

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION
HELD 03/03/2022. THE MEETING WAS HELD IN THE GRANTSVILLE
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

Commission Members Present: Commission Member Gary Pinkham, and Commission Member Jaime Topham, Commission Member Erik Stromberg, Commission Member John Limburg

Commission Members that were present on Zoom:

Commission Members that were absent: Commission Chair Brian Pattee

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England

Appointed Officers and Employees that were present on Zoom or Absent:

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

PUBLIC HEARINGS:

- a. Proposed Home Occupation Conditional Use Permit for Kristy Hodgson to own and operate a Dog Grooming business out of her home located at 480 East Clark Street in the RM-7 zone.**

Commission Member Jaime Topham opened the public hearing at 7:01p.m. and called for comments.

No comments were offered, Commission Member Jaime Topham closed the public hearing at 7:02 p.m.

- b. Proposed Animal Conditional Use Permit for Riggin Marriott to keep up to four (4) horses on his property located at 375 East Clark Street in the RM-7 zone.**

Commission Member Jaime Topham opened the public hearing at 7:02 p.m. and called for comments.

No comments were offered, Commission Member Jaime Topham closed the public hearing at 7:02 p.m.

c. Proposed General Plan Amendment and Future Land Use Map for 2.02 acres of land located at 794 East Main Street to go from a Mixed Use and High Single Family Designation to a Commercial Designation for Wagstaff Investments.

Commission Member Jaime Topham opened the public hearing at 7:02 p.m. and called for comments and stated to the Public: I'm going to call this item and the next item, d together, because they are related. We have some comments from the public on both items.

Commission Member, Jaime Topham read into the record a letter from Peggy and Glen Pearce, Dave and Doryanne Hall, David and Barbara Fawson, Josh and Natalie Fawson that stated to the Commission: We are writing this very serious objection to the letter we have received concerning the city's general plan to use the property located next to our home and our neighbor's homes for commercial designation. Our entire neighborhood is opposed to putting a commercial business located on 794 East main street. We have chosen to live in this area due to the opportunity to raise children, use a surrounding land as gardening, crop growing, even a place to build a home for family, friends, or additional neighbors. A business on the corner of Main and Highway 112 has been opposed by the Utah department of transportation due to the very unsafe use of business cars, trucks, and large transportation. There is enough business on the east side of highway 112 and the very busy Maverik Gas Station. This new business location would add an extremely fearful, frightening, and unwise use of highway 112 and highway 138. Many of the businesses located in the mall on 138 East have closed and are looking for new businesses every few weeks. It is not a good location and any accidents have already occurred there. Please reconsider your proposal and consider our comments in the concerns about this very unfavorable site for business.

Robyn and Don Payne stated to the Commission: I have a little preface to our letter, just out of curiosity. I was out getting the mail yesterday and it was in the evening, and I thought, what is going on here? So I sat outside for quite a while, like 15, 20 minutes. And I just thought, well, I'm just going to watch the stoplight, which we live there. So, we see it all the time and this is not a real unusual occurrence. It happens usually every evening. And so there was 45 cars lined up from the stoplight going south backwards. And so I thought, well, I wonder how many cars get through there? On average and it was about 10. So that still left 35 cars backed up. And while I was sitting there, there were people leaving the strip mall, going through that traffic to the left. There were people trying to get into the traffic on the right. And there were people passing on the right hand side of that line of traffic to get to the corner to turn. It was just amazing to me. I hadn't really sat out there before, but I'd witnessed line ups previous to last. Anyway, our letter says, Grantsville City Planning Commission, we would like to express our concerns for the application for a rezone on 2.2 acres of land located at 794 east Main Street to go from an R-1-21 to a CG zone for Wagstaff Investments. We live on highway 112, just adjacent from the corner from the location 794 East Main Grantsville. Our address is 67 Highway 112. We are very concerned to have yet another rezone application from residential to commercial. Part of our concern is the location of another rezone to the rural area that we once enjoyed. We have lived in our home for 43 years. We picked Grantsville in this spot for its beauty, beautiful rural location. We are

