

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 07/08/2021. THE WORK MEETING AND THE REGULAR MEETING WERE HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Chairman Brian Pattee, Commission Member Erik Stromberg
Commission Member Jaime Topham, Commission Member Gary Pinkham

Commission Members that were absent: Commission Member John Limburg

Appointed Officers and Employees Present: Zoning Administrator Kristy Clark, Attorney Brett Coombs, City Engineer Dan England, Shay Stark with Aqua Engineering, City Council Liaison Darrin Rowberry, and Community Development Administrative Assistant Braydee Baugh.

Appointed Officers and Employees that were present on Zoom:

Citizens and Guests Present: Preston and Sarah Shepherd, Austin Anderson and Kelsey Anderson, Eric Anderson

THE WORK MEETING WAS CALLED TO ORDER BY CHAIRMAN, BRIAN PATTEE AT 6:04 P.M. COMMISSION HAD AN OFFICIAL WORK MEETING AND DISCUSSED THE FOLLOWING ITEMS:

1. Discussion to amend the Grantsville City General Plan and Future Land Use Map amending the Medium Density designation.

Kristy Clark was present for this item. She advised that she sent a memo out regarding this change.

Commission Chair Brian Pattee asked if the Land Use Ordinance had an R-1-12.

Kristy Clark answered yes and stated that the current zoning map does not have a designation for 3 units per acre. She suggested changing the Future Land Use Map to have 4 units per acre or get rid of the medium density designation all together. Kristy Clark explained that she would prefer to amend the General Plan as opposed to the zoning map because the zoning map would require public notices.

Commission Chair Brian Pattee stated that he would prefer 1/3 acre lots and the community would prefer ½ acre lots.

Jaime Topham noted that the city has a significant amount of ½ acre lots, and there needs to be an area with smaller lots that are more affordable.

Gary Pinkham noted that the Zoning map needs to be cleaned up as far as definitions.

Jaime Topham inquired if the city needed to maintain the definition of the zoning because of the zones currently on the map.

Attorney Brett Coombs advised that the definition of the zone can change, but it does not mean it changes the zones of people who are within that area already.

2. Discussion to amend the Grantsville City Zoning Map designation for the Mixed-Use zone

Gary Pinkham stated that he prefers the way the mixed use is worded versus the MU description.

Jaime Topham stated the MU is specific in the definition whereas the Mixed Use is a broader definition.

Attorney Brett Coombs advised that after listening to developers, the Mixed Use is going to be used a lot more and will benefit the community.

Erik Stromberg advised the number of units are inconsistent.

Shay Stark advised that when the code was amended, it was to fit the future land use map.

3. Discussion to adopt Chapter 25 of the Grantsville City Land Use Management and Development Code for Accessory Dwelling Units.

The Commission discussed issues with the size limitations on the ADU ordinance. They discussed the issues with where the addressing is and how the layout of the homes should be. They discussed the reduction in fees and if there was really a reason to reduce those fees because there is not less of an impact on the city.

4. Discussion on Planning Commission Annual Training Requirements.

Attorney Coombs let the commission know there was a change in the legislature that requires a minimum of 4 hours of training a year.

**THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY
CHAIRMAN, BRIAN PATTEE AT 7:01 P.M.**

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

a. Proposed Class “A” Kennel Permit for Austin Anderson located at 1207 West Cortland Road to keep up to 10 dogs in the A-10 zone.

Chairman Brian Pattee opened the public hearing at 7:02 p.m. and called for comments.

He read one comment into the record from Susan Bale. “I am a neighbor of Austin Anderson, and fully support his application for a kennel permit. Many of us in this area have cattle or other livestock, and dogs are essential in working with these animals. Dogs are also vital in keeping coyotes and other predators from harming our livestock, especially the young calves and poultry. We all know that dogs bark, and when dogs bark particularly at night, it is because something is going on and things need to be checked out, such as an animal out because a gate is open or a fence is down, or a coyote or badger or fox lurking around, or a person out there that we may or may not want to have around? We depend on our dogs to help us work without livestock and to alert us to whatever else might be going on. Please carefully consider the valuable work these working farm dogs do for use. Thank you, Susan Bale” Alright so I will open it up for public comment.

