMAN JAIME TOPHAM, OFFICIALLY CALLED THE MEETING TO ORDER AT 7:06 P.M.

- 1. Consideration to approve Multiple Sign Permits** for Chartway Federal Credit Union located at 430 E Main.

Travis Richter-Market Director for Chartway, Jody Hislop-Branch Manager, and Andy Hunt with Newground Construction were present for this agenda item: Travis asked if the commission received the packet for the signs and if they had any questions. Jaime stated that she understood the drawings and didn't have any issues. Gary stated that the plans were very clean and clear.

Jaime made the motion to approve the Multiple Sign Permits for Chartway Federal Credit Union located at 430 E Main. Robbie seconded the motion. All voted in favor and the motion carried.

- 2. Consideration to recommend approval of the Rezone** of .60 acres of land at approximately 168 E Main for Mike Quarnberg to go from an CS zone to a CD zone.

Mike Quarnberg was present and stated to the Commission:

Jaime asked Mike, what are your plans for the property? Mike stated that we have been trying to sell this for a couple years. There was an old house there and we tore it down so we could put something else there. I get a lot of inquiries for the property. Because there are a lot of people interested in coming to Grantsville. But when they find out that half of it is residential and the other half is CS it drops the ball on everything. We have a couple people interested if we can get the zone changed so we have the ability to put a building on it. The way it sits now all we can do is grow grass and weeds. Jaime stated that she doesn't have any issues. It makes sense to change the zone. Robbie stated that the only issue that you may have will be with UDOT and the access to the property. Mike stated that they have two existing accesses and he doesn't foresee any issues.

Jaime made the motion to recommend approval of the Rezone of .60 acres of land at approximately 168 E Main for Mike Quarnberg to go from an CS zone to a CD zone. Jacob seconded the motion. All voted in favor and the motion carried.

3. **Consideration to recommend approval of a Rezone** of .5 acres of land at approximately 4778 East Hwy 112 for Bill Castagno to go from an A-10 zone to a R-1-21 zone.

Bill Castagno was present for this agenda item: Jaime stated to Bill, I understand that's actually changing from .5 acres of land to 1.929 acres. Bill answered, yes. We are asking to Rezone the whole front of the property. Jaime stated I see that you have prepared all of the Boundary Line agreements. So once the rezone is approved you will have everyone on board to execute the changes and move forward. Bill stated, yes!

Robbie made the motion to recommend approval of the Rezone of 1.929 acres of land at approximately 4778 East Hwy 112 for Bill Castagno to go from an A-10 zone to a R-1-21 zone. Gary seconded the motion. All voted in favor and the motion carried.

4. **Consideration to recommend approval of a Concept Plan Amendment** for Mountain Vista Development, Inc. to go from 51 lots to 62 lots for the Worthington Ranch Subdivision at approximately 1000 N Old Lincoln Hwy in the RR-2.5 zone.

Derek Ellis and Monte Kingston were present for this agenda item: Jaime stated so the last time you were here I think we had discussion that you were initially invested for 51 lots. Monte stated that the previous Concept Plan was approved for 53 and we came in for 61 but there were some studies that needed to be done. Gary stated that it was not approved for more than 51. Monte asked Kristy Clark if it was 53 or 51 and Kristy stated that it was 51. Shay stated that one thing that has changed with this is that they have the survey done for the primary and secondary open space. Which basically allows them to have the open space credit which will allow them to increase the Concept Plan to the 62 lots. Jaime stated that on the last plat, Parcel A showed a future city regional park. Is that still the plan? Derek stated no it is going to be open space and the HOA will maintain it. Jaime stated I don't see any roads that access this piece. Where is the access for Parcel A? Derek stated that the access is between lots 110 and 111.

Gary made the motion to recommend approval of the Concept Plan Amendment for Mountain Vista Development, Inc. to go from 51 lots to 62 lots for the Worthington Ranch Subdivision at approximately 1000 N Old Lincoln Hwy in the RR-2.5 zone. Jaime seconded the motion. All voted in favor and the motion carried.

5. **Consideration to recommend approval of a Multiple Housing Conditional Use Permit/Site-Plan Application** for Mountain Vista Homes located approximately at 320 W Pear Street in the Hinckley Park Subdivision for the creation of ten (10) units in the RM-7 zone.

Monte Kingston and Derek Ellis were present for this agenda item: Jaime stated the last time you were here on this there was a memo on the shared driveways. Monte stated that a few of them were too wide so we have narrowed them down and made them all the same. Shay stated that as he went through the code this particular section doesn't say anything about shared driveways one way or another. But as you go through the other sections of parking in the code, it's actually encouraged. I think in a twin home situation it makes sense. Monte stated that there's two units per house, the garage and the driveway. Then there are 16 parking spots in the courtyard. So we could assign extra parking per unit and then put the rest for guest parking. Jaime asked if this will have an HOA? Monte stated, yes. Jaime stated that the last time you were here on this particular item there was a lot of public comment. I remember that you came back with an alternative plan but it didn't fit the zoning. I assume that is why you are back because this does fit the zoning. We appreciate you taking the time to reach out to the community and try to make an effort to make it all work.

