

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 10/10/2019.

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 Member Gary Pinkham, and Commission Member Jacob Linares. Absent were Commission Alternate Shane Watson, Commission Member Erik Stromberg and Commission Member Robbie Palmer. Also present were Zoning Administrator Kristy Clark, Attorney Coombs, Shay Stark with Aqua Engineering, Fire Marshal Brad Clayton, Clare and Karen Halladay, Barry Warr, Mitch Hall, Ed Burrola, Paul Linford, Jewel Allen, Deann Christiansen, Barry Bunderson, Holly Jones, and Brent Lovell.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

- a. Proposed Preliminary Plan for Parkview Ventures, LLC. on the Hawthorne Estates Subdivision located at approximately 850 West Main for the creation of forty-five (45) lots in the R-1-8 zone.**

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

Ed Burrola – Was wondering if the flood waters are going to be diverted to another area? And my other concern is about water and water pressure.

Brent Lovell – He doesn't have the lot next to me labeled and was wondering what does parcel A and parcel B mean?

Gary stated, those designate major parcels of the overall land that is there. I don't know if this was bought in two separate pieces. They've got acreage associated with each, so maybe they're two separate tax parcels.

Brent Lovell Stated, I thought maybe it was drainage. And my question is when we get the occasional rainstorm and those fill up, will that over flow into my yard? It looks like the ground slopes toward my property.

Gary stated, one of the things that they have designed in this project is a couple of new large retention basins to collect the water and hold it on site.

Brent asked, what happens if it fills up?

Shay Stark answered, if it does over flow it will overflow into the street and run down the street. There's enough carrying capacity between curb and gutter so then it can hit another catch basin or box and get put back into the system and go out into the drainage.

Gary stated, that should answer the question regarding flooding as well. The

project is designed to catch and retain storm water in just about anything but a very, very unusual event and then it will overflow and work with other systems in the area to contain it.

Brent Lovell asked, when Randy Hunt was developing they wouldn't let him narrow Clark Street. They wanted to be able to have their fire engines able to make U-turns. That's the story I was told, but now he's narrowing Clark Street.

Gary answered, the street is going down to the city standard of 66 feet, but with the additional roads being built into this subdivision there is through access for the fire department so that they'll be able to circle around. In the phasing, if there's a piece of street that isn't built right away, they will have to put in a temporary turn around inside the subdivision to handle it.

Clare Halladay asked, where is the Culinary Water coming into the subdivision from?

Paul Linford stated that it is coming from Clark Street and Main Street.

Clare Halladay asked, what size are the lines going to be?

Paul Linford stated, I would assume that they will be 8-inch.

Clare Halladay stated, I did plan reviews and permits for West Valley City for 14 years. We used to demand eight-inch fire lines. So you have don't have pressure dropping. One of the other questions I have is, what is the width of the park strips and sidewalks with this subdivision?

Gary answered, it will be the APWA standard five-foot sidewalk and six or seven-and-a-half-foot park strip.

With no further comments offered, Chairman Jaime Topham closed the public hearing at 7:12 p.m.

CHAIRMAN JAIME TOPHAM OFFICIALLY CALLED THE MEETING TO ORDER AT 7:12 P.M.

1. Discussion of a Proposed Concept Plan for Barry Warr on the Barry Warr Minor Subdivision, Lot 4 located at 581 North Warr Street to create four (4) one-acre lots from one 9.05-acre lot in the RR-1 zone.

Holly Jones and Barry Warr were present for this item and stated to the Commission: My name is Holly Jones and I am representing the Warr's. Jaime asked, so you're here seeking our guidance on this Concept Plan? Holly stated, yes, I found a recorded plat map from when Barry Warr from when he did his minor subdivision that he was allowed access to Warr Street which is a private street. And we are wanting to create 4-5 additional lots that match the lots across the street. We understand that we will have to do a major subdivision since there has already been a minor subdivision recorded. So before we go and put a lot of money into engineering and application fees we wanted to come to the City and make sure that the access would cover the additional lots. We also need direction on what infrastructure will be required. Warr street doesn't currently have curb, gutter and sidewalks.

Attorney Coombs asked, do those other lots own their own portion of the street?

Holly Jones stated, yes.

Attorney Coombs stated, the City can accept dedication of the road but it would have to be agreed upon by the people who own the portions of the road.

Gary stated, the drawings show a 85 feet set aside for that private street. It would be more than enough for a public street if they were to deed it over. That would clean up a bunch of issues.

Holly Jones asked, how would we go about doing that?

Attorney Coombs stated, the city can accept dedication of the road, but it has to be agreed by the people who own that the portion of the road. If not all of them agree then we can't accept the dedication.

Holly Jones asked, so, if we were only doing two parcels because it's a private lane with conditional use permits, would we still be able to use the private lane even though other people are using it currently?

Attorney Coombs stated, the City Council would ultimately have to make the decision, if they would allow that use to continue. This body doesn't have the authority to grant exceptions. You have two City Council members here and they're aware of the question, the concern, but from a legal perspective, the city can't grant it without legislative support.

Holly Jones stated, Right. So without the cooperation of every homeowner deeding over that portion of their property and re-platting it, we would need a conditional use permit and that would need to come from city council.

Attorney Coombs answered, no, the conditional use permit comes from this body, but a specific exception for the roadway would need to come from the City Council. So, it's two different things, but I mean we could tie them in together.