saddened to see all the rezoning and change happening all over Grantsville and especially to our little corner, we call home. The intersection at 794 east main and highway 112 is currently a logistic nightmare, the existing business center just to the north of us and the Maverik gas station and convenience store have created a very dangerous traffic situation. we are aware of at least three but then as we were recounting them in our brain, we are aware of at least six and the ones that we hadn't counted before included a motorcycle accident and a truck hit right in front of our house. And then yesterday there seems to have been something happening at Maverik in the form of an accident. So that should be probably six at accidents that have occurred in recent months due to the heavy traffic or someone trying to access the gas station and mall. The most recent accident occurred March 2nd of '22. The business entered to the north of us had the vehicle entrance just north of our driveway. Many times people have turned into our driveway thinking it was the mall entrance. Vehicles entering or leaving the mall many times are backed up into the lane of traffic, either due to the red light or just a line of vehicles. This can simultaneous lead to vehicles, passing both ways to go north or south out or into the mall as people are crossing through the line of traffic to go either way. We hear multiple screeching breaks each day due to the already heavy amount of traffic using 112. Oftentimes during the day and night, the traffic backs up from the red light to as far back as Sheffield's home also on highway 112 as was the case yesterday. And it's usually every evening that happens. Maybe not quite to the extent that I witness, but I haven't sat out there to just eyeball it. But they do back up a long, long ways. When we are going to our home on highway 112, we have to start tapping our brake lights well in advance of our home. Usually as far back as the new mall on the south part of 112 due to people not thinking we are actually turning at our own home, this is also true of approaching from the north. We have less breaking time, this close to the corner. We've had many close calls, almost being rear-ended, but because we drove off the road to avoid from being hit, we haven't been hit yet. People pass us on the right and left side of our vehicle, depending on the current traffic flow, the Sheffield's were rear ended causing severe damage to their car due to people not breaking in time to allow them to access their driveway. I worry for my family, grandkids, children and friends each time someone comes to visit, as they tried to turn into or out of our property. Many times throughout the day and evening, and this happened yesterday, it was like ridiculously right where they were parked. And then today, and not that it really matters but I have pictures of it. Large semi-trucks and large dump trucks and other large construction vehicles park on the east and west sides of 112, just right off the side, many times, right in front of our house, we've taken care of that. We know that it's not our property but we maintain it and have put down gravel. And people seem to think that's a parking place too but that's really not the issue. It's just that these truck drivers or whoever's driving these seem to hop out of their truck and run over to eat on the corner of Main and 112. So this causes more traffic problems and loss visibility to oncoming traffic. This just makes me think, where the entrance going to be in and out of whatever's going to be there. Because if people continue to use that as parking lot on the sides of the road, that really is going to be a visibility problem. We wonder if another location, one that is already zoned commercial has been considered. The existing mall on the corner of Main and 112 has seen many, many businesses come and go. That current mall seems to have many unused space as much of the time. The mall on the south end of 112 has a vision office and a Sunday church group that uses it for a Sunday

meeting otherwise it seems very much vacant too. We certainly wonder what type of commercial property could benefit in this location. In this area, we currently have three restaurants, a tax office, a medical office, a possible hair salon, that looks vacant most of the time, a farm bureau, Hammer and Stain do it yourself workshop and Rocky Mountain Therapy as of January. This might have changed since then, as we have witnessed constant change in the businesses that come and go. Businesses that have come and gone as far as we know are two women's clothing stores, a small fitness center, prime pizza, a smoke shop, a dance studio, a bakery and a realtor office. These are the ones that we have personally watched come and go. It is likely there has been more or will be more. Obviously in this area, we have a Maverik gas station with attached convenience store. This causes yet another concern for the many kids and adults that walk down 112 to access Maverik on a daily basis. We worry for them walking on such a busy road while the new business be one where pedestrians and vehicular traffic will increase causing further danger concerns for everyone using this corner. Please consider our plea to keep what is left of this area as is. We hope by Wagstaff Investments will consider using an existing business complex or a safer location to locate their business. One with a safer entrance and exit to their business. There seems to be few options for an entrance and exit to this location. It looks as if they will be located on either the busy, busy intersection of Highway 112 and Main or on the ridiculously busy Highway 112.

Robyn and Don Payne read a letter from Alma and Laymon Adams, they were unable to attend the meeting. The letter states, we live two houses down from Maverik and already get a lot of traffic and noise. It is going to make our exit off of Main from our property onto the busy street, very difficult and dangerous. We already have enough gas stations and car washes in Grantsville. We are a small town and we don't need another one on the corner causing more traffic and noise. Please consider these things and help us not to let this business come into Grantsville to cause any more traffic at this intersection. Sincerely Alma and Laymon Adams.

