

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, NOVEMBER 1, 2000**

Mayor and Council Present: Mayor Merle Cole. Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares, and Karen Watson.

Appointed officers and employees present: Wendy Palmer, City Recorder, Attorney Ronald Elton, and Jack Allred, Building Inspector.

Citizens and Guests: Mary Ruth Hammond (press), Casey Killian, Randy Hunt, Boy Scout Troop 902 and 4278, Joe Cange, Howard Clegg, Chad Johnson, Jack Howard, Diane Ivie, Rose Ivie, Michael Green, Katherine Bitner, and Neil Critchlow, Susan Lee.

APPROVAL OF MINUTES OF PREVIOUS MEETING: Byron made the motion seconded by Justin to approve the minutes as corrected. All voted in favor, motion carried.

TOOELE COUNTY CHAMBER OF COMMERCE: Jack Howard, Director of the Chamber of Commerce, approached the Mayor and Council expressing his appreciation for the Grantsville City Council's support of the Chamber. Mr. Howard stated that their organization has been an advocate for business and tourism in Tooele County. Mr. Howard explained that Tooele County is pulling their motel tax from their financial support of the Chamber. Mr. Howard handed out the latest visitor guide and business directory.

CONSIDERATION OF EVALUATION OR BUILDING PERMIT FEE CHANGE FOR MANUFACTURED HOMES: Mayor asked Jack to address the Council on this issue. Mayor asked Jack to explain the inspections required for Manufactured Homes. Jack stated that the city has already reduced the Plan Check fee for the Manufactured homes from 65% of the building fee to \$25.00. Jack stated that the on site inspections amount to 5 to 7 individual inspections depending of if the home is placed on a basement or jacks. Jack stated that the manufactured homes are handled differently in other communities. Kevin asked if there are less inspections for a modular home verses a stick home? Jack stated that yes there would not be the same amount of inspections. Kevin suggested that maybe a different inspection fee could be charge to a modular home and a re-inspection fee for any inspections that are called for and the builder is not ready. Recorder was asked if the office staff invested the same amount of effort on a modular that they do on a stick built home. Recorder Palmer stated that she asked Gloria Kerby the Office Coordinator that manages the building permits and inspections that very question. Mrs. Kerby stated that it has been her experience that the manufactured homes take as much effort or more to manage. The problem seems to be that the manufactured home builder/seller once the money is paid for the home. The company delivers the home and walks away. The homebuyer is often times are not prepared to handle the next steps. In an effort to help our citizens she attempts to assist in guiding them through the requirements. Attorney Elton stated that the city needs to charge enough to provide for qualified inspectors. Kevin asked how many modular homes are placed as compared to stick built homes? Jack stated that it is about 1 modular home for every 3 stick built homes. Kevin asked if there is a way to breakdown the difference between a stick built home and a modular home? Jack stated that the Council would need to compare to a kit home as well. Sutherland provides a kit for \$40,000.00 but to evaluate those homes he has to double the cost of materials. The evaluation that is shown on the building permit is the evaluation that Tooele County Assessor uses in assessing taxes for the first years until the Tooele County Appraiser can attach a current value. Justin questioned why a plan check fee is paid to the city if an engineer stamps the plans? Attorney Elton stated that the engineer may not have been from or building the home to meet standards in the state of Utah. Mayor Cole asked Jack to evaluate the last 10 permits of manufactured homes and stick built homes for a possible inspection difference. Jack stated that it has been his practice that when a builder asks for an inspection and there is one or two items that did not pass, he will just check those items on his next trip by the area. These inspections are not written down on the inspection card.

