

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON SEPTEMBER 4TH, 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 Critchlow

Heidi Hammond

Jolene Jenkins

Jeff Williams

Rhett Butler

Council Members Not Present:

Scott Bevan

Appointed Officers and Employees Present:

Braydee Baugh, 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: Gary Pinkham There were many members of the public present in person and via Zoom

Mayor Critchlow lead the Pledge of Allegiance

AGENDA:

- 1. Public Comment: No public comment was offered.**
- 2. Summary Action Items**
 - a. Approval of Minutes from the August 21, 2024 Regular and Work Meetings**
 - b. Approval of Bills**

Motion: Councilmember Hammond made the motion to Approve the minutes from the August 21, 2024 Regular and Work Meetings with the noted corrections on items 5,6,7

Second: Councilmember Butler seconded the motion.

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

Motion: Councilmember Hammond made the motion to Approve the Bills

Second: Councilmember Williams seconded the motion.

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

3. Consideration of Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Shawn Holste was present for this item. Councilmember Jenkins requested information related to Mr. Holste’s dust mitigation plan. Mr. Holste explained the plans are submitted to the state and SWPP is followed. Mayor Critchlow expressed concern with the surrounding neighbors being below the elevations the new builds are and the drainage. Councilmember Butler expressed concern with the new homes built as part of Phase 1 are going to be dealing with the dust from the build in Phase 2. Ms. Moore advised Mr. Rouselle is reviewing the retention basins verbiage to determine what can be done to create a usable amenity. Councilmember Jenkins asked when the fee in lieu for open space will be paid.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Second: Councilmember Butler seconded the motion.

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

4. Consideration of Resolution 2024-67 approving the Multi-Jurisdiction Building Inspection Services Agreement

Mayor Critchlow advised in the event there was an emergency the City could request additional support from other jurisdictions to perform inspections. Councilmember Hammond inquired if the City is being responsible for the cost associated with our inspectors being called out. Attorney Barker advised that information was contained within the contract.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-67 approving the Multi-Jurisdiction Building Inspection Services Agreement

Second: Councilmember Jenkins seconded the motion.

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

Approved

5. Consideration of Resolution 2024-68 approving the Preliminary Plat for Northstar Ranch Phase 10

Ross Disdale with Ivory Homes represented this item. Mr. Disdale advised Phase 9 is being constructed currently. Mr. Disdale explained Phase 10 already has the water line installed and the water pressure has been consistent in passing. Councilmember Hammond asked why the lots sizes are smaller. Mr. Disdale explained the Development Agreement allows for the smaller lots. Mr. Disdale explained the development is going to be presented as a concept plan for the remainder of the project and in its entirety. Mr. Disdale explained the goal is to have balance in density. Councilmember Hammond inquired to why the City approved reducing the lot sizes with no clear reason. Ms. Moore advised there are conditions related to the approval. Ms. Moore explained the developer will add an addendum to the current Development Agreement with the approved variances for the remainder of the development. Councilmember Hammond expressed concern with 2400 homes for the entire development with no amenities being provided. Councilmember Jenkins requested the development agreement be specific on the open space amenities. Councilmember Hammond asked why the open space wasn't addressed in previous phases.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-68 approving the Preliminary Plat for Northstar Ranch Phase 10 with the conditions noted by Ms. Moore

Second: Councilmember Williams seconded the motion.

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

6. Consideration of Resolution 2024-69 appointing Jeff Williams to the Grantsville City Audit Committee

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-69 appointing Jeff Williams to the Grantsville City Audit Committee

Second: Councilmember Butler seconded the motion.

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

7. Consideration of Resolution 2024-70 approving the appointment of a New Trustee to the Elk Ridge PID Board

Approved

Councilmember Butler asked what involvement Mr. Newman had with the Twenty Wells development and why Mr. Yermish was removing himself as trustee. Mr. Yermish explained he could no longer dedicate the time to participating on the board but Mr. Newman is a principal investor for the development.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-70 approving the appointment of a New Trustee to the Elk Ridge PID Board

Second: Councilmember Hammond seconded the motion.

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

8. Consideration of Resolution 2024-71 approving the renewal of the Service Agreement with Les Olson Company

Councilmember Butler requested another bid. Councilmember Butler asked to condense the number of printers.

Motion: Councilmember Hammond made the motion to Table Resolution 2024-71 approving the renewal of the Service Agreement with Les Olson Company

Second: Councilmember Butler seconded the motion.

