

Approved

MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 11, 2017 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 5:30 P.M.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Krista Sparks, Mike Colson, and Jewel Allen. Tom Tripp arrived at 5:32 p.m. Neil Critchlow arrived at the meeting at 5:33 p.m.

Appointed Officers and Employees Present: Brett Coombs and Christine Webb.

Citizens and Guests Present: Gary Pinkham, Craig Neeley, Shay Stark, Brad Clayton, and Jaime Topham.

AGENDA:

1. Discussion on subdivision regulations.

Attorney Coombs provided a copy of the proposed ordinance to adjust the street widths. Councilman Tripp arrived at the meeting. Councilman Tripp commented on the name of the ordinance and suggested changing it for clarity. Councilman Critchlow arrived at the meeting. The Council Members and Attorney Coombs discussed the proposed ordinance. Councilwoman Allen stated her husband had provided the Council Members a copy of an article published about the width of streets and the safety of the public. Councilman Tripp expressed his concerns about the width of East Ranch Road. He explained that if cars are parked on each side of the road, there is not enough room for two cars to pass on the street.

Mayor Marshall and the Council Members reviewed Chapter 21 of the Land Use and Management Code. Councilman Critchlow commented on the roads and the impact developers have on them. He suggested developing a fee where the developer pays 70% and the homebuilder pays 30%. The Council discussed options with Aqua Engineering's Craig Neeley. Gary Pinkham suggested figuring a certain amount per ton per mile the developer will be driving from Main Street to their development and back. Councilman Tripp summarized that the Council had agreed on adopting a street ordinance amending the required width, they want to impose a development fee for the heavy loads going into developments, and an overweight fee and designated routes for them. They discussed a development fee per weight per mile and permit fee for commercial vehicles to use the city streets.

Councilman Critchlow stated that we need development projects to improve the routes to get kids to school. He would like to see connectivity from neighborhoods to schools. They discussed the ways to require paths, trails, or sidewalks and how to fund them. Councilman Critchlow expressed his feelings about needed parks.

Shay Stark with Aqua Engineering provided a copy of the Grantsville General Plan Amendment Process. He covered the State law regarding general plans. He provided a copy of a portion of the Code for the Council. There are three elements required by the State for a general plan. They are a land use element, a transportation and traffic circulation element, and an estimate of the need for the development

Approved

of additional moderate-income housing. There are also optional elements of the general plan. The optional elements may include environmental elements, public service and facilities element (Capital Facilities Plan), economic element, or any other element the municipality considers appropriate. Mr. Stark stated the general plan is the responsibility of the Planning Commission. He suggested a process with eight steps. He reviewed the proposed steps. Mr. Stark commented he has noticed that as the developers come in, there is a lot of spot zoning that occurs. He explained you have a land use plan and most of the land is not very dense so then you have developers coming in wanting to take one to five acre parcels and zone it down to half acre lots. He stated every couple of years he receives a pile of zoning changes that have occurred and he updates the map. He said this brings up the question of whether there is something wrong with the zoning plan. Mr. Stark expressed his concerns about how the zone changes affect the Capital Facilities Plan and the infrastructure needs. He pointed out that the Council has the right to stick with the plan and tell people no.

Planning Commission Chair, Jaime Topham, explained that she will need to know how much time she will need to schedule for this process. Gary Pinkham felt the Planning Commission could take the process in segments to generate an overall plan. The Planning Commissioners will review the general plan, the Capital Facilities Plan, the master plan, etc. and then present it to the City Council.

Mayor Marshall reminded those present that our Zoning Administrator, Jennifer Williams, had her last day today. The only applicant was Kristy Clark. She has spent time working with Jennifer and she interacts with developers regularly. The Mayor pointed out the County has been without a planner for an extended amount of time with no applicants. Mayor Marshall expressed his support for Kristy in this position.

2. Adjourn.

Motion: Councilman Tripp made a motion to adjourn. Councilman Colson seconded the motion. The meeting was adjourned at 7:39 p.m.