

Approved

MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON FEBRUARY 16, 2011 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 5:30 P.M.

CALL TO ORDER.

Mayor Marshall called the meeting to order.

ROLL CALL:

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Mike Colson, James Vera, Tom Tripp, Todd Castagno and Mike Johnson.

Appointed Officers and Employees Present: Attorney Ronald Elton, Planning and Zoning Administrator Shauna Kertamus and Deputy City Recorder Christine Webb.

Citizens and Guests Present: Sam Drown, Scott Stice and Missy Bird

AGENDA:

1. Consideration of Ordinance No. 2011-04, adopting a new Mixed Use Zoning District (MU), which allows for residential neighborhoods, mixed with compatible commercial uses.

Sam Drown addressed the council. He indicated that the proposed zone would allow flexibility. It would also provide an opportunity for the city and the developer to work together to develop property. He stated that the developer would begin with a master plan and then work from there on a case by case basis. He also stated that a MU Zone would not let them do as they please, since a PUD would be required, but it would allow some flexibility and assurances.

Mayor Marshall indicated that the Council could limit this proposed zone to newly annexed areas if they were uncomfortable with it being applied in other parts of the City.

Councilman Castagno expressed his support for the MU zone. He proposed the possibility of allowing this zone in other large acre parcels in other areas of the City.

Mayor Marshall said that he had spoken with Attorney Elton about limiting the application of the proposed zone to the time of annexation.

Councilman Tripp indicated that he still had reservations about the proposed zone. He also expressed his concerns about the setbacks. Ron Elton indicated that the City Public Works Director had no concerns with the proposed setbacks from a safety standpoint.

Councilman Johnson also had concerns about the setbacks, specifically for the corner lots. He suggested amending the setbacks for corner lots from 20 feet and 15 feet, to 20 feet and 20 feet for the sides that front a street.

Mr. Drown acting as a representative for Darrell Nielsen, stated that he had no objections with that amendment to the MU zone regulations.

Motion: Councilman Tripp made a motion that the proposed ordinance be amended to provide that the MU zone would only be available for property that was proposed under a new annexation petition and that it could not be applied to property already within the City. Councilman Johnson seconded the motion. Council members Tripp,

Approved

Vera and Johnson voted in favor of the motion. Council members Castagno and Colson voted against the motion. The motion carried.

Motion: Councilman Tripp made a motion that the proposed ordinance be amended to provide that the setback requirements for corner lots be 20 feet and 20 feet on the sides fronting a street. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Tripp made a motion to approve and adopt Ordinance 2011-04 as amended. Councilman Vera seconded the motion. All voted in favor and the motion carried.

2. Consideration of Ordinance 2011-09, assigning a MU designation (mixed residential and commercial uses) zoning district designation for the south portion of the flux Area Annexation property as requested by Darrell Nielsen.

Motion: Councilman Tripp made a motion to approve Ordinance 2011-09. Councilman Colson seconded the motion. All voted in favor and the motion carried.

3. Consideration of Ordinance 2011-01 amending Chapter 16, Table 16.1 Use Table Regulations (Commercial and Industrial Districts) by providing that all uses are conditional uses (except in the MD-EX District), deleting various uses in the C-N District including automobile repair and including other changes.

Motion: Councilman Castagno made a motion that Ordinance 2011-01 not be adopted as proposed. Councilman Vera seconded the motion. Council members Castagno and Vera voted in favor. Council members Tripp, Colson and Johnson voted against the motion and the motion did not carry.

Motion: Councilman Tripp made a motion that the council only consider adopting Ordinance 2011-01 as it relates to the proposed changes to the Neighborhood Commercial (C-N) zoning district regulations, with a few other changes to the categories and leave the other regulations as they are currently. Councilman Colson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Tripp made a motion that the portion of the proposed ordinance deleting Convenience Stores from the Table 16-1 use regulations for the C-N zone be approved. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Johnson made a motion to leave Twin Commercial Units in the C-N zone use regulations. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Johnson made a motion to leave financial institutions, without drive through facilities in the C-N zone use regulations. Councilman Vera seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Colson made a motion that the portion of the proposed ordinance deleting minor auto repair from the C-N zone be approved. Councilman Vera seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Colson made a motion to combine major and minor automobile repair in the Table 16-1 use regulations for all of the listed zones. Councilman Vera seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Castagno made a motion to leave retail services in the C-N zone. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