Tammy and Darren Sheffield stated to the Commission: we received a letter as well. We just are extremely concerned and feel that it should not be considered to put any type of business on that corner for many reasons. Due to the extra volume of traffic from Maverik gas station, the shopping Plaza, and now the new medical Plaza, which is right next door to us in that pasture, we have found it very difficult to even turn in our driveway in our own property. And fact, I have been rear-ended, that's what Robyn was talking about while was waiting for the cars to go past. So I could get enter my driveway, broke my axle right off the car. My car was hit with such an impact. Like I said, broke the axle. And then the paramedics had to come and check out all three of my kids to make sure that they weren't hurt. And then additional traffic just on that corner from main street will just make it more dangerous for us citizens and homeowners. And I know that a lot of people don't live there. So you really don't experience that. So I know that we're just talking but we are impacted by that. So I really hope that people do consider that. So adding extra traffic to that corner of main street will only make it more day dangerous. So every day we fear that an accident will happen pulling into our own driveway. And then we have to start using our blinker far in advance, which is fine, but you have to jerk off the road so you don't get hit. That's not very safe. It makes us look like we're

crazy drivers, but cars will be passing into the coming traffic because they don't want to hit us and we don't want to hit them. But they're pulling into direct traffic. And so we're going to get hit head on or somebody is. And I am like three houses down from of Maverik anyway, and we're still getting all that. And then as Robin has mentioned, we've witnessed several times with cars, pulling into her driveway. They think that they are turning into that shopping Plaza, it's extremely dangerous and could hurt or kill anyone that is standing in the driveway or in their front yard. The shopping Plaza on 112 and main street has been a revolving door as mentioned as well with tenants coming and going. Clearly we do not need any of these existing stores because several of them are vacant. So we've lived at our residency for 18 years now and have been proud to call Grantsville our home until recently. All of these businesses coming in and more traffic have made it more difficult to love our neighborhood and community by adding yet another commercial building, gas station or whatever is being considered is taking a small town feel out of Grantsville. I want to continue living in Grantsville, as I mentioned that have the small town feel. And I know that we can get back to that again, if we minimize the commercial properties, so safety should be the top priority in my opinion, for the Safety Planning Committee, when looking at this location, the 794 east main street, adding any type of business will cause more traffic, make it impossible to feel safe pulling into our own driveways, safety for individuals that walk from Maverik gas station to their neighborhoods with no sidewalks or lighting. So we just beg you guys to reconsider. We don't want any rezoning for this property just to help us to preserve our small community that we absolutely love. So thank you.

Josh Fawson asked the Commission: I'd just like to ask some questions regarding the city's plans. Did the city have any future plans? Maybe this is a better question for council. Is there a future plan in which the city had designated this area of going into a commercial?

Jaime Topham answered, It's on the general plan as a mixed use. So yes.

Josh Fawson asked, so it is right now, it's R-1-21 though. And there's a general plan to go in as a mixed use?

Jaime Topham answered, Yes. The Future Land Use Map designates that as partial mixed use and other parts is high single family density.

Josh Fawson asked, so it's on the plan as mixed use though and not commercial?

Jaime Topham answered, Mixed Use includes commercial.

Josh Fawson asked, When Wagstaff does their rebuttal, will we get a chance to then give our rebuttal?

Jaime Topham answered, no.

Josh Fawson asked, so this is it then?

Jaime Topham answered, this is your opportunity.

Josh Fawson asked, we don't get a chance to respond to them.

Jaime Topham answered, you don't get a chance to respond. No.

Josh Fawson stated, Well, I'll just reiterate then that this appears to be a dangerous area. Clearly, it's a gas station going in. Obviously we're not talking about that today, but if we're looking in context and the emails from holidayoil.com, so it's pretty clear what's going to be happening. We've already got a Maverik there. We don't need anything else. When the Maverik was first going in, there were a few people they asked and they said, "Hey", when they were deciding whether they were going to put it in. And I remember they looked at Robbie Palmer who was living right next to the Maverik. And they said, "Well, everyone's moaning about this Robbie and you haven't said anything. What do you think?" And Robbie said, "Well, I don't think it's that bad of an idea." So they said, "Okay, if the guy living right next door to it doesn't care, then, then let it in." Robbie moved out a year later. It maybe have been for few more years, but it was shortly thereafter that Robbie moved out because of the loud music at night, the lights at night, all of the traffic crossing his house at night, the litter in his yard, the danger to his children as cars are constantly coming in and out and I've seen several other homeowners come and go out of that same house. The bottom line is we've got a gas station there. We didn't want that one to come. The people that are staying and planning and staying in the area didn't want it to come, allowed it to come. And now people are moving out. Let's not make the same mistake here and allow a new holiday oil or whatever it's going to be to come in to create more traffic. I can hardly get out to work in the morning. When I pull out of the driveway, takes me 20 minutes. I'm embellishing, takes me 20 minutes to turn left, to go on my way to Salt Lake so I can go into work because of all the cars coming in. We've got a gas station there, there's no need for it. There's no need for the zoning to be changed to the commercial. Let's put in more residential homes there, leave it as the R-1-21. And we'll all be super happy about that.

