

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 3, 2016 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 and Council Members Krista Sparks, Jewel Allen, Neil Critchlow, Tom Tripp, and Mike Colson.

Appointed Officers and Employees Present: Kevin Turner, Joel Linares, and Christine Webb.

Citizens and Guests Present: Adam Nash, Kent Liddiard, Doug Cannon, John Clay, David Helm, and Jared Hamner.

Mayor Marshall asked Adam Nash to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

a. Proposed rezoning of 7.5 acres of land at approximately 500 East Durfee Street for Robert and Pamela Lamoreaux and Adam Nash to go from a RR-5 zone to a R-1-21 zone.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

b. Proposed concept plan for Marlene and Morris Kline, Richard and Margie Roberts, and Adam Nash on the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

c. Proposed concept plan for John Clay, Glenda Brafford, and Dave Helm on the Helm Estate Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

d. Proposed C.U.P./P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

2. Public Comments.

Mayor Marshall asked if there were any public comments. No comments were offered.

3. Summary Action Items.

- a. Approval of Minutes from the July 20, 2016 City Council Meeting.
- b. Approval of Bills in the amount of \$84,736.01.

Councilman Critchlow said he did not see anything in the bills. Councilwoman Allen stated a correction needed to be made to the minutes on page four (4), under item six (6) at the end of the motion. The word "carried" needed to be added to the sentence to say "The motion carried".

Motion: Councilmember Allen made a motion to approve the summary action items as corrected. The motion was seconded by Councilmember Tripp. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

4. Consideration of Ordinance 2016-14 amending the Official Zoning Map of Grantsville City, Utah by rezoning 7.5 acres of land at approximately 500 East Durfee Street for Robert and Pamela Lamoreaux and Adam Nash to go from a RR-5 zone to a R-1-21 zone.

Adam Nash explained the application for the rezone has been worked on with staff to make sure it complies with the Master Plan. It is in compliance. He stated he has talked with the neighbors. At first they were not happy because they did one-acre (1) lots. Mr. Nash reported this project will be different because it will tie into public sewer and the Master Plan was adopted after the others developed their lots. He felt the neighbors were satisfied. Mr. Nash said this project will begin next spring; he is just starting the process.

Councilwoman Allen said she spoke with Ryan Bannister who lives on the west side. She said since getting more information from the Planning and Zoning Meeting, he felt better about it. Councilwoman Allen commented Mr. Bannister had some concerns about restrictions on the subdivision affecting him. They will not affect him. The road to Rydalch will gain thirty (30) feet from each of Bannister and Lamoreaux for a sixty (60) foot road. Mr. Nash stated the property for the road has been reserved out of their plats.

Mayor Marshall commented this came through Planning and Zoning with no issues. Councilman Tripp stated when you look at the General Plan, the blue areas were scattered around the community to maintain a certain kind of character. He said the Council has no obligation to change the zoning. Councilman Tripp pointed out when the Lamoreaux's bought the property, it was zoned this way. Mayor Marshall reported the Bannisters rezoned to one acre lots which was a rezone. He said the thing that is really interesting is that all of that property was church farms, so the character of the land has changed. Mr. Nash added everything to the east is zoned as R-1-21, which is the same as they are requesting. They are not creating an island. Councilman Tripp replied he does not believe in the domino effect. He reasoned we could change everything to R-1-8 because it is all contiguous to R-1-8. Mr. Nash countered that the Master Plan adopted by the City says two (2) units per acre or less and they are at 1.6 units per acre.

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Councilman Critchlow asked if Bannister's property is one (1) acre. Mr. Bannister has four (4) lots and each are on an acre or larger lot.

Mr. Nash stated Bannister was compelled to subdivide into one acre lots because they are not on sewer. They are on septic tanks. Mr. Nash's development will be on the sewer system.

Councilman Critchlow stated he views this as a property owner wants to sell it or use it the way they want to and we should not stand in their way. Councilman Tripp countered the owners bought it with a certain zoning. He reiterated that the Council is not obligated to rezone the property.

Councilwoman Allen explained she would vote against this to keep bigger lots in certain areas.

Motion: Councilman Critchlow made a motion to approve Ordinance 2016-14 amending the Official Zoning Map of Grantsville City, Utah by rezoning 7.5 acres of land at approximately 500 East Durfee Street to go from a RR-5 zone to a R-1-21 zone. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Nay", Councilman Tripp, "Nay", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

5. Consideration of a concept plan for Marlene and Morris Kline, Richard and Margie Roberts, and Adam Nash on the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone.

Mayor Marshall said this property is off of Cherry Street, by the High School, going east. Councilwoman Sparks asked if will tie into Durfee Street. Mayor Marshall answered no, Mr. Nash is working to get Cherry Street connected all the way to Matthews Lane. Councilwoman Allen stated there are houses in the way and asked if the plan is to go around them when extending Cherry Street. Adam Nash explained the City's Master Plan is for these intermittent streets to connect. He gave the reasons for continuing Cherry Street. Councilman Critchlow said the fifty foot (50 ft.) turnaround is not enough area for the turnaround. Mr. Nash said it is a one hundred foot (100 ft.) diameter. Councilman Critchlow clarified with Fire Marshal, Kent Liddiard that will be enough.

