

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 09/16/2021. 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, and Commission Member John Limburg

Commission Members that were present on Zoom:

Commission Members that were absent:

Appointed Officers and Employees Present: City Attorney, Brett Coombs; Planning and Zoning Administrator, Kristy Clark; City Planner, Shay Stark, City Engineer, Dan England; City Council Liaison, Darrin Rowberry; City Recorder, Braydee Baugh.

Appointed Officers and Employees that were present on Zoom:

Citizens and Guests Present:

**THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY
COMMISSION CHAIR, BRIAN PATTEE AT 7:00 P.M.**

PLEDGE OF ALLEGIANCE

**COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE
MEETING TO ORDER AT 7:00 P.M.**

1. Discussion and Consideration to amend the Grantsville City Land Use Management and Development Code by adopting Chapter 25 - Accessory Dwelling Units.

Bradyee Baugh stated to the Commission: We stopped at line 36, 25.2, subsection 5. We did not want to limit the number of bedrooms or restrict the size of the ADU. The building official took issue with that because there are minimums for requirements for bedrooms and bathrooms and actual living space to count as a dwelling.

Jaime Topham asked, what are those?

Braydee Baugh answered, minimums for a bedroom is 70 square feet, plus you have to have actual habitable space of 70 square feet, and then the minimum for a bathroom is 40 square feet, and there's nothing for a kitchen.

Erik Stromberg stated, I think there's enough in each of the zones to say what that size of building could be. That's why I go back and say, "Why do you want to put a limit?" I think we can say, "Okay, here's the minimum. You can't go any smaller than this, because our concern is you're not going to do the space," but why put a maximum? Because the zoning of that property, between the setbacks and the percentage of coverage, is going to dictate what that is. Here's the thing, going back to, "Okay, if I come in and say it's an ADU, I can only have 1,200 square feet." But if I come in and I build a barn that's 5,000 square feet on my five acres, but now do I just have to make sure the dwelling part of that 5,000 square foot is only 1,200 square feet? But the building itself, that's where I'm like, "Let's just get rid of the maximums."

Jaime Topham stated, I agree that we should get rid of the maximum, because your lot and your original dwelling, it's going to control that. I do think it should have the minimums. So, strike five and six and strike number seven entirely, because it's controlled by the size. Did we decide about whether we were going to require a new water and sewer for detached?

Brian Pattee answered, we decided that a new water and sewer service would be required for detached ADU's.

Planning Commission and Staff had a lot of discussion about addressing, parking, needing definitions and the intent of the State that warranted more discussion and this agenda item to be tabled until there is more information to help address the above concerns.

Gary made the motion to table the Consideration to amend the Grantsville City Land Use Management and Development Code by adopting Chapter 25 - Accessory Dwelling Units. Erik seconded the motion. All voted in favor and the motion carried unanimously.

2. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held September 2, 2021.

Gary made the motion to approve the meeting minutes for the previous P&Z Meeting that was held September 2, 2021. Erik seconded the motion. Jaime abstained. All voted in favor and the motion carried unanimously.

3. Report from City Council Liaison Darrin Rowberry. There were no comments from Council Liaison.

4. Adjourn. Gary made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 8:11 pm.

Kristy Clark
Zoning Administrator