Preston Shepherd stood to speak during public comments. Preston said “I don’t disagree with anything you said there. In fact, I live it myself, have a dog myself. I don’t want to encroach on anyone’s freedom, that’s not what I’m about, but what I want to talk to you about is how my freedoms have been encroached upon. We were pretty close friends, we’re not on talking terms now and it’s because of this dog barking issue. What’s happened, this began two years ago when Austin and I first moved in together, I had dogs, he had dogs, we had no issues. We got rid of those dogs and introduced these new dogs. We had four of them and put them in the kennel that was pretty close to the house and they started barking. And they started barking a lot. We worked together over the last two years trying to come up with solutions and resolutions on how to get through it. It even got as far as my wife went out there and put bark collars on them, with their permission, everyday so she could go out and ride horses. She has a trainer out there every day. Well this was going on for quite a while and it came to a head right before Christmas and we had a blow up. And what came out of that blow up was 30 days of peace. The entire month of January was beautiful. It was amazing. So they’ve demonstrated they can do it. Then they stopped. Now we are up to 6 dogs. And the barking is incessant. And how it’s affecting me is I only go out in the yard these days to do the chores and go back in. Let’s take this weekend for example, holiday weekend. Go out there to do the chores and they start barking and they’re barking incessantly and its so loud and its so, it actually raises the hair, raises your blood pressure. Just very difficult so I go back in the house. This happened all three days. This isn’t a he said she said matter. We’ve talked to the city attorney and the animal control officer and she said make a log of it and demonstrate what is going there. Even after we did that, we backed it up with video evidence and we backed it up with audio on the video. So these incidents are

backed up with evidence, hard evidence. We've given that to the city, we've given that to the council and asked the city attorney if he could help us with this a little bit. I don't want take his dogs away. We just want them to be managed and bring the noise down a little bit so we can have our life back. It gets you out of bed and it doesn't let you sleep and it's very difficult. Thank you. I appreciate your consideration. One thing I would like to add is, preferably up to 10 would be denied, but if there's a compromise, like sound proof kennels I would be thrilled with that. Thank you."

Austin Anderson stood to speak "I'm Austin Anderson, and I have some other emails and Kristy do you have them?"

Commission Chair Brian Pattee stopped Austin from speaking. He advised that once public comments are closed, Austin may speak at that time. Commission Chair Brian Pattee called for any additional public comments.

Eric Anderson stood to speak during public comments. He stated "My name is Eric Anderson, I live uh, three lots down from Austin. I was in charge of taking care of his dogs this weekend, I heard them barking twice while I was outside. I was outside working pretty much all weekend. Doing what I needed to do around there, running back and forth from my house to his house, so they didn't bark excessively. They do bark when there are other animals out, but it's not worse than any other dog out there. Um, that's what I have to say"

With no additional comments offered, Chairman Brian Pattee closed public comments at 7:08 p.m.

b. Proposed Rezone of 104.76 acres of land located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone for Greg DeHaan.

Chairman Brian Pattee opened the public hearing at 7:08 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:08 p.m.

c. Proposed Preliminary Plan for Shane Watson on the Camelot West Subdivision located at approximately 440 West Apple Street for the creation of thirty (30) lots in the R-1-12 zone.

Chairman Brian Pattee opened the public hearing at 7:08 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:08 p.m.

d. Proposed Amendment to the Grantsville City General Plan and Future Land Use Map amending the Medium Density designation.

Chairman Brian Pattee opened the public hearing at 7:09 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:09 p.m.

e. Proposed Amendment to the Grantsville City Zoning Map designation for the Mixed Use Zone.

Chairman Brian Pattee opened the public hearing at 7:09 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:10 p.m.

f. Proposed Amendment of the Grantsville City Land Use Management and Development Code to adopt Chapter 25 – Accessory Dwelling Units.

Chairman Brian Pattee opened the public hearing at 7:09 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:10 p.m.

CHAIRMAN BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:10 P.M.

1. Consideration to approve the Class “A” Kennel Permit for Austin Anderson located at 1207 West Cortland Road to keep up to 10 dogs in the A-10 zone.

