

Approved

MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 27, 2019 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Brent Marshall

Jewel Allen

Neil Critchlow

Jeff Hutchins

Krista Sparks

Scott Stice

Planning Commissioners Present:

Gary Pinkham

Erik Stromberg

Jaime Topham

Jacob Linares

Appointed Officers and Employees Present:

Brett Coombs, City Attorney

Christine Webb, City Recorder

Kristy Clark, Zoning Administrator

Citizens and Guests Present:

Shay Stark

Kerri Anderson

Marla Spencer

Frank Anderson

AGENDA:

1. Discussion and editing of the proposed General Plan Draft.

Mayor Marshall, the City Council, the Planning Commission, and Shay Stark with Aqua Engineering discussed the proposed general plan draft. They suggested changes they felt were necessary. Mr. Stark stated he would note the comments and give them to the steering committee to go over to prepare something to send to the consultants.

These were the recommended changes:

INTRODUCTION, State Law and Grantsville City's Plan. Remove the first sentence of the first paragraph so that it begins with the second sentence. "This general plan update will serve as a framework for Grantsville decision makers..."

INTRODUCTION, Implementation. Remove the statement “It is recommended” from the sentences in the second paragraph to read: The implementation of the strategic plans, visions, or goals should be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, the community will be invited to participate to provide feedback during strategic planning efforts completed to rank and prioritize projects as well as determine the roles and responsibilities for each task.

INTRODUCTION, Next Steps for Plan. Remove “it is recommended” from the second sentence in the paragraph to state: To ensure that the community’s vision is realized, the City of Grantsville will undergo a strategic planning process that will help rank, prioritize, and implement the goals and visions from the general plan.

COMMUNITY VISION STATEMENT + CORE VALUES. There were no suggested changes to this section. The group discussed that several pages were moved to the appendix. They moved to the next page that was not moved, which was page 23, LAND USE.

LAND USE, Current Conditions. Update the first sentence to read: “Currently the land-use development pattern in many areas within the City of Grantsville are non-contiguous and scattered, creating...” The suggested change to the fifth bullet point was “Higher density and affordable housing options within the downtown core have not been the focus for development, which has impacted the rural characteristics within Grantsville.” Those present agreed that all Current Conditions sections would be better in the appendix as a reference to the conditions existing when the general plan was developed. They determined it would be best to name it “Conditions Prior to Implementation” and then list the different sections such as LAND USE, ECONOMIC DEVELOPMENT, etc. under this heading.

The group discussed the Future Land Use Map and where it should be found in the document. They pointed out that if the map is changed, then the whole document would have to be amended. However, if the map is part of the appendix, it could be updated more easily. Mr. Stark suggested having the map available as a link in the document because most people would be accessing the general plan online.

Those present considered the designations. Mining and gravel operations need to be addressed under the designations. If it should be included in the Industrial designation, there needs to be a statement listing them.

Mr. Coombs suggested adding a land use designation for parks and/or recreation. Mr. Stark recommended that the Downtown designations be moved in with the general designations. He showed that he tried to overlay the proposed map on the current map. He reviewed some of the issues he found and how he worked them out. It was appreciated that there was one sheet showing the entire map. The Council wanted to have our current Land Use designations side by side with the proposed designations. Mr. Stark recommended that someone contact the landowners with land designated at Agriculture/A-10 to see if they are happy with the designation, what they envision for their land, and how long they expect to farm their land.

There was agreement that the proposed future land use map was generally acceptable; they did feel that Main Street area needed some tweaks. Mr. Stark pointed out the area where Wells Crossing has been approved for half acre and some third acre lots should be reflected on the Future Land Use Map. He added that Northstar Ranch owns 1,200 acres they plan to develop and are willing to meet with the City to master plan it. He recommended designating that area as the Northstar Master Plan Area. He stated there was at least one other area that might be designated as a master plan area. The Council agreed to have Mr. Stark address the updates on the map and get rid of some ambiguity. The steering committee will meet with Mr. Stark regarding the map.

Goals + Policies – Land Use, Goal 2. Managed Growth. Remove the words “As a priority” under number 1.

Goals + Policies – Land Use, Goal 3. Support a Mix of Land Uses. Remove item 1 “The rationale of Grantsville’s zoning ordinance and map will be the City’s general plan. If there is a discrepancy that arises, the City will exercise due diligence to provide an adequate solution.”

Potential Action Steps. Councilman Stice suggested moving this section to the appendix so it can be updated easily.

COMMUNITY DESIGN. Community Character. Change the third sentence in the paragraph to state “Residents of Grantsville are aware of this character and have a strong desire...”

COMMUNITY DESIGN. Moved to the appendix.

COMMUNITY DESIGN. Beautification + Nuisance Issues. Remove the information about nuisances because it is addressed in the City Code.

COMMUNITY DESIGN. Nonconforming Uses. Remove this information because it is addressed in the City Code.

The Council and Planning Commissioners agreed that information on land use giving background of what it is or why we have it will be move to an appendix. The sections under COMMUNITY DESIGN to be moved to the appendix were Beautification, Community Character, Street Design + Edges, and Historic Preservation.

COMMUNITY DESIGN. Potential Action Steps. Remove number 3. “Strengthen enforcement of the nuisance ordinance that requires property owners to maintain their properties.” It is a nuisance issue that is addressed in the City Code.

ECONOMIC DEVELOPMENT. Current Conditions and Areas of Potential move to appendix. Keep the chart under Areas of Potential. Remove the bullet points after the chart.

ECONOMIC DEVELOPMENT. Potential Action Steps. Remove item 5.

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TRANSPORTATION. Current Conditions. Remove “Deseret Peak” from the second sentence in the last bullet point. It will read, “The new Midvalley Highway will provide opportunities for broadening the local economy in the area.”

TRANSPORTATION. Impact Fees + Traffic Impact Studies, Roadway Design, Access Management, Active Transportation + Public Transportation, and Roadway Placement will be moved to the appendix.

HOUSING. Goals + Policies – Housing. Goal 1. Housing Stock.

HOUSING. Goals + Policies – Housing. Remove Goal 3. Quality Housing. Amend it to “Schedule a discussion to consider allowing accessory dwellings to address moderate income housing.”

HOUSING. Goals + Policies – Housing. Goal 4. Encourage affordable housing. Remove item 2.

HOUSING. Goals + Policies – Housing. Goal 4. Encourage affordable housing. Item 3 will be changed to add language from UCA 10-9a-403(2)(b)(iii)(F).

2. Adjourn.

Motion: Councilman Critchlow made a motion to adjourn. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Nay”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Nay”. The meeting was adjourned at 9:24 p.m.