

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON DECEMBER 18TH, 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 Rousselle, 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: Holly Jones, Joe, Robert Durfee, Kaylene Atkinson, Janette Toone, Camille Childs, Josh Childs, Teri Sprouse, Terry Leary, Micheal Vanwyck, Macie Chukube, Laura Chukube, Justin Linares, Katelynn Butler, Ryan Butler, Dennis Hawker
There were many members of the public present in person and via Zoom

Mayor Critchlow asked lead the Pledge of Allegiance

Public Hearing:

- A. **Public Hearing to Receive input from the Public With Respect to (A) The Issuance of the Series 2025 Bonds and (B) Any Potential Economic Impact that the Project to be finances with the proceeds of the Series 2025 Bonds May have on the Private Sector: Robert Durfee stood for public input. Mr. Durfee would like to know where the tank would be located. Mayor Critchlow advised it would be on the West side of the town. Mr. Durfee asked if the tank will be below ground. Public Works Director Montierth advised it will be partially exposed. Mr. Durfee asked if a well would be drilled to supply the tank. Public Works Director Montierth advised a well would be built. Derek Dalton stood to provide comment. Mr. Dalton was concerned the burden is on the tax payors and not the developers and the developer for Northstar should be putting the tank in per their Development Agreement. Janette Toone advised more of the cost for the tank should be on the developer not the residents.**

AGENDA:

1. **Public Comment: Josh and Camille Childs stood to provide public comment. The Childs would like to know the process for appeals on the Conditional Use Permits and the noticing requirements. Craig Ratcliff stood to provide comment. Mr. Ratcliff**

advised he lives in the area and does not feel this application conforms with the zoning. Mr. Ratcliff advised he was concerned with traffic impact to the neighborhood. Mr. Ratcliff advised he was also concerned with impact to storm water. Mr. Ratcliff advised there are no sidewalks on Hale Street. Mr. Ratcliff was concerned with how the water is distributed through the City. Mr. Ratcliff has heard rumors this proposed development is slated for a half-way house. Terri Sprouse stood to provide public comment. Ms. Sprouse advised there was a petition signed by all residents opposed to this development. Lora Checkuba stood to provide comment. Justin Linares stood to provide comment and advised that if there was a half-way house proposed it needs to be restricted. Butch Peasnall stood to provide public comment. Mr. Peasnall advised he did not support this projects development. Brandon Jacobsen stood for public comment. Mr. Jacobsen was concerned with the impact the traffic has on Hale Street.

2. Summary Action Items

a. Approval of Minutes from December 4th, 2024 Regular Meeting

b. Approval of Bills Totaling \$280, 534.49

Motion: Councilmember Hammond made the motion to Approve the minutes from the December 4^h 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 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.

3. Consideration of Resolution 2024-95 Declaring a 2006 Ford E-350 White Van as Surplus Property and Authorizing its Disposition Through Public Auction

Motion: Councilmember Hammond made the motion to Approve Resolution 2024-95 Declaring a 2006 Ford E-350 White Van as Surplus Property and Authorizing its Disposition Through Public Auction

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.

4. Consideration of Resolution 2024-96 reappointing Willard Hammond, Rick Storrer, and Mike Worthington and Wade Sandberg to the Board of Adjustments

Shelby Moore stood to represent this item. Ms. Moore explained the Board of Adjustments was the City appeal board.

Motion: Councilmember Jenkins made the motion to Approve Resolution 2024-96 reappointing Willard Hammond, Rick Storrer, and Mike Worthington, Wade Sandberg to the Board of Adjustments

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.

5. Consideration of Ordinance 2024-40 amending Chapter 7 of the Grantsville Municipal Code Related to Sewer and Water System Responsibilities

Public Works Director, Christy Montierth stood to represent this item. Mrs. Montierth advised this is too clearly define the City responsibility and resident responsibility.

Motion: Councilmember Williams made the motion to Approve Ordinance 2024-40 amending Chapter 7 of the Grantsville Municipal Code Related to Sewer and Water System Responsibilities

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.

6. Legislative Hearing for appeal filed against the approval for the Conditional Use Permit for Raven Management, LLC

Shelby Moore stood to represent this item. Councilmember Butler asked when the applicants should have been noticed. Ms. Moore advised the City Recorder could also provide a notice to the applicant. Jason Childs and Camille Childs stood to represent this item. Ms. Childs advised the “Trip Generator” was not provided to the Planning Commission. Mr. Childs was concerned about the safety of the neighborhood and the sewer capacity. Robert Rouselle advised the sewer line was recently replaced and based

