Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON NOVEMBER 17TH 2021 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 Brent Marshall
Krista Sparks
Scott Stice
Jeff Hutchins (via Zoom)
Darrin Rowberry
Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:
Dan England, City Engineer
Jacob Enslen, Police Chief
Sherrie Broadbent, Finance Director
Braydee Baugh, Recorder
Jesse Wilson, Treasurer/ HR Director
Brett Coombs, City Attorney
James Waltz, Public Works Director

Citizens and Guests Present:
Jolene Jenkins
Debra Spilman
Susan Johnsen
Krista Hutchins

Mayor Marshall asked Councilmember Scott Stice, to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comments:** Mayor Marshall asked if there were any comments from the public. No comments were offered.

2. **Summary Action Items.**
   a. Approval of Work Minutes and Regular Minutes
   b. Approval of Bills
   c. Gilmore-Bell engagement letter

   Motion: Councilmember Sparks made a motion to approve the summary action items.

   Second: Councilmember Rowberry seconded the motion.

   Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilwoman Allen "Aye", and Councilwoman Sparks, "Aye". The motion carried.

3. **Kevin Neff - Communities that Care**

   Kevin Neff was present for this item. Recognition was given to Brooklyn Hutchison and Karter Reed for their contributions for the

4. **Consideration of Resolution 2021-81 Approving the Final Plat for RG Lakeview, LLC in the Lakeview Business Park Phase 2 located at approximately 242 N Sheep Lane in the MG zone.**

   Anthon Stauffer was present via Zoom for this item. Anthon explained RG Lakeview, LLC is trying to secure a user for this warehouse and will record

   Motion: Councilmember Stice made the motion to approve Ordinance 2021-81 approving the Final Plat for RG Lakeview, LLC in the Lakeview Business Park Phase 2 located at approximately 242 N Sheep Lane in the MG zone.

   Second: Councilmember Sparks seconded the motion.

   Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

5. **Consideration of Resolution 2021-82 approving a Preliminary Plat for Janet Fawson for the creation of two (2) lots in The Meadows at Pheasant Hollow Subdivision located at approximately 306 N Race Street in the RR-1 zone.**

Janet Fawson and Barry Bunderson were both present for this item. Barry explained the plan was to separate the existing house from the remaining acreage. Janet and Barry requested the City Council to grant them a variance on the standard improvements to defer until the second lot is developed. Councilmember Allen explained there is no curb and gutter on Race Street and this deferral would match existing road conditions.

Motion: Councilmember Stice made a motion to approve Ordinance 2021-82 approving a Preliminary Plat for Janet Fawson for the creation of two (2) lots in The Meadows at Pheasant Hollow Subdivision located at approximately 306 N Race Street in the RR-1 zone.

Second: Councilmember Sparks seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

6. Consideration of Resolution 2021-83 approving the Final Plat on the Meadows at Pheasant Hollow Subdivision for the creation of two (2) single family lots in the RR-1 Zone.

Motion: Councilmember Allen made the motion to approve Resolution 2021-83 approving the Final Plat on the Meadows at Pheasant Hollow Subdivision for the creation of two (2) single family lots in the RR-1 Zone.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

7. Consideration of Resolution 2021-84 Approving The Final Plat For 359 Investors And Sean Perkins On The Anderson Farms Subdivision, Phase Four For The Creation of twenty-six 26 Single Family Lots In The R-1-21 Zone

Sean Perkins was present for this item. Mayor Marshall asked if there were plans to do improve the roads. Sean Perkins acknowledge the plan was to improve the roads. Mayor Marshall advised there would be an amendment to the Development Agreement that would reflect the improvements to Worthington and Nygreen Streets would be required. Sean agreed to the change with the Development Agreement

Motion: Councilmember Stice made the motion to approve Resolution 2021-84 Approving The Final Plat For 359 Investors And Sean Perkins On The Anderson Farms Subdivision, Phase Four For The Creation of twenty-six 26 Single Family Lots In The R-1-21 Zone

Second: Councilmember Sparks seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

8. Discussion of a Concept Plan with UTGR Grantsville MHP, LLC on the property located at 653 East Main Street.

Roland Ho was present via Zoom for this item. There was a discussion regarding the fire hydrants and the changes needed to make the mobile park compliant with the current Fire Code. Councilmember Stice commented that any improvements to this park will be greatly appreciated. City Attorney Coombs advised the Council needs to be cautious of the restrictions they place on new owners when for the last 38 years there has not been any compliance of the original Conditional Use terms.

