

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 7, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Pro Tempore Jolene Jenkins

Jeff Williams

Scott Bevan

Rhett Butler

Heidi Hammond

Council Members Not Present:

Mayor Critchlow

Appointed Officers and Employees Present:

Gina Roberts, Deputy City Recorder

Shay Stark, City Planner (via Zoom)

Tysen Barker, City Attorney

Robert Sager, Police Chief

Robert Rouselle, City Engineer (via Zoom)

Shelby Moore, Zoning Administrator

Christy Montierth (via Zoom)

Citizens and Guests Present: There were many members of the public present in person and via Zoom

Mayor Pro Tempore Jenkins asked Kevin Casey to lead the Pledge of Allegiance

AGENDA:

1. Public Comment

Kevin Casey stood to provide comment about the disturbance to the Bonneville Seabase. Mr Casey expressed concern about the health risks and consequences of the deposits to the area. Phillip Hawkins stood to provide comment about the recently passed OHV ordinance and to present a plan as requested by Mayor Critchlow at the July 17th City Council meeting.

2. Summary Action Items

a. Approval of Minutes from July 17, 2024 Regular and July 31, 2024 Special and Joint Work Meetings

b. Approval of Bills

Motion: Councilmember Hammond made the motion to Approve the minutes from the July 17, 2024 Regular Meeting

Approved

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Motion: Councilmember Hammond made the motion to Approve the minutes from the July 31, 2024 Special and Joint Work Meetings

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”. The motion carried.

Motion: Councilmember Butler made the motion to Approve the Bills

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

3. Consideration of Resolution 2024-58 approving the SRO Contract for 2024-2025

Chief Robert Sager stood for this item. This is an annual contract with the School District for the School Resource Officer. Two changes have been made with this contract from previous contracts.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-58 approving the SRO Contract for 2024-2025

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Motion to move Item 7 up to number 4:

Motion: Councilmember Butler made the motion to move Item 7 up to number 4

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

4. Consideration of Resolution 2024-59 approving the Final Plat for Heritage Farms Phase 1

Zoning Administrator Shelby Moore stood to represent this item. Clarification was made as to the timing of the application and the open space requirements. The only condition is that the fee-in-lieu is paid. Councilmember Butler pointed out the size of the retention basin and asked if it was attached to a lot. It is a separate parcel and will be maintained by an HOA. Shawn Holste addressed the basin and that as the developer they were following the direction that was given by staff. Discussion was had as to what other options could the basins be used for and what the developer would ideally like them to look like. There was further discussion about the smaller detention ponds on individual lots within the subdivision and how to keep the homeowner’s from filling in these areas. It was discussed to have an open discussion for other improvements to the retention basin instead of paying a fee-in-lieu. Ms. Montierth commented that part of the reasoning behind taking a fee-in-lieu instead of having a pocket park or any open space less than 10 acres becomes a burden on city staff and resources. It was discussed that adjustments would need to be made to wording keeping the responsibility of maintenance with the HOA. Councilmember Hammond asked what the parameters were for lighting and street landscaping and maintenance.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-59 approving the Final Plat for Heritage Farms Phase 1 with the condition of an open discussion with the developer and city staff concerning fee-in-lieu of open space for a period of 6 months. If it’s not resolved by then, the developer would then pay the fee-in-lieu of in exchange for amenities in Parcel A

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Consideration of Resolution 2024-60 adopting the West Bank and Northwest Area Master Development Plan and Capital Facilities Plan

City Engineer Robert Rouselle and City Planner Shay Stark spoke for this item. Mr Rouselle and Mr Stark gave an overview of what Planning Commission had discussed and wanted addressed and proposed to City Council for approval. Councilmember Williams asked if approval was time-sensitive and expressed concern for not having enough time to thoroughly understand the proposal. There was discussion about potential

issues that may come up with passing or delaying approval. Several councilmembers also expressed the desire to be able to fully comprehend what is being proposed in this guide. There was additional discussion about concerns within the guide, specifically alluvial fans, and wanting to completely understand what the potential issues may be going forward.