No additional comments were offered, Commission Member Jaime Topham closed the public hearing at 7:21 p.m.

d. Proposed Rezone of 2.02 acres of land located at 794 East Main Street to go from a R-1-21 zone to a C-G zone for Wagstaff Investments.

Commission Member Jaime Topham combined the Public Comments for this agenda item with the agenda item #c since they addressed the same address.

- e. Proposed Final Plat Amendment for Cook Corner Subdivision located at approximately 935 East Durfee Street to divide lot 4 into two (2) one (1) acre lots making a total of five (5) one acre lots in the RR-1 zone.**

Commission Member Jaime Topham opened the public hearing at 7:21 p.m. and called for comments.

No comments were offered, Commission Member Jaime Topham closed the public hearing at 7:22 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:22 P.M.

- 1. Consideration to recommend approval of the Preliminary Plan for Iconic Development, LLC. on the Blue Spruce Subdivision located approximately at 620 South Quirk Street for the creation of thirteen (13) ½ acre lots in the R-1-21 zone.**

Sean Perkins was present for this agenda item and stated to the Commission: Good afternoon. I'm Sean Perkins. As you know, I've been collaborating with the landowners as well as Attorney Coombs to find a solution. I believe we have finally reached a solution. The easements are drawn up and everything, and we have an agreement with the other landowner that upon the plat being recorded, the easement to the north will be vacated and we will have an easement in place for the turnaround at the end of the street that was requested as well.

Jaime Topham asked, Attorney Coombs, did we get everything that we needed legally?

Attorney Coombs answered, yes. For the easement.

Jaime Topham stated, in our packet, the vacation of the ingress egress easement is not signed. Do we have the actual signed one?

Attorney Coombs stated, No. I've received an email from the owner of that easement, that they are more than willing to sign that over once this is recorded. They just don't want to give it up if this project isn't going to go through. I feel confident that we can move forward at this stage, with the understanding that once it's recorded the documents are signed. Maybe we put a restriction of five days beyond that and then failure to record the easement within those five days would negate this approval.

Erik Stromberg stated, I know we have the easement as temporary. And the plan is that eventually Williams Ln will be developed through. My concern is we do this temporary, what's temporary. This isn't a finished road. So, if temporary ends up being 10-15 years, how is it going to be maintained? I mean none of us have a crystal ball to say when that's going to continue but we do this as a temporary, it's some gravel.

Attorney Coombs answered, So the turnaround and the road become part of our city streets. So, it would be the city's responsibility to maintain all of that. But I can see where the concern would be if it's going to take years and years and years; that gravel's going to wear down over time and the city's going to need to go in and do something with it.

Erik Stromberg stated, I mean, I'm just bringing up. I don't like the idea of these temporary turnarounds. I know we've allowed it, it's in here. I don't like it because we're accepting something that's on what ifs.

Dan England stated the only time those turnarounds are used is for some of the larger vehicles that can't turnaround on the street. And so, it really doesn't happen that often.

Erik Stromberg stated, I'm going to disagree with you. I see it being used for more than that for which it's intended. I think we need to consider what temporary is and whether we can put some sort of timeframe and say, okay, if it hasn't been developed by a certain point, we need to do something different.

Gary Pinkham stated, this is preliminary. So, when the final comes in with the engineering, we can address issues of signage and things of that nature too. But as far as the preliminary goes, at this point, it has met the requirements of the preliminary.

Gary made a motion to table the Preliminary Plan for Iconic Development, LLC. on the Blue Spruce Subdivision located approximately at 620 South Quirk Street for the creation of thirteen (13) ½ acre lots in the R-1-21 zone to our next meeting, to allow the applicant time to complete the vacation of the original access easement along the north boundary and put in place easement paperwork for the temporary hammerhead on the neighbor's property to the west. Jaime seconded the motion. All voted in favor and the motion carried unanimously.

2. Report from City Council Liaison, Mayor Neil Critchlow. Mayor Critchlow and the Commission discussed the concerns with the general plan amendment and the rezone for Wagstaff Investments on the corner of SR 138 and SR 112.

3. Adjourn. Jaime made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 7:41 pm.

Kristy Clark
Zoning Administrator