

Approved

MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 19, 2018 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present:

Krista Sparks

Scott Stice

Jewel Allen

Neil Critchlow

Tom Tripp arrived at 6:12 p.m.

Mayor Brent Marshall was excused.

Appointed Officers and Employees Present:

Brett Coombs, Attorney

Christine Webb, Recorder

Kristy Clark, Zoning Administrator

Citizens and Guests Present:

Shay Stark

Gary Pinkham

Jaime Topham

Appointment of the Mayor Pro Tempore

Motion: Councilman Critchlow made a motion to appoint Councilmember Jewel Allen as the Mayor Pro Temp. Councilman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

AGENDA:

1. Discussion of the Grantsville City Land Use Management and Development Code.

Councilman Stice commented that a lot of work was done on the Land Use Management and Development Code. He asked about the frontage on lots. Shay Stark explained that if they are building on ten acres in a cul-de-sac, this allows them to do that. Councilman Stice explained that if someone decides to subdivide a ten acre parcel, there should be a frontage of at least 100 feet because they will need to provide sixty-six feet for the road. Mayor Pro Temp Allen pointed out that Mayor Marshall was concerned with the frontage of commercial lots. Jaime Topham explained that they did not change that other than to require that the front and rear setbacks are the same. Councilman Stice felt the Council would be fine with commercial having sixty foot frontages. They discussed the three to one ratio on lots. Mr. Stark suggested eliminating the

ratio because the Council controls the front and rear setbacks. Councilman Stice suggested applying the three to one ratio for half acre and smaller lots.

Councilman Tom Tripp arrived at 6:12 p.m.

Mr. Stark explained that his goal in changing the words from “or” to “and” effectively eliminates flag lots. He stated that you do not want to get the frontages so wide that in order to make it work correctly, you end up with a half-acre lot in the middle of the 7,000 sq. ft. lots of a cul-de-sac.

Mayor Pro Temp Allen suggested starting at the beginning of the document. She felt that one public hearing held at the Planning and Zoning Meeting was acceptable. Mr. Stark explained that public hearing comments are part of the official record. There was a discussion regarding public comments. Councilman Tripp recommended that if the Council voted with a majority vote to allow a public hearing on a particular subject. Councilman Stice felt if they needed a public hearing that it should go back to Planning and Zoning. Mr. Stark explained that when he reviews the changes that come through after a public hearing, if it gets totally modified, then he will recommend that it has another public hearing.

Councilman Stice commented on line 1431 regarding minor subdivisions. He pointed out that it looks like they are we treating a minor subdivision like a major subdivision. Mr. Stark explained that is when there are improvements. He referred to the State Code and dedications. The Council and Mr. Stark discussed the requirements for geo-tech reports.

Councilman Stice asked about line 1495. He said it talks about the DRC representatives of affected entities such as County Health. He asked how it is determined who is affected. He felt the Grantsville Irrigation Company should be invited to the DRC meeting. Mr. Stark stated the Irrigation Company is invited as one of the standard participants. He explained this is when there is a project that fronts a UDOT road, UDOT should be invited to attend. He said that staff can review the application and invite the entities that feel may be affected.

Mayor Pro Temp Allen had something on line 1814. Councilman Critchlow asked if they could look at line 1686 – the water conveyance. He said we are asking developers to convey secondary water to the City. We do not do that anymore. He suggested removing that from the document. Mayor Pro Temp Allen stated that line 1814 talks about a street adjacent to a new subdivision and asked if it is being enforced. She pointed out that South Street is half paved and half gravel.

Councilman Critchlow felt we need to figure out how to regulate our agriculture protection areas. Mayor Pro Temp Allen commented on open space. Jaime Topham directed the Council to page 32, line 1001. Councilman Tripp suggested adding language stating that retention basins do not constitute open space. Councilman Stice said that if a developer was willing to have a two acre space for the retention, he would be willing to work with them. Mr. Stark felt they should not touch the easements for drainage because it is merely an easement.

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Jaime Topham pointed out that on line 973, the word secondary needs to be removed. Mr. Stark asked the Council if they wished to scratch lines 977 – 979. Councilman Tripp said the Council would do that in the regular meeting.

2. Adjourn.

Motion: Councilman Tripp made a motion to adjourn. Councilman Critchlow seconded the motion. The meeting was adjourned at 6:55 p.m.