

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 06/10/2021. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Member Erik Stromberg

Commission Members that were present on Zoom: Commission Member Jaime Topham,
Commission Member Brian Pattee

Commission Members that were absent: Commission Member Gary Pinkham, Commission
Member John Limburg and Grantsville City Fire Chief

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; Community
Development Administrative Assistant, Braydee Baugh; Attorney Brett Coombs; and City Council
Liaison Darrin Rowberry.

Appointed Officers and Employees that were present on Zoom: Grantsville City Planner Shay
Stark with Aqua Engineering

Citizens and Guests Present: Betty and Dean Matthews, Travis Taylor with Northstar Ranch,
Paul Linford and Paul Watson with Grantsville Heights, LLC and many members of the
community attended the meeting through Zoom.

**THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY
COMMISSION MEMBER, ERIK STROMBERG AT 7:00 P.M.**

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

- a. Proposed Rezone of 17.52 acres of land located on the east corner of Willow Street and Durfee
to go from an RR-5 zone to an R-1-12 zone for Marlo Meno.**

Erik Stromberg opened the public hearing at 7:00 p.m. and called for comments.

Erik Stromberg read comment submitted to Kristy Clark via email from Ed and Melissa Tucker: "We are writing regarding the application submitted to Grantsville City by Marlo Meno to the re-zoning of 17.52 acres at corner of Willow St. and Durfee from a RR-5 to an R 1-12 Zone. One of the big reasons we moved to Grantsville 7 years ago was for the rural environment, country lifestyle living and lot sizes. We also enjoy the view and smell of hay fields in our area. I believe this is also what is bringing more great families to our town. While we understand that this is a zoning change and no future plans are in the work as of yet. We do not think changing to a R-1-12 zone is the right choice for

Grantsville. When we moved in it was our understanding that this area was 1-acre min lots. (RR-1) In conclusion, we suggest that the city re-zone this area to RR-1 or minimum of R-1-21 where it would be minimum of at least .5 acres. Which are the smallest lots between the church and Willow Street. Most Sincerely, Ed & Melissa Tucker. 478 East Durfee Street, Grantsville, Utah”

With no additional comments offered, Erik Stromberg closed the public hearing at 7:05 p.m.

b. Proposed Rezone of 60.18 acres of land located at 499 South Quirk Street to go from an A-10 zone to an R-1-21 zone for Dean and Betty Matthews.

Erik Stromberg opened the public hearing at 7:05 p.m. and called for comments.

With no comments offered, Committee Member Erik Stromberg closed the public hearing at 7:06 p.m.

COMMISSION MEMBER ERIK STROMBERG OFFICIALLY CALLED THE MEETING TO ORDER AT 7:06 P.M.

1. Consideration to recommend approval to Rezone 17.52 acres of land located on the east corner of Willow Street and Durfee to go from an RR-5 zone to an R-1-12 zone for Marlo Meno.

Erik Stromberg stated, I don’t see anyone represent for this item. Do we want to table this or move forward? Brian, Jaime, thoughts?

Jaime Topham stated: I think that the person requesting this item should be present. Do we know why they are not?

Kristy Clark stated: We do not.

Jaime Topham motioned to table the item.

Chairman Brian Pattee stated: Can I make a comment first? So this is the one that the master plan, the new master plan, has it medium density which is third acre lots, which R-1-12 is quarter acre lot, so there’s a conflict with that. I think we talked about this the last meeting.

Kristy Clark stated: We definitely need to get the general plan on the agenda, I didn’t have time to get it on this agenda. I will put it on the July meeting and we can discuss it then. I will put this agenda item after the discussion and consideration to amend the General Plan designation. Remember we need to add a new designation or re-word the one we have.

Chairman Brian Pattee stated: Yeah, let's do that.

Kristy Clark stated: Okay I will put it on there. I apologize, I didn't get a chance to put it on this one.