Austin Anderson was present for this item and he stated to the Commission: “I have got emails from all the other neighbors, I guess you guys got those? The problem with my dogs isn’t a dog problem. The Shepherds and I have more of a personal problem than a dog problem. Uh, I’ve gone as far as, in December they were probably, I’d have to guess 100-150 feet away from the house. I moved them and they were closer to my chicken coop and the chickens would get under them, I’ve got elevated kennels then the chickens would get under them during that time. They probably did bark more when the chickens would get under them and eat the leftover dog food. And now I’ve got them all the way moved back and I’ve got hay bales around them. I also have on their bark log, if you look at their bark log, it’s awfully convenient to them because I am never home when they are supposedly barking. I am not trying to run a puppy mill or anything. I actually only have 5 dogs now; I did have 6 at the time. One didn’t end up wanting to be a cow dog so I gave her to a home last week. Um, I do have all the other emails, you got those too right? When the dogs are bad, I mean you can see in some of the emails with the other neighbor that borders me, when they are bad I come right home. Every time they would text me and the dogs were barking, I’d ask them and they work from home as well and they said they hadn’t heard them all day. Those are the times when they are barking I’d jet right home and adjust bark collars as needed. Um, also I would like to add in that if the dogs really were a nuisance, and it was a dog problem I don’t think I’d get everybody that

lives down on our road to write me a recommendation for the dogs. I wanted to add too I have got hay bales stacked double um across, two deep and two wide. I have a stack yard so now they can't see anything that's going on over their place. That was also the problem we had when we moved them the first place, the dogs were in the middle of my property and the way my barns are laid out and their barns are laid out whenever they were out with the horses the dogs could see them. Now I've moved them outback and everybody that lives around me says they can hardly ever hear them. When I talked to a few of the neighbors and asked them they didn't even realize I had that many dogs. So. That's all I've got."

Commission Chair Brian Pattee asked the commission if they had any questions.

Gary Pinkham stated "In the past, when we have had a number of kennel permit requests and we have required all those people to basically have an indoor kenneling situation. A barn, a shed, one person actually converted a shipping container. Put doors out the side of it and runs where they could be housed and not be a burden to bark and those things around. We have required that of everybody for the last few years now. Have you considered doing something like that?"

Austin stated: "I have. Well, with my opinion as far as those sound proof buildings go, there's a few of them on Burmester they have hound dogs in, if you've ever been down there? All it does is echo the noise. In my opinion. When animal control came down, she approved of my sound control, she approved it. Until conveniently same day, those bark logs got submitted when they saw animal control down by my kennels. I don't know what she said about them now. I think I would understand more if I was in a subdivision, I understand I still live in the city, but there is where we live, they are just as important as someone in the city, but we don't have passerby neighbors or dogs walking down the road. There's like 6 houses in a couple mile radius."

Gary Pinkham stated "According to this, it's 600 feet or more to anyone else's residences."

Austin Anderson stated: "There are homes closer than that. I just printed that off my onX app. If you have the one, I did. But there's 600 feet to Preston's house? Is that what it was?"

Gary Pinkham answered "654"

Jaime Topham said "Well, on this map where you have the "x" you have 654 feet to his house and 695 feet to the other house. Is that where they have been when all this nuisance barking has been happening?"

Austin Anderson stated: "They have been there for 2 or 3 months. Before that if you can tell where my horse barn is, that's where they were before. Then they were in front of it,

kind of on Preston and Sarah's fence line, then I moved them kind of to the middle behind the horse barn. Then I moved them all the way out back behind that hay shed. I don't think the hay shed is on this map, I just built it last year. It's not. "

Jaime Topham stated: "Going back to Gary's statements, we have been requiring everyone, even in a rural area, to have an enclosed area for their dogs."

Austin Anderson stated: "Are the kennels I have not considered enclosed?"

Jaime Topham stated: "No they are not. They are open. We have required someone to actually building."

