

**AMENDED 05/07/20**

**ATTENTION: THIS IS AN ELECTRONIC MEETING THROUGH ZOOM. NO MEMBERS OF THE PUBLIC WILL BE ALLOWED TO PHYSICALLY ATTEND THIS MEETING DUE TO DIRECTION FROM THE STATE. NO COMMENTS WILL ALLOWED DURING THE MEETING. IF YOU WOULD LIKE TO MAKE COMMENTS PLEASE SEND THEM TO [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov) BY MAY 14<sup>TH</sup> AT 5:00 PM.**

## **PUBLIC NOTICE**

Notice is hereby given that the Grantsville City Planning Commission will hold a regular meeting on **Thursday, May 14, 2020** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. The meeting shall begin promptly at 7:00 p.m.

## **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

### **PUBLIC HEARINGS:**

- a. Proposed Preliminary Plan for DRP and Shawn Holste on the Mustang Ridge Town Homes Subdivision located at 652 East Main Street for the creation of seven (7) lots in the RM-7 zone.**
- b. Proposed Home Occupation Conditional Use Permit Application for Kristy Deans to amend her current Conditional Use Application to add a boutique to her hair salon home business in the R-1-21 zone.**
- c. Proposed Commercial Conditional Use Permit and Site Plan for Nicole Cloward to operate her real estate business at her property located at 713 East Main Street, in the CN zone.**
- d. Proposed Minor Subdivision for Nathan Gardner to divide his property located at 255 South Park Street to go from two (2) lots into three (3) lots by adjusting the boundary lines in the RM-7 zone.**
- e. Proposed Minor Subdivision for Doug and Roseanna Higley located at 5 North Center Street dividing 0.709 acres of land from one (1) lot into three (3) lots in the RM-15 zone.**
- f. Proposed Preliminary Plan for Todd Castagno on the Cook Corner Subdivision located at approximately 1000 East Durfee Street for the creation of five (5) lots in the RR-1 zone.**
- g. Proposed Preliminary Plan for Land Development, LLC and Adam Nash on the 265 North Cooley Subdivision located at approximately 265 North Cooley for the creation of forty (40) lots in the RM-7 and A-10 zone.**
- h. Proposed amended Annexation Policy Plan and Map of Expansion Area.**

**IMMEDIATELY FOLLOWING PUBLIC HEARINGS, THE SPECIAL MEETING WILL OFFICIALLY BE CALLED TO ORDER BY CHAIRMAN, JAIME TOPHAM.**

- 1. Consideration to recommend approval of the Preliminary Plan for Land Development, LLC and Adam Nash on the 265 North Cooley Subdivision located at approximately 265 North Cooley for the creation of forty (40) lots in the RM-7 and A-10 zone.**

2. **Consideration to approve the Preliminary Plan** for J Thomas Homes, LLC and Travis Taylor for the Northstar Ranch Subdivision Phase 4 P.U.D., located at approximately 500 W Durfee Street for the creation of twenty-two (22) lots in the R-1-21 zone.
3. **Consideration to recommend approval of the Final Plat and Discussion of the Development Agreement** for J Thomas Homes, LLC and Travis Taylor for the Northstar Ranch Subdivision Phase 4 P.U.D., located at approximately 500 W Durfee Street for the creation of twenty-two (22) lots in the R-1-21 zone.
4. **Consideration to approve the Home Occupation Conditional Use Permit Application** for Kristy Deans to amend her current Conditional Use Application to add a boutique to her hair salon home business in the R-1-21 zone.
5. **Consideration to recommend approval of a Secondary Access** for Justin and Kristie Mccarty located at 612 South Hackamore Rd in the Anderson Ranch Subdivision onto Worthington Street.
6. **Consideration to recommend approval of the Commercial Conditional Use Permit** for Marty Rueckert to operate a Chiropractic Clinic business located at 822 East Main Street, Suite 13 in the CD zone.
7. **Consideration to recommend approval of the Commercial Conditional Use Permit and Site Plan** for Nicole Cloward to operate her real estate business at her property located at 713 East Main Street, in the CN zone.
8. **Consideration to recommend approval of the Minor Subdivision and Discussion of the Development Agreement** for Doug and Roseanna Higley located at 5 North Center Street dividing 0.709 acres of land from one (1) lot into three (3) lots in the RM-15 zone.
9. **Consideration to recommend approval of the Final Plat and Discussion of the Development Agreement** for Adam Geldmacher on the Hale Place Subdivision located on the corner of Hale Street and North Street for the creation of nine (9) lots in the RM-7 zone.
10. **Consideration to recommend approval of the Preliminary Plan** for Todd Castagno on the Cook Corner Subdivision located approximately 1000 East Durfee Street for the creation of five (5) lots in the RR-1 zone.
11. **Consideration to recommend approval of the Final Plat and Discussion of the Development Agreement** for Todd Castagno on the Cook Corner Subdivision located approximately 1000 East Durfee Street for the creation of five (5) lots in the RR-1 zone.
12. **Consideration to recommend approval of the Preliminary Plan** for DRP and Shawn Holste on the Mustang Ridge Town Homes Subdivision located at 652 East Main Street for the creation of seven (7) lots in the RM-7 zone.
13. **Consideration to recommend approval of the Final Plat and Discussion of the Development Agreement** for DRP and Shawn Holste on the Mustang Ridge Town Homes Subdivision located at 652 East Main Street for the creation of seven (7) lots in the RM-7 zone.

- 14. Consideration to recommend approval of the Final Plat and Discussion of the Development Agreement** for DRP and Shawn Holste on the Mustang Ridge Subdivision, Phase 3 for the creation of twenty-eight (28) lots in the R-1-12 zone.
- 15. Consideration to recommend approval of the Minor Subdivision and Discussions of the Development Agreement** for Nathan Gardner to divide his property located at 255 South Park Street to go from two (2) lots into three (3) lots by adjusting the boundary lines in the RM-7 zone.
- 16. Consideration to recommend approval of the amended Annexation Policy Plan and Map of Expansion Area.**
- 17. Consideration to approve the meeting minutes** for the previous P&Z Meeting that was held March 12, 2020.
- 18. Consideration to approve the meeting minutes** for the previous P&Z Meeting that was held April 9, 2020.
- 19. Report from City Council Liaison Darrin Rowberry.**
- 20. Adjourn.**

**DATED** April 30, 2020. By the Order of Grantsville City Planning Commission Chairman, Jaime Topham. Kristy Clark, Zoning Administrator

This will be an electronic meeting. You can view the meeting through ZOOM:

Join Zoom Meeting  
<https://us02web.zoom.us/j/87362125371>

Meeting ID: 873 6212 5371  
One tap mobile  
+12532158782,,87362125371# US (Tacoma)  
+13462487799,,87362125371# US (Houston)

Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

Meeting ID: 873 6212 5371  
Find your local number: <https://us02web.zoom.us/u/kJVC9yUow>

The anchor location will be City Hall at the above address." All interested persons are invited to attend the Zoom meeting. All public comments for the public hearing section must be written comment and will need to be submitted to the Zoning Administrator in advance. The current zoning Code and proposed amendments may be reviewed on the Grantsville City website located at [www.grantsvilleut.gov](http://www.grantsvilleut.gov). In accordance with the Americans with Disabilities Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at 435-884-3411 at least 24 hours prior to the meeting that will be attended.

**CERTIFICATE OF POSTING:** This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html), and the Grantsville City website at [www.grantsvilleut.gov](http://www.grantsvilleut.gov). Notification was sent to the Tooele Transcript Bulletin.