Attorney Linares said this was approved by the Planning Commission with four (4) conditions. He reviewed the conditions: 1) the cul-de-sac be made legal standard size, 2) legal easements and documentations be recorded for the off-site cul-de-sacs or relocate them onto the proposed subdivision, 3) the water and sewer lines be upgraded to current standards, and 4) storm water management be addressed at the next stage. These need to be in the motion if this is passed. Mr. Nash discussed their plans to address these issues. Mr. Nash said they have done the models and will improve the water and sewer with their upgrades.

Councilwoman Allen clarified notes from the Planning Commission; it states they will participate with or without the City for the upgrades. Mr. Nash answered they would prefer to work with the City, but are willing to proceed with the upgrades. Councilwoman Sparks stated the only inlet/outlet is Cherry Street. She asked about a secondary and commented on the narrowness of the land. Attorney Linares replied a secondary ingress/egress is not required if there are under thirty (30) lots. If they do not get the easement for the turn around, then they will have to move it onto the property which will allow for fewer lots.

Motion: Councilman Colson made a motion to approve a concept plan for the Lookout Pass Subdivision at approximately 375 East Cherry Street for the creation of twenty-three (23) lots in the R-1-8 zone with the following conditions: 1) the cul-de-sac be made legal standard size, 2) legal easements and documentations be recorded for the off-site cul-de-sacs or relocate them onto the proposed subdivision, 3) the water and sewer lines be upgraded to current standards, and 4) storm water management be addressed at the next stage. The motion was seconded by Councilwoman Allen. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

6. Consideration of a concept plan for John Clay, Glenda Brafford, and Dave Helm on the Helm Estates Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1.

Dave Helm presented this concept plan. Mayor Marshall said the biggest obstacle from Planning and Zoning was with the sewer. Mr. Helm replied his engineer has been working on this and they will bring it in with the preliminary plan. They are looking at installing a lift station. The lift station will be maintained by the property owners. Councilman Colson asked if this will be a common lift station. Mayor Marshall answered it will be a community lift station for the four (4) lots. Attorney Linares stated they will have an HOA that collect fees and will maintain the lift station. Councilwoman Allen pointed out the 1.5-acre lot will be too close to the other homes to have horses. She asked about fencing to keep animals on property. Mr. Helm expected property owners will wish to fence their property. He stated it will be in the restrictive covenants that everybody properly fences their property.

Councilman Tripp asked about the ninety feet (90 ft.) diameter asphalt cul-de-sac and if that is sufficient for our code. Fire Marshal Liddiard answered that when it comes back for preliminary, it will be verified.

Motion: Councilman Critchlow made a motion to approve a concept plan for the Helm Estate Subdivision at 445 East Clark Street for the creation of fifteen (15) lots in a split zone of RM-7 and RR-1 with the sewer and cul-de-sac issues addressed. Councilman Colson seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

7. Consideration of a final plat approval for Anderson Ranch Phase 7A which contains twenty-two (22) lots for TP Grantsville, LLC and TP Development, Inc.

Mayor Marshall stated everything is in order on this final plat. Doug Cannon commented they have met all the requirements and would like to ask for the Council's approval. Councilwoman Allen expressed her appreciation that Anderson Ranch has designed the subdivision with open space without being asked. Doug Cannon replied in discussions, it was something that was expressed by the City so they have tried to provide open space and places for people to play.

Councilman Tripp commented on the size of sidewalks. He suggested they make sure the sidewalks are five-feet-wide to make them more walkable.

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Motion: Councilwoman Allen made a motion to approve the final plat for Anderson Ranch Phase 7A which contains twenty-two (22) lots for TP Grantsville, LLC and TP Development, Inc. Councilman Critchlow seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

8. Consideration of a C.U.P./P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone.

Mayor Marshall reported all of the requirements have been met. The perc test has been done. The soil was checked for the storm water. Councilwoman Allen said it looks great. She expressed appreciation to Chief Turner for all the work he has put into this.

Motion: Councilwoman Allen made a motion to approve a C.U.P./P.U.D. and related site plan for Grantsville City at 429 East Main Street to construct a new Police Department and Justice Court building located in the CG zone. Councilwoman Sparks seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

9. Consideration of Resolution 2016-20 approving an interlocal agreement for tax increment participation with the redevelopment agency of Tooele County.

Randy Sant explained for the last month or so they have been working with a company that would like to move into the Reckitt building. It was suggested the incentive be re-instated from when Reckitt moved in. Mr. Sant reviewed the original incentive. He explained the updated agreement for tax increment.

Mr. Sant said the company will have to hire one hundred jobs in the first year. Sixty percent (60%) of those jobs have to pay a substantial competitive wage, which is benefits and wage. The estimated wage is about \$24 per hour. They will add another 300 jobs in the next five (5) years. Mr. Sant felt this is a great company.