Gary Pinkham stated: "It's basically a building. It hasn't been an elaborate building. Like I said I think the last one we approved was a 40ft conex that had side doors cut into it. When the people were home, they'd take care of them, when they weren't they had them pinned up. If they were gone for an extended length of time they would have someone take care of them. I will say this, all of these cases were probably within 100-150ft of somebody's house. I have got dogs 3 or 4 sides of me that are way closer than that, and I don't lose any sleep over them. And they do bark. They bark all night. The only time I ever hear them is when I have to get up to do something. Other than that I sleep through it. I don't know that at 654 ft. I can't imagine anyone being bothered by a dog. But maybe I'm a sounder sleeper than"

Jaime Topham stated: "Well I see the log that was provided to us it doesn't appear to be middle of the night time barking. Its more middle of the day hours, more the morning hours. But I guess when the animals are up and around moving. But there is still the concern that you have neighbors that have complained. There is a citation, well, at least a police report, I don't know if it has turned into a citation. Um, the real issue is how are we going to address this issue so we aren't having constant calls about the barking dogs. You say that you have now built a hay barn, is there a way you can move the dogs a little bit more in the barn?"

Austin Anderson stated: "I actually have a dog in the hay barn right now that just had puppies and when she barks in the hay barn now, it just echo's it."

Jaime Topham stated: "So it's not particularly sound proof"

Austin Anderson stated: "That's what I mean by I think it just makes it worse. I honestly don't think I have a nuisance dog barking problem. If it was really that bad all my other neighbor's would be here as well saying "hey we gotta shut these dogs down". Preston and Sarah also have some lease ground where Mountain Vista is going to develop, it is 1.8 miles away from my house. I had a buddy that was in a pinch and he actually raises dogs for a living, he has about 20 of them. He needed a place to stash his dogs. He sold his house and was moving into a new house and there was a two-week period. They

actually went and knocked on the neighbor's door up there to try and get me in trouble for having those dogs as well. And I thought it was the neighbors up there until I was out there moving hay around, because I keep cows over there is all, and they had come over and they had asked them to file a complaint against me for having dogs up there. And that's 1.8 miles.

Jaime Topham stated: "I think the issue for me is that we required other people to have an enclosed building and not open kennels. And I get what you are saying about reverberating. I have a kennel license and I totally understand. But, we have required it of everyone else. I don't know that we can say you don't have to be required to do that as well. It doesn't have to be super fancy; you could put a sign on your hay barn. I assume, I mean, your kennels are portable."

Austin Anderson stated: "Yeah, I mean I could put them in the hay barn. If that's what you would like, I could stash them in there, but it's going to be louder."

Jaime Topham stated: "We'd have to see what the setup is"

Austin Anderson stated: "How I'm set up now, if I were to have to build a building, it would have to be closer to their residence, not farther."

Erik Stromberg stated "To their point right, that's what we've done. Whatever the issue is, is irrelevant to us. If we approve it without putting the right things in place, those phone calls still come, and you still get a nuisance complaint. And giving you a permit to have 10 dogs doesn't exempt you from having nuisance complaints.:

Austin Anderson stated: "Right, whether I have a permit or not, I am just trying to get legal."

Erik Stromberg stated: "Right, we want to figure out a way to stop that nuisance before we give you the permit."

Austin Anderson stated: "I honestly feel like there isn't a nuisance. Anyone that even lives close to there is telling you there is not a nuisance.

Jaime Topham stated: "Well that's not exactly what they said. They said they didn't have a problem with it. That doesn't mean there's not. And I didn't see, let's see who is the guy right next to you, another Shepherd. Is there a house right there on the other side of you? I didn't see an email from that person."

Austin Anderson stated: "I have it right here. Kristy got it too"

Kristy Clark stated: "I did not have that one"

Jaime Topham stated "Let me see if it is in our stack of stuff."

Commission Chair Brian Pattee stated: "I didn't see it"

Jaime Topham stated: "I have an Eric Anderson. Of course, the Shepherds that are here with us.

Austin Anderson stated: "They CC'd me on the email, I have it right here if you want it."

Jaime Topham stated: "Is it Candace Shepherd?"

