

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 21, 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

Jolene Jenkins

Scott Bevan

Heidi Hammond

Jeff Williams

Rhett Butler

Council Members Not Present:

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder

Tysen Barker, City Attorney

Robert Rouselle, City Engineer (via Zoom)

Christy Montierth (via Zoom)

Shay Stark, City Planner (via Zoom)

Robert Sager, Police Chief

Shelby Moore, Zoning Administrator

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

Mayor Critchlow asked Scott Bevan to lead the Pledge of Allegiance

AGENDA:

- 1. Public Comment:** Kevin Casey stood for public comment. Mr. Casey expressed frustration with no discussion regarding the enforcement of the ordinances for nuisances.
- 2. Summary Action Items**
 - a. Approval of Minutes from June 19, 2024 Regular Meeting and August 7, 2024 Regular Meeting**
 - b. Approval of Bills**

Motion: Councilmember Jenkins made the motion to Approve the minutes from the June 19, 2024 Regular Meeting and August 7, 2024 Regular Meeting

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 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 Ordinance 2024-27 amending Chapter 13 (Zoning District Establishment) of the Grantsville Land Use Management and Development Code

Shelby Moore stood to represent this item. Ms. Moore explained this was just for code correction to include in the chapter.

Motion: Councilmember Jenkins made the motion to Approve Ordinance 2024-27 amending Chapter 13 (Zoning District Establishment) of the Grantsville Land Use Management and Development Code

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.

4. Consideration of Ordinance 2024-28 amending Chapter 21.2.11 (Subdivision Regulations – Determination of Appropriate Process) of the Grantsville Land Use Management and Development Code

Shelby Moore advised this was cleaning the code up for clarity.

Motion: Councilmember Williams made the motion to Approve Ordinance 2024-58 amending Chapter 21.2.11 (Subdivision Regulations – Determination of Appropriate Process) of the Grantsville Land Use Management and Development Code

Second: Councilmember Jenkins 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 2024-52 approving the Final Plat for Matthews Meadows Phase 2

Matt Christensen stood to represent this item. Councilmember Butler asked what the dust mitigation plan was. Mr. Butler advised he would like the property owner to come back and speak to the dust mitigation plan prior to approving the resolution

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

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.

6. Consideration of Resolution 2024-60 approving the Plat Amendment to Lots 601 and 602 (Formerly Lot 117) in the Cherry Grove Subdivision, Making them into Two Buildable Lots in Grantsville City

Kary Yates stood to represent this item. Councilmember Hammond inquired if the HOA has been completely dissolved. Mr. Yates explained there was a petition circulated to the property owners and all agreed there was not a need for a park. Mr. Yates explained the City requested the park but never took ownership. Councilmember Hammond asked if the City will get into an issue if there was a planned park and then one was never built.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-60 approving the Plat Amendment to Lots 601 and 602 (Formerly Lot 117) in the Cherry Grove Subdivision, Making them into Two Buildable Lots in Grantsville City

Second: Councilmember Jenkins 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 Resolution 2024-61 approving the appointment of Trent Sterling to serve on the Planning Commission

Trent Sterling stood to represent this item.

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-61 approving the appointment of Trent Stirling to serve on the Planning Commission.

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. Consideration of Resolution 2024-62 approving the Master Development Agreement for The Desert Edge Subdivision

Spencer Connelly stood to represent this item. Councilmember Jenkins wanted to address the note requiring the developer to be reimbursed for 50% of the upsizing. Mr. Connelly advised there was an issue with fire-flow and the City requirement has been changed. Mayor Critchlow advised the water line will run with another line so the system has a redundancy. Mr. Connelly advised there was a correction since Planning Commission consideration. Mr. Connelly advised the phasing for the Park Restroom (Section 5 of the MDA) and was changed to Phase 4 as opposed to Phase 1. Councilmember Hammond confirmed the City will be maintaining the park. Councilmember Butler confirmed this was approved by Planning Commission. Councilmember Butler asked how the powerline that runs along the property will be addressed. Mr. Connelly advised the powerlines have been moved to the east of the property. Councilmember Butler inquired what the status of the commercial portion of this project. Mr. Connelly advised the residential portion of this project is what LGI owns. Councilmember Butler wanted to clarify the project was approved as a whole and not piece. Councilmember Butler asked how many townhomes are proposed in the subdivision. Mr. Connelly advised there are 194 townhomes.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-62 approving the Master Development Agreement for The Desert Edge Subdivision

Second: Councilmember Bevan seconded the motion.

