

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION
HELD 09/02/2021. THE MEETING WAS HELD IN THE GRANTSVILLE
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

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

Commission Members that were present on Zoom:

Commission Members that were absent: Commission Member John Limburg

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

Appointed Officers and Employees that were present on Zoom:

Citizens and Guests Present: Barry Bunderson, Anthon Stauffer, Allison Foias (via Zoom)

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

- a. Proposed Amendment of the Grantsville City General Plan and Future Land Use Map for Greg DeHaan to go from a Rural Residential 2 designation to a Mixed-Use designation for his property located at 4585 Hwy 112.**

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

- b. Proposed Amendment to the Grantsville City General Plan and Future Land Use Map for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. to go from a Rural Residential 2 designation to an Industrial designation for the property west of Sheep Lane on SR-112.**

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:02 p.m.

c. Proposed Commercial/Industrial Conditional Use Permit and Site Plan for Allison Foias to own and operate KungFu Canine Dog Daycare and Training Center located at approximately 167 N Old Lincoln Hwy in the MD Zone.

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

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:03 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:03 P.M.

1. Consideration to approve the Commercial Conditional Use Permit and Site Plan for Allison Foias to own and operate KungFu Canine Dog Daycare and Training Center located at approximately 167 N Old Lincoln Hwy in the MD Zone.

Allison Foias was present for this item. Gary asked about where the animals would be mainly inside or outside. Allison explained the dogs would be inside, but there would be a fenced bathroom area where they would be let out to use the bathroom. Gary asked if City Animal Control needed to be involved and the County Health Department. Brett advised both would need to complete inspections of the property and give approval.

Jaime made the motion to approve the Commercial Conditional Use Permit and Site Plan for Allison Foias to own and operate KungFu Canine Dog Daycare and Training Center located at approximately 167 N Old Lincoln Hwy in the MD Zone with the condition that Grantsville City Animal Control and Health Department inspect and approve the building. Gary seconded the motion. All voted in favor. Motion carried unanimously.

2. Consideration to recommend approval of the amendment to the Grantsville City General Plan and Future Land Use Map for Greg DeHaan to go from a Rural Residential 2 designation to a Mixed-Use designation for his property located at 4585 Hwy 112.

Barry Bunderson was present for this item on behalf of Greg Dehaan. Gary asked about how many parcels were actually there because it shows 3 on the radius report, but there are actually 5 listed on the application. Barry explained on the western boundary the two smaller parcels that are 0.2 acre and 0.98 acre and due to the scale of the map those parcels are not visible. Barry mentioned that UDOT approved an 80 foot right of way access on SR-112 that would tie in to the existing right of way to the North. Gary asked about the coordination for the major intersection planned across the street with the Oquirrh Estates and Barry explained that UDOT is limiting the amount of access being granted along SR 112. Barry continued by advising all the road access and intersections are coordinated through UDOT permitting process. Barry explained the reason for the Mixed-Use designation request is to have commercial along SR 112 and transition to residential. Erik asked if this would resolve the City Council concerns with the rezone. Kristy advised the issues would be resolved.

Jaime made the motion to recommend approval of the amendment to the Grantsville City General Plan and Future Land Use Map for Greg DeHaan to go from a Rural Residential 2 designation to a Mixed-Use designation for his property located at 4585 Hwy 112. Erik seconded the motion. All voted in favor. Motion carried unanimously.

- 3. Consideration to recommend approval of the Proposed Amendment to the Grantsville City General Plan and Future Land Use Map for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. to go from a Rural Residential 2 designation to an Industrial designation for the property west of Sheep Lane on SR-112.**

Anthon Stauffer was present for this item. The Commission didn't have any questions or concerns with this agenda item.

Jaime made the motion to recommend approval of the Proposed Amendment to the Grantsville City General Plan and Future Land Use Map for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. to go from a Rural Residential 2 designation to an Industrial designation for the property west of Sheep Lane on SR-112. Erik seconded the motion. All voted in favor. Motion carried unanimously.

- 4. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held August 19, 2021.**

Gary made the motion to approve the meeting minutes for the previous P&Z Meeting that was held August 19, 2021. Erik seconded the motion. Jaime abstained. All voted in favor and the motion carried unanimously.

- 5. Report from City Council Liaison Darrin Rowberry. There were no comments from Council Liaison.**
- 6. Adjourn.**

Gary made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 7:14 pm.

Kristy Clark
Zoning Administrator