Approved

Motion: Councilman Tripp made a motion to add Beauty Salon, Barber Shop and Tanning Salon as a conditional use in the C-N zone as was proposed. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Vera made a motion to leave Medical or Dental Clinic in the C-N zone. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Castagno made a motion to remove Schools, Professional and Vocational as conditional in the C-N zone. Councilman Colson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Colson made a motion to leave accessory uses in the C-N zone. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Johnson made a motion to allow animal grooming as conditional use in the C-N zone. Councilman Tripp seconded. All voted in favor and the motion carried.

Motion: Councilman Castagno made a motion to remove commercial storage units from the C-N zone. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

Motion: Councilman Tripp made a motion to adopt Ordinance 2011-01, only with the additions, deletions and amendments previously voted on by the Council and that the other proposed changes not be adopted at this time. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

4. Consideration of Ordinance No. 2010-27, amending Section 4.13 and Chapter 15, Table 15.1 Use Table Regulations (Residential and Multiple Residential Districts) to prevent residential accessory buildings from being constructed prior to the residential use being established, unless approved as a conditional use.

Motion: Councilman Tripp made a motion to approve Ordinance No. 2010-27. The motion was seconded by Councilman Johnson. All voted in favor and the motion carried.

5. Consideration of Ordinance No. 2011-02 amending Chapter 14 Use table, to delete "Agriculture Industry" as a conditional use in the A-10 zone and to amend Chapter 14, Use Regulation Table 14.1, to add goat dairies, not to exceed 500 goats and commercial greenhouses to the A-10 zone as conditional uses and to delete farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink and rabbits, including wholesale and retail sale from the Chapter 14 use table.

Councilman Vera stated that the current A-10 zone accommodates most existing agricultural uses in the City and that the new Agriculture Industry zone will allow too intensive and non-compatible uses in the City.

Motion: Councilman Tripp made a motion that Ordinance No. 2011-02 not be adopted. Councilman Johnson seconded the motion. Council member Tripp, Castagno, Colson and Johnson voted in favor of the motion. Council member Vera voted against the motion. The motion carried and Ordinance No. 2011-01 was not approved.

6. Consideration of Ordinance 2010-15, amending the Comprehensive General Plan to provide land use recommendations for annexed areas and to amend the Future Land Use Map to change one Industrial land Use area located in the north central part of the City to a Rural Residential – 2 category and to change a Rural Residential -1 area on the northwest boundary of the City to an Industrial land use category.

Motion: Councilman Tripp made a motion to recess the special meeting and consider Ordinance 2010-15 at the conclusion of the Regular Meeting. The Motion was seconded by Councilman Johnson. All voted in favor and the meeting went into recess at 6:55 p.m.

Approved

THE SPECIAL MEETING WAS CALLED BACK TO ORDER BY MAYOR MARSHALL AT 8:10 P.M, AT THE CONCLUSION OF THE REGULAR MEETING .

6. Consideration of Ordinance 2010-15, amending the Comprehensive General Plan to provide land use recommendations for annexed areas and to amend the Future Land Use Map to change one Industrial land Use area located in the north central part of the City to a Rural Residential – 2 category and to change a Rural Residential -1 area on the northwest boundary of the City to an Industrial land use category.

The Council questioned whether or not part of the Industrial category proposed for re-designation to a Rural Residential -2 category had not already been considered and the advisability of changing the Industrial category for property east of Burmester Road, that already had been put to industrial uses.

Motion: Councilman Tripp made a motion to table consideration of Ordinance 2010-15. The motion was seconded by Councilman Colson. All voted in favor and the motion carried.

7. Adjourn.

Motion: Councilman Vera made a motion to adjourn the special meeting. Mike Colson seconded the motion. All voted in favor and the motion carried. The meeting was officially adjourned at 8:15 p.m.