off the drawings the sewer is not at capacity yet. Mr. Rouselle advised a flow study could be requested but this project does not trigger the need to require the flow study. Mr. Rouselle advised the size of this project does not warrant an in-depth traffic study, but feels the request for a more involved traffic study is warranted. Councilmember Jenkins inquired to the current zoning of the property. Mayor Critchlow confirmed it was an RM-7 zone. Mayor Critchlow asked to have a traffic study completed and noted concerns with the width of the road. Mayor Critchlow noted the reason the road was not widened was because the power poles are on each side of the road. Holly Jones stood to represent this item. Ms. Jones advised the condition placed on them was to upgrade the water line. Councilmember Jenkins asked if the City is prepared to complete the remainder of the sidewalk. Ms. Jones advised the intended use has always been transparently shared with the community. Councilmember Jenkins advised the design of that area is for larger lots and less density. Councilmember Hammond reviewed the memo sent by City Planner Shay Stark regarding this development. Councilmember Hammond advised there is concern with the safety and harmonious feel to the neighborhood. Mr. Barker advised the state code dictates the Conditional Use shall be approved if there are conditions that can be imposed that mitigate the concerns. Councilmember Jenkins noted the concerns and reasons why the Conditional Use could be denied. Mayor Critchlow would like to know where the off-road parking will be located. Councilmember Jenkins asked if the development will be fenced. Councilmember Williams asked how the development was changed from 4 lots to a having a higher density. Mr. Barker advised the lots are entitled to the underlying zoning. Councilmember Jenkins asked if this increased the risk for the neighbors to evacuate in an emergency. Councilmember Butler suggested returning this to Planning Commission to review an actual traffic study and make determinations regarding the fencing requirements. Councilmember Butler would like to see a precast concrete fence 6 foot high.

Motion: Councilmember Jenkins made the motion to Approve the appeal for the Conditional Use Permit for Raven Management, LLC and reverse the decision by the Planning Commission and deny the conditional use due to the impact on the harmonious nature of the community

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Hammond, “Aye”, Councilmember Butler, “Nay”, Councilmember Bevan, “Recused”, Councilmember Williams “Nay and Councilmember Jenkins, “Aye”. Mayor Critchlow “Nay” The motion failed.

Motion: Councilmember Butler made the motion to Approve the appeal and remand with instruction to the Planning Commission to review the precast concrete wall, the road be paved frontage, 8-inch water line, complete a traffic study, harmonious neighboring community, consult a real estate professional regarding impact to values, and to evaluate the safety of the road width of the community

Second: Councilmember Williams seconded the motion.

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

7. Presentation of Scenic Slopes Park Design

Todd Bagley stood to represent this item. Mr. Bagley advised he has been working with Councilmember Hammond to design this park. Mr. Bagley advised park encompasses the retention basins which will double as a regulation field. Mr. Bagley advised all the fields would be regulation size. Mr. Bagley advised the fence line is 300 feet. Mr. Bagley covered the features of the proposed park design. Councilmember Jenkins asked what the proposed budget for this project would be. Mayor Critchlow advised the park may need to be developed in phases. Councilmember Hammond wanted to point out the impact fees were paid to the City to improve this park. Councilmember Jenkins asked how large the bike track is planned to be. Mr. Bagley advised it was approximately 2 acres. Councilmember Hammond suggested moving the basketball court to section 17. Mr. Bagley advised the section 17 option is in the fly zone for baseballs and the grade needs to be changed greatly. Councilmember Butler asked if the public utilities could be reached off Snow Way. Ms. Montierth advised the pump track requires flat grade.

8. Discussion regarding the January 1 2025 Meeting

January 1st meeting will be cancelled, a special meeting will be held on January 7th at 6:00 pm and resume regular schedule afterwards.

9. Council Reports

Councilmember Hammond: Attended Grant Workshop with Finance Director. Met with PW Director regarding funding. Beautification project on Main Street will require additional anchoring.

Councilmember Jenkins: Would like to know how to get ideas to Finance Department for the budget.

Councilmember Butler: Email sent regarding business of Old Lincoln Highway and the far north end. Would like staff to confirm the business is operating within the parameters of their permit. Would like to have a liaison for the School District. Mayor Critchlow advised Councilmember Bevan was appointed to that role. Would like to get a status update to the City Manager role. Mayor Critchlow advised there is a phone interview scheduled for Monday. Would like to have two Councilmembers review the applications and determine if an applicant is qualified. Would like there to be an agenda item on the 7th for HR Director to

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provide a plan for putting the job out. Councilmember Butler would like to attend the interview for the current applicant.

Mayor Critchlow: Ms. Moore applied for a grant for the rural opportunity grant. Discussed the power poles with Rocky Mountain Power. Completing a fee study. Speaking to Zions bank about a TIF for commercial development. Councilmember Hammond asked if the water tank bond payments are being paid for by Impact Fees.

10. Closed Session (Imminent Litigation, Personnel, Real Estate)

Motion: Councilmember Bevan 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: 9:51 pm

Closed Session ended at: 10:26 pm

11. Adjourn

Motion: Councilmember Jenkins made the motion to adjourn

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.

Meeting ended at: 10:26 pm