Jaime renewed the motion to table the proposed rezone of 17.52 acres of land located on the east corner of Willow Street and Durfee to go from an RR-5 to an R-1-12 zone for Marlo Meno. Erik seconded the motion. All in favor and the motion carried unanimously.

2. Consideration to recommend approval the Rezone of 60.18 acres of land located at 499 South Quirk Street to go from an A-10 zone to an R-1-21 zone for Dean and Betty Matthews.

Dean Matthews was present for this item.

Erik stated: We told you could change it to ½ acre lots and that is what you are doing?

Dean Matthews stated: Well that's what everybody else around me is doing.

Erik stated: Jaime? Brian? Any comments?

Jaime stated: It is in accordance with our general plan

Erik stated: Yes. We had his neighbors in a couple months ago and that what they were asking for.

Erik made the motion to recommend approval of the Rezone of 60.18 acres of land located at 499 South Quirk Street to go from A-10 zone to an R-1-21 zone for Dean and Betty Matthews. Brian seconded the motion. All voted in favor and motion carried unanimously.

3. Consideration to recommend approval of the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D. - Phase 7 located at approximately 500 W Durfee Street for the creation of eighteen (18) lots in the R-1-21 zone.

Mr. Taylor was present for this agenda item and stated to the Commission: This is the second to the last of the plats in the area that was kind of re-planned so it just adds on to the one that was just approved by the City Council.

Jaime stated: I don't have any issues. I was expecting some from Gary on the final plat, but I don't have any.

Kristy Clark stated: This is in the old processes, so this is all we would get is the final plat.

Travis Taylor stated: So there is one more plat after this that is done under the old process and then we will be under the new?

Kristy Clark stated: Yes, then it will be under the new.

Erik stated: We are talking eight? And then it will be under the new?

Kristy Clark stated: Yes

Brian stated: So maybe just a question for Shay. Just to confirm, you and the staff everything is good with this?

Shay stated: Yes. We reviewed the construction drawings for 6,7,8 a few months ago in the planning commission. This is just a continuation of that.

Erik made the motion to recommend approval of the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D. - Phase 7 located at approximately 500 W Durfee Street for the creation of eighteen (18) lots in the R-1-21 zone. Jaime seconded the motion. All voted in favor and the motion carried unanimously.

4. Consideration recommend approval of the Final Plat for Grantsville Heights, LLC and Paul Linford on the Peak Crossings Phase 1 Subdivision located approximately at 1100 West Main Street for the creation of twenty-four (24) lots in the R-1-21 zone.

Paul Linford and Paul Watson were present for this item.

Jaime stated: So Shay, I see some notes on the memo. Have all of those been resolved?

Shay stated: Yes, we received a new set of plans tonight. I would like to point out that was due to an internal issue here. I was expecting some other information and anyway, some hiccups with other things and did not get it back to them. So that's why the revised drawings showed up tonight and not before the Friday deadline to get them into the packet.

Erik stated: There was a memo from Brad on this one and I spoke with the fire chief last night and they advised they were good and they weren't going to make it so we went through it.

Erik made the motion to recommend approval of the Final Plat for Grantsville Heights, LLC and Paul Linford on the Peak Crossings Phase 1 Subdivision located approximately at 1100 West Main Street for the creation of twenty-four (24) lots in the R-1-21 zone. Jaime seconded the motion. All voted in favor and the motion carried

unanimously.

5. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 13, 2021.

Erik stated: Jaime was not here in May.

Kristy stated: No, you will have to table this agenda item.

Eric made the motion to table the approval for the previous minutes. Brian seconded the motion. All voted in favor and the motion carried unanimously.

6. Report from City Council Liaison Darrin Rowberry

Council Liaison Darrin Rowberry did not have any comments for the commission.

Jaime Topham made the motion to adjourn the meeting at 7:19. Brian Pattee second motion. All voted in favor and the motion carried unanimously.

Kristy Clark
Zoning Administrator