9. Consideration of Resolution 2021-85 Approving the Master Development Agreement for Desert Edge Subdivision

Greg Day was present for this item. Greg advised there was a MOU for this property previously and they want to create a Development Agreement that would reduce the number of units from 1292 to 750 and eliminate the requirement of apartment buildings. Councilmember Stice noted the map should not be in the agreement because it is not official and does not want to mislead citizens into thinking the map was accepted by the Council. Attorney Coombs advised the map was included for a reference not for consideration by the council.

Motion: Councilmember Stice made a motion to approve Resolution 2021-85 the Master Development Agreement for Desert Edge Subdivision with the condition the map being pulled from the approved agreement.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

10. Consideration of Resolution 2021-72 Approving the Master Development Agreement for Northstar Ranch

This item was tabled

Motion: Councilmember Sparks made a motion to Table Item 10

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

11. Hearing for Headstone Variance – Linda Stalliviere

Linda and Trevor Stalliviere were present for this item. Ms. Stalliviere advised she wanted 4 inch variance. Mayor Marshall advised with the base on the headstone, the variance request is actually 10 inches. Linda asked if the base could be buried deeper. Mayor Marshall explained that after speaking with the sexton, the concern is with the stone sinking, the width encroaches on her children's neighboring lot, and the headstone needing to be moved at least 3 times. Linda advised her son has signed a waiver allowing the stone to be on his lot. The council requested she work with the headstone manufacturer and James with Public Works to meet a resolution. The variance request was not granted.

12. Discussion with City Engineer on City projects

City Engineer Dan England discussed the current projects within the City that have been completed and are pending within the City. Dan requested the Council to consider approving a GIS system for the City.

13. Consideration of Ordinance 2021-32 Amending Grantsville City Code Chapter 2 Bifurcating the Powers and Duties of the City Manager and Mayor; Amending the Duties and Powers of the City Recorder, City Treasurer, and City Officers; and Adopting Duties and Powers for the Director of Finance

Councilmember Stice noted there was a change to Item H regarding the appointed powers. Attorney Coombs acknowledged it should not have been removed.

Motion: Councilmember Hutchins made a motion to Ordinance 2021-32 Amending Grantsville City Code Chapter 2 Bifurcating the Powers and Duties of the City Manager and Mayor; Amending the Duties and Powers of the City Recorder, City Treasurer, and City Officers; and Adopting Duties and Powers for the Director of Finance

Second: Councilmember Stice seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

14. Consideration of Ordinance 2021-43 of Grantsville City, Utah Annexing into its City Limits Approximately 34.45 Acres of Real Property Located on the Eastern Boundary of Grantsville City's Limits East; Amending the Official Zoning Map of Grantsville City, Utah to Designate this Property as an MU Zone.

Joe White was present for this item. Councilmember Stice felt Sun Valley Drive should be part of the City and the Council needs to sit down with the property owners and discuss how to make that happen.

Motion: Councilmember Sparks made a motion to Ordinance 2021-43 of Grantsville City, Utah Annexing into its City Limits Approximately 34.45 Acres of Real Property Located on the Eastern Boundary of Grantsville City's Limits East; Amending the Official Zoning Map of Grantsville City, Utah to Designate this Property as an MU Zone

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Nay", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

15. Six Mile Annexation Application Acceptance

John Bleazard was present for this item. John advised there could be litigation, but his corporation would pay for the costs associated with any litigation. Councilmember Stice asked if this was all part of Erda. John acknowledged the property was in Erda planned incorporation, but Six Mile would like to be a part of an established community. There was discussion about a possible sewer plant location. Councilmember Stice noted this was a bad decision to allow the annexation to go through and noted the next step in this process will get Grantsville City sued.

Motion: Councilmember Sparks made a motion to accept the Six Mile Annexation application

Second: Councilmember Stice seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

16. Hearing for Dog Barking- Sarah Shepherd/ Austin Anderson

This item was tabled and rescheduled for the 12/01/2021

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

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

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

Closed session began at 8:30 pm.

Motion: Councilmember Allen made the motion to end closed session.

Second: Councilmember Sparks seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Stice, "Aye", Councilmember Allen "Aye", and Councilmember Sparks, "Aye". The motion carried.

Closed session ended at 9:32 pm

18. Adjourn

Motion: Councilmember Allen made the motion to adjourn.

Second: Councilmember Sparks seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", Councilwoman Allen "Aye", and Councilwoman Sparks, "Aye". The motion carried.