Jaime asked, so how do we solve this problem?

Gary stated, we may need to have some research done so we know how and where we got to where we are.

Jacob asked, does the City maintain the road? Who plows it?

Neil Critchlow asked Barry Warr, does the City plow Warr Street?

Barry Warr answered, once in a great while. Not always.

Attorney Coombs stated, under state law, if the road is used as a public thoroughfare for at least 10 years, then it's dedicated to the city. And so it would just take a little bit of looking to see if at any time the HOA limited use of the road then that would be obviously against that. But if it, if the road's been held open to the public for 10 years it's dedicated to the city.

Gary asked, would we need to institute some legal action to make that official?

Attorney Coombs answered, we would just need to go to the county and record it as a public road. We would probably want to notify all the homeowners that their property rights are getting are going to be taken away and if they want to object to it. So I mean they can institute a lawsuit to prevent it, but the city has every right to go in and record and take the road if we can show that it's been used as a public thoroughfare for 10 years.

Gary stated, I think you're probably maxed with the five lots. But as a concept, I don't see anything amiss other than we need to resolve the street issue and figure out how this came to pass. I'm surprised that the city allowed development without road dedication, but this predates me. I've been here since 2004.

Holly Jones asked, so should I hold or should I move forward with the Major subdivision?

Gary stated, we could probably have this researched by the next month's meeting. I would suggest to sit tight and allow us to do some homework so maybe we can get you some guidance on this.

- 2. Consideration to recommend approval of the Preliminary Plan for Parkview Ventures, LLC. on the Hawthorne Estates Subdivision located at approximately 850 West Main for the creation of forty-five (45) lots in the R-1-8 zone.**

Paul Linford was present for this item and stated to the Commission: Do you

have any questions?

Jaime stated, you've heard the questions from the public. I think you addressed some of them. So if you could just clarify what the difference between Parcel A and Parcel B is.

Paul Linford answered, we did one phase and within that phase there are three sub-parcels. So parcel A goes first, parcel B goes second and parcel C goes third.

Jaime stated, one of the other questions was the width of the park strips. Is that compliant with APWA standards?

Paul Linford answered, Yes.

Gary stated, the detail shown here in the drawings, show that they will be designed for the City standard 66-foot street. Which is about five feet of sidewalk and a seven-and-a-half-foot park strip, which is the standard. Also, at a quick glance here, it looks like the main loop for fire is a 12-inch main.

Paul Stated, I didn't know, I'm not the engineer.

Gary also mentioned, for the main loop around the subdivision through here is 12 inch. When we go into some of these cul-de-sac it's down to eight. So, based on the modeling, there's more than enough volume and pressure to maintain flows even with the fire use.

Paul Linford asked, they will need to loop it?

Gary answered, yes, it will have to be looped.

Jaime made the motion to recommend approval of the Preliminary Plan for Parkview Ventures, LLC. on the Hawthorne Estates Subdivision located at approximately 850 West Main for the creation of forty-five (45) lots in the R-1-8 zone. Jacob seconded the motion. All voted in favor and the motion carried unanimously.

3. Consideration to recommend approval of the Final Plat for John Clay, Glenda Brafford, and the Tooele Housing Authority on the Blue Lakes Subdivision located at approximately 445 East Clark Street for the creation of 12 lots in the split zone of RM-7 and RR-1.

Barry Bunderson was present for this item and stated to the Commission:

Barry Bunderson representing both John Clay and Tooele County Housing Authority. As you probably have seen, you got a memo back from DRC review. We've addressed the concerns that the City had during those reviews. Do you guys have any further questions?

Jaime asked, where are we with the Development Agreement on this?

Shay stated, So, based on if there aren't any other changes brought up at this meeting, we'll put together the agreement. Which will be the standard agreement. The only items that will be in the agreement will be addressing how the extra width in Clark Street is utilized. The cross section of the street is different than our standard because of that extra width and we are trying to address the parking. We'll also mention the open space. Those are the only items that I'm aware of that will be in the agreement.

Jaime made the motion to recommend approval of the Final Plat for John Clay, Glenda Brafford, and the Tooele Housing Authority on the Blue Lakes Subdivision located at approximately 445 East Clark Street for the creation of 12 lots in the split zone of RM-7 and RR-1. Gary seconded the motion. All voted in favor and the motion carried unanimously.

4. Consideration to approve the work and regular meeting minutes for the previous P&Z Meeting that was held September 19, 2019.

Jaime made the motion to approve the work and regular meeting minutes for the previous P&Z Meeting that was held September 19, 2019. Jacob seconded the motion. All voted in favor and the motion carried unanimously.

5. Report from Council Liaison Member, Neil Critchlow. Neil Critchlow was present and stated to the Commission: I would like to know when the parcel for the Hawthorne Estates became quarter acre lots instead of half-acre? Kristy Clark stated that it is in a split zone. That their subdivision is in the R-1-8 and then it turns into the R-1-21. I wonder when that came in play. I thought everything up there was half acre lots. I appreciated the work meeting and the things that were accomplished. I appreciate all your work and expertise and I hope they didn't treat you too bad. Thank you, that's all I have.

6. Jaime made the motion to adjourn the meeting at 7:41. Gary seconded the motion. All voted in favor and the motion carried unanimously.