Motion: Councilmember Butler made the motion to Table Resolution 2024-60 adopting the West Bank and Northwest Area Master Development Plan and Capital Facilities Plan

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

6. Consideration of Ordinance 2024-25 approving the rezone of property located at approximately 791 N Burmester Rd to go from Agricultural (A-10) to Manufacturing (MD)

Councilmember Hammond recused herself from this consideration.

Zoning Administrator Shelby Moore stood for this item. Ms. Moore explained that Burmester Road was extended onto this land and are now needing to rezone this parcel in exchange.

Motion: Councilmember Bevan made the motion to Approve Ordinance 2024-25 approving the rezone of property located at approximately 791 Burmester Rd to go from Agricultural (A-10) to Manufacturing (MD)

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Abstained”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

7. Consideration of Ordinance 2024-26 approving the vacation and amendment of lot 109 in the Cherry Wood Estates Phase 1 subdivision for DR Horton

Zoning Administrator Shelby Moore stood to represent this item. There is not a house on this property and the size of the area for the basin has been determined to be too much for

a homeowner to take responsibility for. Staff has approved this proposal with certain conditions being met. Councilmember Butler pointed out that this is fully fenced and that the conditional approval is for DR Horton to bring in gravel on parking strip from the fence line. Councilmember Jenkins expressed concern that this not become an eyesore. Councilmember Hammond questioned the precedence being set for other developers with a similar lot in their developments and turning the responsibility over to the city. There was further discussion about this development being an HOA and how that would affect the future maintenance. Mike DeCarlo with DR Horton addressed the water flow and that this takes on public water, not just the subdivision. Mr. DeCarlo also expressed concern over where the responsibility lies in keeping this retention basin privately owned versus owned by the city. Councilmember Williams asked if this qualifies as open space. Councilmember Jenkins asked for clarification from Ms. Moore on how large a basin needs to be. Ms. Moore pointed out that the city needs to be an MS4 (population of 50,000) before it is required to purchase any retention basins. Councilmember Williams asked Deputy Public Works Director Christy Montierth to clarify what was learned in the meeting with DR Horton. Councilmember Hammond asked Ms. Montierth if this is the only retention basin that takes on public water. Discussion was had about other retention basins the city owns, potential hazards and liability and the benefits we have already seen from this basin during times of flooding in the last 2 years. Discussion was had about what direction the city should take for future basins and who ultimately should have responsibility.

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-26 approving the vacation and amendment of lot 109 in the Cherry Wood Estates Phase 1 subdivision for DR Horton with the conditions as stated by the planning and zoning commission 1, 2 and the gravel on the park strip surrounding the fence

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

8. Council Reports

Councilmember Williams: Requests to further discuss retention basins and OHV Ordinance at the next meeting.

Councilmember Hammond: Requests a council discussion about the future direction for parks.

Councilmember Bevan: Library personnel helping with Back-to-School BBQ. Commended the library programs and their success. Historical Commission meeting next week. Appreciated the blacktop of the parking lot at Eastmoor Park.

Councilmember Butler: Mentioned Red/White Scrimmage game coming up and back-to-school activities – please come and support

Approved

Councilmember Jenkins: ULCT Convention coming up on September 4-5 – need to register by August 14th. Would encourage being actively involved in the ULCT. Summer of Fun ending with Luau 8/10, Back-to-School BBQ 8/17 and Ryan Shupe concert 8/24 all at Cherry Street Park. Thanks to PW, Police Dept and other city employee’s efforts to make these successful. Offered condolences to city PW director James Waltz’s family at his passing. Requests discussion about direction on filling the PW Director position and work meeting to discuss City Manager position.

9. Closed Session (Imminent Litigation, Personnel)

Motion: Councilmember Hammond made the motion to enter into a closed session

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Closed Session began at: 9:23

Closed Session ended at: 10:33

10. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Aye”, Councilmember Bevan, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Meeting ended at: 10:37