Jaime made the motion to recommend approval of the Multiple Housing Conditional Use Permit/Site-Plan Application for Mountain Vista Homes located approximately at 320 W Pear Street in the Hinckley Park Subdivision for the creation of ten (10) units in the RM-7 zone. Gary seconded the motion. All voted in favor and the motion carried.

6. **Consideration to recommend approval of the Rezone** of 18 acres of land at approximately 3000 Warm Springs Rd for Stan Sorensen to go from an A-10 zone to a RR-5 zone.

Stan Sorensen and Nicole Lochhead were present for this agenda item: Gary asked, where do we stand on water and hydrants down there? Neil stated that there isn't water unless they put one in. Brad stated that he didn't think that there was one down there. Brad also stated that one requirement from the fire department will be that if the house is over 3,000 square feet of living space that you would need to bring a fire hydrant to 500 feet of the property, or have a storage tank of 15,000 gallons with a 500-gallon pump or sprinkle the house. The living space would include an unfinished basement but doesn't include the garage. Gary asked if there is a well on the property or if they have water rights? Stan stated we currently

have one water right and we are in the process of trying to obtain more water rights.

Jaime made the motion to recommend approval of the Rezone of 18 acres of land at approximately 3000 Warm Springs Rd for Stan Sorensen to go from an A-10 zone to a RR-5 zone. Gary seconded the motion. All voted in favor and the motion carried.

7. **Consideration to recommend approval of the Minor Subdivision** for Stan Sorensen to divided 18 acres of land from one (1) lot into three (3) lots located at 3000 Warm Springs Rd in the A-10 zone.

Stan Sorensen and Nicole Lochhead were present for this agenda item: The Commission addressed any issues with this item in the previous agenda item. They didn't have any other issues.

Robbie made the motion to recommend approval of the Minor Subdivision for Stan Sorensen to divided 18 acres of land from one (1) lot into three (3) lots located at 3000 Warm Springs Rd in the A-10 zone. Jacob seconded the motion. All voted in favor and the motion carried.

8. **Consideration to recommend approval of the Minor Subdivision** for James and Maureen Palmer dividing 2.18 acres of land from one (1) lot into two (2) lots located at 449 E Durfee Street in the RM-7 zone.

Carlene Schultz was present for this agenda item: Carlene stated that we purchased 1 acre of land from James and Maureen Palmer and had no idea that we would have to become developers to build a home there. Gary asked Shay to explain Craig's comments about developing the North side of Durfee. Shay stated that the plat you have is not the current plat. There were a couple minor adjustments that they needed to make. One of the changes were to widen the pavement in front and the other was to dedicate a 15-foot utility easement next to the existing shed. We did receive the updated plat and all the changes have been made.

Jaime made the motion to recommend approval of the Minor Subdivision for James and Maureen Palmer dividing 2.18 acres of land from one (1) lot into two (2) lots located at 449 E Durfee Street in the RM-7 zone. Robbie seconded the motion. All voted in favor and the motion carried.

- 9. Consideration to recommend approval of the Minor Subdivision** for Joseph and Vanessa Knickerbocker at 123 E Clark Street dividing .97 acres of land from one (1) lot into four (4) lots in the RM-7 Zone.

Joseph Knickerbocker was present for this agenda item: Jaime stated to Joseph that the lot lines look better. Joseph stated that he remembers that was a concern last time. And there was the concern about the frontage. I also want to recognize the neighbor's concerns. We have met the zoning and the lots are larger than some of the adjacent ones. We did consider splitting it into two lots, but we would petition for duplexes. I don't think we want duplexes there. Robbie stated that the last time you were here we saw that the surrounding lots are over an acre and then there are smaller lots. Your advantage is that your property connects to two different streets so it's not like you are trying to put 4 lots on the same street, it's two and two. Jaime stated that this looks better and it meets our code.

Jaime made the motion to recommend approval of the Minor Subdivision for Joseph and Vanessa Knickerbocker at 123 E Clark Street dividing .97 acres of land from one (1) lot into four (4) lots in the RM-7 zone. Jacob seconded the motion. All voted in favor and the motion carried.

- 10. Consideration to approve the meeting minutes for the previous P&Z Meeting held on October 11, 2018.**

Jaime made the motion to approve the meeting minutes for the previous P&Z Meeting held on October 11, 2018. Jacob seconded the motion. Robbie abstained. All voted in favor and the motion carried.

- 11. Report from Council Liaison Member, Neil Critchlow.** Council Liaison Neil Critchlow updated the Commission on the items that City Council rulings that left their meeting on October 11, 2018. Jaime stated that she went to the Utah Land Use Fall Conference. They spent a lot of time talking about Affordable Housing. They talked a lot about what the market is demanding and what people can actually afford. I thought that it was very informative since we are getting ready to update our General Plan. We have had discussions about having .5 acre lots or bigger but people can't afford them. That's not where the market is.

- 12. Adjourn:** Gary made the motion to adjourn the meeting at 8:04 pm. Jaime seconded the motion. All voted in favor and the motion carried.

Kristy Clark
Zoning Administrator