

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION SPECIAL MEETING THAT WAS HELD ON 3/16/2020.

The meeting was held in the Grantsville City Council Chambers at 429 East Main Street in Grantsville, Utah. Those present were Commission Chair Jaime Topham, Commission Member Gary Pinkham, Commission Member Jacob Linares, Commission Member Brian Pattee and Commission Member Erik Stromberg. Also present were Zoning Administrator Kristy Clark, Attorney Coombs, Shay Stark with Aqua Engineering, Fire Marshal Brad Clayton, Charles and Lori Sipes, Thane Smith with Northpoint Development, Anthon Stauffer with the Romney Group and Mark Watson with the Transcript Bulletin.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

- a. Proposed Rezone of 400 acres located off of Sheep Lane, North of the UMC for RGIV, LLC to go from a CG zone to a MG zone.**

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

Charles Sipes stated to the Commission: I was hoping that there would be forthcoming information than what was included with packet online. All I saw was a basic site plan and proposed changes. I am hoping to get more information about it here tonight. At this point I would say that I am in favor of it but hard to say given the information that has been provided.

With no additional comments offered, Chairman Jaime Topham closed the public hearing at 7:02p.m.

CHAIRMAN JAIME TOPHAM OFFICIALLY CALLED THE MEETING TO ORDER AT 7:02 P.M.

- 1. Consideration to recommend approval of the Rezone of 400 acres located off of Sheep Lane, North of the UMC for RGIV, LLC to go from a CG zone to a MG zone.**

Anthon Stauffer representing the Romney Group was present for this item and stated to the Commission: Josh Romney wanted to be here tonight and he apologizes for his absence. I would like to go through a presentation and get you familiar with what we are planning. A big part of why we decided to buy these 400 acres was because of the rail line. We have been working with Union Pacific and obtained approvals from them to bring rail in the site from both directions. Mayor Marshall calls it the Marshall line. There is seven (7) miles of track from Burmester to these

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400 acres. The cost is significantly cheaper to rebuild than to build new rail coming from the Depot. We basically see this 400 acres, supplementing what we do with the 900 acres. We have submitted our application for annexation and we are excited for this project to be within your city. We have entered into a joint venture with North Point Development who is currently the second largest industrial developer in the nation. I think that they will soon be the first. They started in 2012. They use a whole different model to industrial than any developers ever used. And as a result, they've raised over \$6.5 billion in capital, they've got \$74 million in square feet of industrial space out there, and they have created over 46,000 jobs. We're not in a hurry to rush through this project. We've had the 900 acres for about a year and a half. We've been talking to every industrial developer in the country from the big dogs as well as a number of local developers about the joint venture opportunity here. We want to be long term owners out here. We hope that we're out here for 30, 30 plus years, you know, being a great community partner in Grantsville. That's a little bit about our project and I'm happy to answer any questions.

Jaime asked, you're purchasing this property from the Soil Conservation? Anthon answered, yes. Jaime asked, Mayor Marshall, do you sit on the Soil Conservation board? Mayor Marshall answered, no. Jaime stated, I was trying to figure out who does but their website isn't very updated. The whole idea of Soil Conservation is to keep it agricultural and protect it. So if you are buying this property then what property are we purchasing in exchange?

Mayor Marshall stated, the soil conservation can only do land trades. There is property up by the dam that is owned by the BLM and by private land owners. This will allow them to purchase those properties that they wish to run on.

Jaime stated, I see that the railroad tracks that you're proposing to make use of runs right through Gunderson Acres. Have the people in the neighborhood been informed?

Mayor Marshall answered, we have not yet. The railroad bed that is there, some of those people have a lease for that property from the railroad. So that would be one of the things that the railroad would have to address, and there's nothing to say that it's actually going to go right through right there. They can wiggle the line around a little bit so that it's not in somebody's back yard.

Anthon Staffer stated, there is an inherent risk that when you buy ground next to Union Pacific, that at some point they could activate the line that has been there.

Jacob asked, how active would the rail system be?

Anthon answered, That's a great question. I wish I knew the answer to that. It would probably depend on the number of users. Every user has a certain number of cars that they'll bring in. We've visited with several really reputable rail operators that have expressed interest in operating the rail line because Union Pacific doesn't want to operate it from Burmester down to the park. So we basically want to build a switch yard, where we will assemble the cars and then the operator will run it to UP for them

to pick on Burmester. It will not be a main line.

Jaime stated, I imagine that it is going to be quite disruptive to those homes that sit right along it. The reason I bring that up is, we had no idea what you're really asking for until you come here and now you're talking about putting a rail line in. I think the idea of the project is a good idea, but I can already see the concerned citizens when this starts going in. Maybe it would be a wise plan for the developers to start talking to these people.

Gary asked, the parcel as a whole, both sides of the road out there. The water and sewer improvements are going to be directed to Grantsville City?

Anthon answered, we had multiple sewer options on the 900 acres. The County, with the development agreement we have with them, they have a responsibility to provide us water and sewer. They were going to spend a whole bunch of money on a sewer line to bring it all the way down to the site. Tooele City was a challenge, the south end of our 900 acres, the sewer would have to be pumped up hill. This caused us to take a deeper look. Todd Castagno, who works for our mortgage company, stated that he is working on a project that would bring a sewer line within two miles of our property. That's when it really came together and we realized that we can fit every building without having to do a pressurized system. That's also when we realized that Grantsville had the best solution for water. We have a development agreement with the City and per those terms Grantsville will provide the water and we will provide the system. We will be limited to restrooms, breakrooms, standard industrial use, no process water industrial.

Jaime made the motion to recommend approval of the Rezone of 400 acres located off of Sheep Lane, North of the UMC for RGIV, LLC to go from a CG zone to a MG zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.

2. Discussion to Amend the Grantsville City Annexation Map area.

Attorney Coombs stated to the Commission: Grantsville City has been approached by property owners that are outside of our Annexation Policy Plan. The current plan that is included in your packet hasn't been updated for several years. In order to amend this, the Planning Commission, would need to create and adopt a new expansion area for the Annexation Policy Plan. The City can't accept a petition for annexation until the property is within our annexation area. I have talked to Shay Stark with Aqua Engineering and he has agreed to help and also amend the annexation map. I would like to request two members from the Planning Commission and two members of City Council to form an action committee to prepare a proposal that could be presented to the Planning Commission to review. We would then be required to have public hearings to get feedback from the public. Gary Pinkham and Brian Pattee volunteered to be on the committee to amend the annexation policy plan with Attorney Coombs. There was discussion about what and where the annexation boundary should be extended to include.

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- 3. Jaime made the motion to adjourn the meeting at 7:59. Gary seconded the motion. All voted in favor and the motion carried unanimously.**

Kristy Clark
Zoning Administrator