Austin Anderson stated: "Yeah"

Jaime Topham stated: "So this neighbor is saying there is barking, that you diligently worked on the barking and that she never hears them from her house. That's, that's a good thing. But then she did say she text them when I did hear barking and both times he came home from work and adjusted the collars. So she's saying the dogs aren't a nuisance to her, but there is an agreement here that the dogs are barking. And they are causing enough barking that someone is calling and calling you to have to come and deal with the dogs. So that gives credence to your other neighbors saying these are a nuisance and we need to have this addressed. What we need to figure out is how we can have you have the kennel license and not have nuisance for the rest of the community around you. For the neighbors that are closest to you that are saying there is a nuisance. We need to figure out how to abate that, because we can't have resources of Grantsville City going out and dealing with these barking dog issues all the time when we've granted the permit. So on that end, we need to figure out our building situation so the dogs are not barking. We have required it of other people, we've got to be consistent in what we require, even though you are out in the sticks, it is still causing issues for your neighbors. So, for me I think it might be helpful if you took pictures of your hay barn and pictures of where they will be located. Even video of them barking now that you have them in there. Their bark logs end in May, we are now in July. You said you moved them a couple months ago, so you could give us a video of when they are barking from your house. We don't have that here tonight. We are trying to find a solution here. So my recommendation is that we table it until we see the nuisance has been abated. But I am one person and there are three other people at this table and they may have a totally different opinion.

Commission Chair Brian Pattee stated: "Well, I agree with Jaime and these license are a conditional use, and even if we okay it, we are back here next month because the animal control is back out with complaints and we are not solving the problem. I agree, I think we should probably table it and get some more information and try and mitigate the issue."

Austin Anderson stated: "I agree there, but I feel like no matter what we do with what we have going on, it's not going to solve it."

Jaime Topham stated: “Well that’s a neighbor issue hopefully you can work out. And you can bring us subjective information and that is what we are asking for.”

Kristy Clark stated: “In order to be on the next meeting Austin, you need to get me that information by July 26th.”

Jaime Topham made the motion to table the Conditional Use Permit Kennel for Austin Anderson. Gary seconded the motion. All voted in favor and the motion carried unanimously.

2. Consideration to recommend approval to Rezone of 104.76 acres of land located at 4585 Hwy 112 to go from an A-10 zone to a Mixed-Use zone for Greg DeHaan

Greg Dehaan and Barry Bunderson were both present for this agenda item.

Jaime Topham stated: “So here is the problem I see. Our future land use map does not have that as a Multiple Use - MU. “

Barry Bunderson stated: “It’s in the Deseret Peak planning area?”

Jaime Topham stated: “what I have doesn’t show that”

Barry Bunderson stated: “Not too long ago, SR-112 was rezoned to the same Mixed Use. Because of the precedent, we thought there is going to be a like use of the land adjoining across the road. We did see that it was not in that particular use in the land use map there was a little bit of opportunity to plan what that looks like.”

Jaime Topham stated: “I want this on the record because I hear from the community all the time they want us to follow the plan. We spent all that time and all that energy and money on the plan. They want us to follow the plan. Yes, it is in the Deseret Peak Planning Area, it is still in the green which is Rural Residential 2. I just want to state for the record and community that we are aware, but we also created this planning area so that we could have some flexibility. And a couple months ago, I was not here on that meeting and that’s what happened. I just want the community to understand that we are looking at the plan and that we are following the plan.

Erik made the motion to recommend approval to Rezone of 104.76 acres of land located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone for Greg DeHaan. Gary seconds the motion. All voted in favor and the motion carried unanimously.

3. Consideration to recommend the Preliminary Plat for Shane Watson on the Camelot West Subdivision located at approximately 440 West Apple Street for the creation of

thirty (30) lots in the R-1-12 zone.

Barry Bunderson was representing Shane Watson on this agenda item and stated to the Commission: “This has been through a DRC, we hashed out the issues. In fact, we had two DRC meetings.”

Jaime Topham stated: “I see a note here that says please see Gary Pinkham and Public Works comments. So where might I find Gary and Public Works comments specifically?”

Shay with Aqua Engineering stated: “That was in the DRC memo. I don’t know if all of that was put in the packet. I would just like to mention that Shane has been great to work with. Quite honestly the City realized that as we were considering this that we need to change directions with this a little bit with design, and Shane was willing to do that. This is kind of a strange situation because the road Apple Street there with the Apple Apartments and even though this subdivision is separate from the Apple Apartments there are some issues there that interface with each other and Shane has taken the initiative to work with those people and get storm water addressed and that’s part of what you are seeing in those memos that had to do with us jumping through several of those hoops. Willing to give the recommendation providing something else doesn’t come up in the Planning Commission discussion this move forward to City Council.”