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

9. Consideration of Resolution 2024-72 approving the Lease Agreement for the Acquisition of Equipment

Sherrie Broadbent represented this item. Ms. Broadbent advised this is the process to maintain the cash flow within the City and a reduced interest rate.

Motion: Councilmember Williams made the motion to Approve Resolution 2024-72 approving the Lease Agreement for the Acquisition of Equipment

Second: Councilmember Butler seconded the motion.

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

10. Consideration of Resolution 2024-73 approving the MDA for Twenty Wells PUD

Approved

Scott Yermish and Jacob Clegg stood to represent this item. Councilmember Hammond noted the during the work meeting, it was discussed the lots surrounding Anderson Ranch should be 1/3 acre. Mr. Clegg advised the labels are incorrect and as the plan is presented, the homes in question are 1/3 acre. Councilmember Butler noted the addendum also noted 10-12,000 lot sizes. Ms. Moore advised that will be corrected. Councilmember Butler advised that addendum item 2 needed to be corrected for size as well. Councilmember Butler pointed out this plan was conceptional. Mr. Yermish advised this was so the engineers had a direction on design. Councilmember Williams inquired to the additional row of lots. Mr. Yermish advised the lots were added and changed from 1/2 acre to 1/3 acre. Councilmember Williams asked if the road could be connected. Mr. Clegg explained the stubbed roads are going to the parking lots of the park. Councilmember Hammond suggested the parking lot being next to the parking for the townhomes being a potential for overflow. Councilmember Jenkins requested clarification for the remedies for the City in the event the developer fails to comply with the terms of the development agreement. Councilmember Hammond would like clarification on the park timing. Mr. Yermish advised when 1/2 the units are built, the park will be developed. Mr. Yermish advised the infrastructure will take 18 months and the park could take 2 years after the infrastructure is installed to be completed. Councilmember Butler asked the impact the sewer installation will have SR-112. Mr. Clegg advised the line is as close to the west side of the easement. Councilmember Hammond asked if UDOT has been contacted regarding this road. Mr. Yermish advised the road plan is determined by UDOT. Councilmember Butler asked about previous reiterations of the MDA. Mr. Yermish explained there is a tax reason for having a company listed specifically for this project. Councilmember Butler advised a resident reached out and was concerned about a truck stop being placed on the commercial property. Councilmember Jenkins asked if the commercial in a Mixed Use zone is general designation. Attorney Barker advised there is a reference to section 3 in the addendum in the MDA related to dispute resolution and it needs to be removed.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-73 approving the MDA for Twenty Wells PUD

Second: Councilmember Williams seconded the motion.

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

11. Consideration of Resolution 2024-74 appointing Christy Montierth as the Public Works Director

Councilmember Jenkins thanked Ms. Montierth for the work she has done with the City.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-74 appointing Christy Montierth as the Public Works Director

Second: Councilmember Butler seconded the motion.

Approved

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

12. Consideration of Ordinance 2024-29 approving the Amending Chapter 15 of the Grantsville City Land Use and Management Code to Modify Front and Rear Yard Setbacks in the R-1-12 Residential District

Shelby Moore stood to represent this item. Ms. Moore advised this was to provide residents a larger backyard. Mayor Critchlow advised he would like the setbacks adjusted even smaller.

Motion: Councilmember Butler made the motion to Approve Ordinance 2024-29 approving the Amending Chapter 15 of the Grantsville City Land Use and Management Code to Modify Front and Rear Yard Setbacks in the R-1-12 Residential District

Second: Councilmember Hammond seconded the motion.

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

13. Council Reports

Councilmember Williams: Appreciates the work it takes to water the pots along Main Street.

Councilmember Hammond: Working on updating the pots for fall and winter.

Councilmember Jenkins: Would like to have Youth Council presented next meeting. First project was blankets for the community.

Councilmember Butler: Historic Preservation committee is working with Honey Harvest Festival to do the historic home tour. Would like to have City Manager open forum on October 9th. Would like to have the notices more accessible on the website.

Mayor: Day of service is to expand the dog park.

14. Closed Session (Imminent Litigation, Personnel

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

Second: Councilmember Hammond seconded the motion.

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

Approved

Closed Session began at: 9:06 pm

Closed Session ended at: 9:20 pm

15. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Hammond seconded the motion.

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

Meeting ended at: 9:21 pm