Councilwoman Allen asked Mr. Sant to explain the tax increment. Mr. Sant answered they are collecting sixty percent (60%) of the assessed value. Right now the building is valued at 28 million dollars and taxes on that equal \$415,000. When they add personal property, the assessed value will increase so the property tax will increase and when we take 60% of that, it gives us a shorter period of time. This will reduce the number of years that the incentive is paid. Mr. Sant explained we encourage them to add value to building because they get their money quicker and we get the incentive paid off faster.

Mayor Marshall reported he has met with both of the owners and toured their current operation.

Councilwoman Allen pointed out a correction on the resolution. It says "Desert Peak" and will need to be changed to "Deseret".

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Motion: Councilman Tripp made a motion to approve Resolution 2016-20 approving an interlocal agreement for tax increment participation with the Redevelopment Agency of Tooele County. Councilman Colson seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

10. Consideration of a noise variance for Utah Motorsports Campus for August 6, 2016.

Mayor Marshall explained Utah Motorsports Campus has a race this weekend that will be longer than normal races. They will be making noise until about midnight but it will not go past midnight. Councilwoman Allen asked if this has been approved before. It has been approved previously.

Motion: Councilwoman Allen made a motion to approve a noise variance for Utah Motorsports Campus for August 6, 2016. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Nay", and Councilwoman Sparks, "Aye". The motion carried.

11. Mayor and Council Reports.

Mayor Marshall cooked a hog for the appreciation dinner for the 4th of July volunteers. He reported all of the wells are operational again, including the North Well. We had two wells down, but the shuttle line worked very well. Councilman Tripp asked what happened with the North Well and if we ran a scope down it. Mayor Marshall explained there are some big holes in the housing down around the 270-foot mark. Currently it is working, but does show the well casing failing. It now has a new motor and a new pump. It has two check valves and a brand new water column on it. Mayor Marshall visited the site of the manufacturing company discussed earlier. He has contacted Abstract Masonry about the investigative work on the north wall at the Donner-Reed Museum. They are planning to be here next week to do some exploratory work. Mayor Marshall said our street projects are going well.

Councilman Critchlow said he got a message from Gene Marshall that the City put in some manhole covers that he would like to have lowered. Mayor Marshall explained those were installed by Mr. Marshall's contractor; the City had nothing to do with them. Councilman Critchlow confirmed that Mr. Marshall can have them lowered.

Councilwoman Allen attended the 4th of July dinner. She said the Mayor did a great job on cooking the hog. She thought it was great to see all of the volunteers. Councilwoman Allen attended the library board meeting. She reported on the success with the summer tutoring program. She provided information on a historical preservation commission and asked the Council Members to review it. If anyone has feedback, please provide it and add it to an agenda. Mayor Marshall stated the documentation needs to be ready before putting it on an agenda. Councilwoman Allen will provide a copy by email to the other Council Members. She commented that Susan Johnsen could not be here but she wanted to pass on her appreciation for the donation to the Clark Farm. Councilwoman Allen received a compliment from a citizen on the fire restrictions over the Pioneer Day holiday. She asked about the ULCT convention in September and if the Council can attend. Attorney Linares answered the Council Members absolutely can attend. Mayor Marshall stated he has attended some of them. Councilwoman Allen said she thought those meetings are when they plan to announce the "Business

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Friendly Cities” and asked if we are in the running for that. Mayor Marshall answered we complied with that once before and asked if we need to do it every year. Councilwoman asked if he would like her to follow up with them and make sure that we will be included. She will get back with the Mayor.

Councilman Critchlow commented to Chief Turner that Mayor Marshall told him the Chief got a side by side on a grant. He stated he thought that was wonderful. He expressed appreciation to Chief Turner for doing that.

Councilwoman Allen asked about the budget. She said she went on the website to see if the link was on there. She said there was a link but it brought up an error message. She was wondering if we can follow up on it. The link may be incorrect. Councilwoman Allen said she has had people ask her where they can go to get the budget. Attorney Linares stated they can always come to City Hall and we will give it to them. Councilwoman Sparks reported she talked to Sherrie about adding something to the website similar to what she has seen on Park City’s website with charts and graphs. Attorney Linares commented he thought we should start doing everything to Park City’s standards. Chief Turner stated there was an update and the police department lost a link for their crime statistics. He said he knew Dean was working on it and suggested maybe it was connected.

Councilman Tripp said Mayor Marshall told him about a cemetery issue where we had to move someone into the new Wootton area of the cemetery because there was no room to put them in the family plot. Councilman Tripp commented there has been a history of surveying errors in the older part of the cemetery. Mayor Marshall remarked on situations he has experienced when this happens. There are many issues and problems with moving vaults. Councilman Tripp said he only had one other issue. He commented on the County moratorium on septic tanks. He reported the current rule is developments bigger than four (4) lots can’t have septic systems. He noticed now developers are trying to sell individual lots with buyers getting their own builder to get around that. He felt people should be made aware of that.

Councilwoman Sparks thanked Mayor Marshall for having the signs removed on the trail on Quirk Street. She has received more comments from a citizen about Main Street being cleaned up. Councilman Tripp stated he would not mind having a work meeting to discuss that topic.

12. Adjourn.

Motion: Councilman Critchlow made a motion to adjourn. Councilman Colson seconded the motion. The meeting was adjourned at 8:24 p.m.