Gary Pinkham stated: “The reviews are in the packet, the response from them has been positive. As Shay mentioned a lot of the issues there, they have addressed and I think we are in good shape on this one.”

Commission Chair Brian Pattee stated: “So this is just on the preliminary plat. So staff is okay to move forward?”

Gary made the motion recommend approval recommend the Preliminary Plat for Shane Watson on the Camelot West Subdivision located at approximately 440 West Apple Street for the creation of thirty (30) lots in the R-1-12 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.

4. Consideration to recommend approval the Final Plat for Mountain Vista Development and Monte Kingston on the Scenic Slopes P.U.D. Subdivision - Phase 2 located on the Mormon Trail north of Wells Crossing for the creation of thirty-three (33) lots in the R-1-21 zone.

Monte Kingston was present for this item. Monte Kingston stated: “This is a preliminary plat and phase 1 is going through now. There is one issue that has come up the city did locate a water line that wasn’t recorded across Mormon Trail. So we are working with them in resolving that issue?”

Gary Pinkham stated "So they did get that found and it is in the way?"

Monte Kingston stated: "It cuts through 4 lots instead of one."

Gary Pinkham stated: "That's going to get fixed though?"

Monte Kingston stated: "Yes, it's being fixed."

Attorney Coombs stated: "I have one quick question, is the park and all the amenities with the park being developed in this phase?"

Monte Kingston stated: "The park, and the land, is being dedicated to the city."

Gary Pinkham stated: "Will this address the open space issues with Wells Crossing and Hunter Estates?"

Monte Kingston stated: "More than enough. Its 20 acres"

Jaime made the motion to recommend approval the Final Plat for Mountain Vista Development and Monte Kingston on the Scenic Slopes P.U.D. Subdivision - Phase 2 located on the Mormon Trail north of Wells Crossing for the creation of thirty-three (33) lots in the R-1-21 zone. Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously.

5. Consideration to recommend approval of the Final Plat for Mountain Vista Development and Monte Kingston on the Wells Crossing Subdivision - Phase 6 located on the Mormon Trail for the creation of twenty-six (26) lots in the R-1-21 zone.

Gary Pinkham stated: "They are willing to work with the City on the future Nygreen and not develop it at this time. That's going to be a real move to us, so thank you."

Monte Kingston stated: "We met with a contractor and are getting the bids this week on that"

Erik Stromberg stated: "Did we get the hydrants corrected? I didn't see an update?"

Gary Pinkham stated: "Yep, all good."

Gary made the motion to recommend approval of the Final Plat for Mountain Vista Development and Monte Kingston on the Wells Crossing Subdivision - Phase 6 located on the Mormon Trail for the creation of twenty-six (26) lots in the R-1-21 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.

6. Consideration to amend the Grantsville City Land Use Management and Development Code to adopt Chapter 25 – Accessory Dwelling Units.

Jaime Topham made the motion to table. Erik seconded the motion. All voted in favor and the motion carried unanimously.

7. Consideration to recommend approval to amend the Grantsville City General Plan and Future Land Use Map amending the Medium Density Designation.

Jaime Topham stated: “I think we had discussed adopting the R-1-12 as the designation for medium density rather than the 3 units per acre.”

Erik Stromberg stated: “I think we want to change it to say 4 units per acre so it will match up with the R-1-12 zoning.”

Jaime Topham made the motion to recommend approval to amend the Grantsville City General Plan and Future Land Use Map amending the Medium Density Designation to state “four units per acre” instead of “three”. Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously.

8. Consideration to recommend approval to amend the Grantsville City Zoning Map designation for the Mixed Use zone.

Jaime Topham stated: “With this one, we decided to adopt the future land use maps description of Mixed Use and replace the MU zone description on the city zoning map.

Jaime made the motion to recommend approval to amend the Grantsville City Zoning Map designation for the MU zone by adopting the future land use map description of Mixed Use to maintain consistency with the ordinance. Erik Stromberg seconded the motion. All voted in favor and the motion carried unanimously.