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

9. Consideration of Resolution 2024-63 approving Amendments to the Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analyses

Robert Rouselle and Sherrie Broadbent stood to represent this item. Ms. Broadbent advised this is a process that has been undertaken for a year. Ms. Broadbent explained this is going to be reviewed every year and will be updated along with the budget. Councilmember Jenkins appreciated the forethought put into this plan. Ms. Broadbent explained updating the plan is a cost that can be charged to the impact fee budget.

Motion: Councilmember Williams made the motion to Approve Resolution 2024-63 approving Amendments to the Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analyses

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

10. Consideration of Resolution 2024-64 approving the West Bank Master Plan

Approved

Shay Stark was present for this item. Mr. Stark advised on Item 2 there was a recommendation to modify the existing General Plan and the Zoning Map. Mr. Stark advised the comment “upon review of the land use map and future land use map and recognizing the large study area and the various types and uses of lands the Grantsville City Planning Commission does not suggest changing the plan but suggests using the map as a guide.”

Motion: Councilmember Butler made the motion to Approve Resolution 2024-64 approving the West Bank Master 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

11. Consideration of Resolution 2024-65 approving the Waiver of Fees for Springfield Estates

Shelby Moore was present for this item. Mayor Critchlow advised this was a discussion had with the former City Manager and Ms. Moore regarding the time it took to review the subdivision.

Motion: Councilmember Butler made the motion to Approve Resolution 2024-65 approving the Waiver of Fees for Springfield Estates

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

12. Consideration of Resolution 2024-66 appointing Tysen Barker as the City Attorney

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-66 appointing Tysen Barker as the City Attorney

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

13. Discussion regarding Retention Basins

Mayor Critchlow advised the Retention Basins may need to be taken over by the City. Robert Rouselle advised the retention basins should drain within 72 hours. Councilmember Jenkins wanted to make sure retention basins could not be used for open space. Christy Montierth advised if the retention basin is deeper than 3 feet, it could not be used for a playground. Councilmember Jenkins asked what the contributing factors caused the flooding in Wells Crossing. Councilmember Jenkins asked if the City had an emergency plan for flooding. Councilmember Butler would like the retention basins attached to homes to be addressed.

14. Discussion regarding Parks Direction

Councilmember Hammond wanted to discuss the expenses on the parks. Councilmember Hammond wanted to know how to make retention basins parks for the people central to the City. Mrs. Montierth suggested starting with Scenic Slopes to start a plan for parks.

15. Discussion regarding the City Manager Position

Councilmember Jenkins wants a plan for a direction the City is going to take with the City Manager role. Mayor Critchlow would like to have administrative staff handle a lot of the responsibilities the City Manager had taken on. Mayor Critchlow felt the City Manager role should be determined by the Mayor. Councilmember Hammond advised she would rather have departments fully staffed instead of having two administrators. Councilmember Butler suggested having an open forum with residents to provide feedback regarding the City Manager position. The council would like to have a special meeting on October 9th at 7:00pm to receive feedback from residents regarding this position.

16. Discussion regarding the OHV Regulation options

Councilmember Williams wanted to revisit the ordinance. Mayor Critchlow advised the problem was not the ordinance, it was people not understanding or following the ordinance. Councilmember Butler asked how many citations have been issued or stopped.

17. Council Reports

Councilmember Jenkins: Grantsville City was awarded the healthy community designation. Appreciates Communities that Care assistance.

Councilmember Bevan: Historical Commission home tour will be Saturday of Honey Harvest.

Councilmember Butler: Would like to know if Police Department is fully staffed.

Mayor Critchlow: Appreciates the residents response for the flooding. Would like to discuss street lights at Lakeview Business Park.

18. Closed Session (Imminent Litigation, Personnel

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

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.

Closed Session began at: 9:49 pm

Closed Session ended at: 10:01

19. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins 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: 10:08 pm