9. Consideration to recommend approval of the 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.

Marlo Meno was present for this agenda item.

Commission Chair Brian Pattee stated: “What I think we just did clean this one up”

Kristy Clark stated: “Yes, now it meets the general plan.”

Jaime Topham made the motion to recommend approval of the 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 seconded the motion. All voted in favor and the

motion carried unanimously.

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

Erik Stromberg made the motion to approve meeting minutes from 05/13/2021 meeting. Commission Chair Brian seconded the motion. All voted in favor and the motion carried unanimously.

11. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held June 10, 2021.

Jaime made the motion to approve the meeting minutes for the previous P&Z Meeting that was held June 10, 2021. Erik seconded the motion. All voted in favor and the motion carried unanimously.

12. Report from City Council Liaison Darrin Rowberry.

Council Liaison Darrin Rowberry stated to the Commission: After our storm two weeks ago and the amount of water in the catch basins on the west side of town. I was working on the East side of town and the rain difference, it wasn't a lot of rain. Then two days after, the retention pond at the storage units on West Main, the amount of water in there. Then I had to deal with the guy who lives across the street about why the developer isn't doing anything about how the ground is sloped and so I think speaking for myself, how much ground they require. It only took a few minutes but we had several basements full of water and mud. I know the mayor has been out and about. It sure brings it home to look at that hillside on the west and we are planning on how to check that water. We haven't had that problem before. Those washes have been there for a while and something made those. We need to make sure as a City we need to make sure we are protecting the citizens with that.

Commission Chair Brian Pattee stated: "Storm water infrastructure is critically important. We do a lot even with this group you might not see it or hear it as much. But when you need, you need it.

Darrin Rowberry stated: "Having sat here and seen it the days after, and talking to people taking their frustration out on me. Well I am just on City Counsel. And I tried to explain that Planning and Zoning does everything they can to make sure that's taken care of."

Shay Stark stated: "So did we have flooding with that basin in place?"

Darrin Rowberry stated: "Yes, in Cherry Grove, he got some water in his basement, but not a lot, but if you go down to Little Reno and Highlands, we had some major problems."

Shay Stark stated: “So those were off the other retention basins.”

Darrin Rowberry stated: “Then Sheldon Riches at the end of Clark Street he got some flooding in the basement”

Gary Pinkham stated: “Is this up in Cherry Grove? Maraschino?”

Darrin Rowberry stated: “Is it Cherry Grove? With the storage units? I thought that catch basin was huge. The water was ready to go into the spillways. I was pretty impressed. I guess those engineers know what they are doing. It’s just a reminder of why we go to these meetings. We got funding from FEMA to study the ponds”

Commission Chair Brian Pattee stated: We can build the best infrastructure but we also have to maintain it. That goes back to the same controversy, if you will, about the secondary driveways. People just throwing a culvert in, without the proper engineering and structure and maintenance. There is a lot of these instances where a storm comes along and the design is done correctly but it hasn’t been maintained and the catch basins are chuck full of garbage and the storm water design does not work.”

Gary Pinkham stated: “In many cases, the home owners are at fault. The mayor brought to my attention the one down across from Walmart. A couple homeowners were complaining about storm water. He went and looked at it and they filled the designed storm way with boulders as part of their yards xeriscaping. They blocked up the waterway themselves and filled up the basement. Similar to what happened in Wells Crossing. They dug their basement out and made their yard a retention basin. And got water in their basement. And the very end of Main. The last home on Maraschino, he had water in his basement because he graded he yard to the back door. It’s a big issue. The city plays a role in setting it up and maintaining it, but the people are their own worst enemy. When we lost the road in Little Reno with the waterline, the people upstream had been throwing trash in the water way and plugged the culvert. We have self-inflicted the problem we are talking about.”

Gary Pinkham wanted to discuss the driveway ordinance not being returned to commission and being passed through City Council. He also wanted to discuss the issue PW has with the signing. He would like to have James enforce the City ordinance regarding proper signing with the developers.

Gary Pinkham made the motion to adjourn the meeting at 7:58 p.m. Erik seconded the motion. All voted in favor and the motion carried unanimously.

Kristy Clark
Zoning Administrator