CONSIDERATION OF ZONE CHANGE FROM A-10 TO R1-21 AT 500 SOUTH WORTHINGTON: Byron made the to approve the Ordinance changing the zone from A-10 to R1-21 at approximately 500 S. Worthington. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF AMENDING CHAPTER 12 GARBAGE ORDINANCE: Mayor Cole explained that in the last couple of weeks there has been complaints about a gully being filled in with miscellaneous debris. The owner of the property wanted the gully filled so that the property could be used. The problem is that the Ordinances do not allow for any filling of gullies. Attorney Elton stated that Grantsville has an agreement with Tooele County that all debris must be hauled to the Tooele County Landfill. Craig made the motion seconded by Kevin to table this item until November 15, 2000. Recorder Palmer is to provide copies of the landfill agreement and the ordinance for all of the Council Members. All voted in favor, motion carried.

CONSIDERATION OF SALARY INCREASE: Karen stated that at the last increases that were considered to bring employees up to the same standard, it was recommended to place Gloria on the same grade with Brenda and Delores. Gloria has a big responsibility handling the receptionist duties, back up to JoAnn handling water and building permits. The letter from Recorder Palmer states that Gloria is doing a good job and recommends her for her raise. Karen recommended that Gloria be raised from Grade 8 step 1. Justin seconded the motion, all voted in favor, motion carried.

CONSIDERATION OF LOT EXCHANGE FOR LITTLE RENO ESTATES SUBDIVISION BOND: Justin made the motion, seconded by Byron to approve the exchange of lot 13 for lot 30 in Little Reno Estates. All voted in favor, motion carried.

CONSIDERATION OF PROPOSED GENERAL PLAN: Bruce Parker went over his list of areas that he would like the Council to consider more deeply. #1- Allowing high-density residential units in the commercial. The Council will need to consider adding that ability as a conditional use permit in their zoning ordinance. Byron made the motion seconded by Kevin to add the wording relative to the high-density provision into the commercial designated areas into the plan. All voted in favor, motion carried. #2- Bruce is concerned with the elimination of contiguous and not providing any teeth to the ordinance. Byron asked what the purpose of contiguous zone change or development would provide. Bruce stated that it would prevent the leapfrog of development throughout the city. Craig made the motion to provide that development must be point touching as the minimum level of contiguous. Byron seconded the motion. All voted in favor, motion carried.

#3 – Bruce stated that he is concerned that the city should consider maintaining an agriculture zone of A-10 – RR-5 to allow large lot areas and allow for cluster development. Justin stated that he agrees with this point. Justin stated his concern that the Council has decided that because agriculture is not a viable industry that we have given up on providing areas or preserving the areas we already have. I don't agree that Grantsville citizens are giving up on the agriculture idea. Kevin stated that he agreed with Justin. Kevin stated that he does not farm because he makes money, he farms because it is a lifestyle. There are a lot of citizens that live on a 5 or 10 acre piece of property that want to be able to continue this activity. Byron asked how is reducing the lot size on the outskirts of town preventing you from farming? Kevin stated that the people that will move on the smaller lots would not want the livestock and everything that comes with it around them; or the sounds of the baler in the middle of the night. Kevin related to his travels that in many areas the only open space that you see is that one-acre of open space that some guy waters for a horse or a cow. We are going to kill that opportunity. Mayor stated that agriculture is not a viable industry. Justin stated that it is not up to us to say that it is too expensive for citizens to buy large parcels of property to have a small farm. That is not a good argument. Justin stated that we are not going to start at the two-acre density and then go up to ten-acre density. There is a level of lifestyle that we want to maintain. There is a community atmosphere that we are trying to maintain. Driving tree-lined streets with alfalfa fields is apart of that. Tooele County has other options for people to chose. We must not let the developers drive what our general plan looks like. Once we go down we will not go up.

Mayor we have to provide for all opportunities in our community and not go down in lot size too soon.

Craig stated that when you put the densest lots in areas those lots are not all able to have livestock. You end up pushing livestock out. I don't want to create a two-acre lot size in the interior of town. Livestock should be on the outer area of town. I propose that we create a two-acre density with one-acre lot size minimum.

Kevin asked why do we want to start with the minimums? Why give up? Justin stated that he is not ready to give up on Grantsville's agricultural roots. Kevin stated that the problem with the minimum is that everyone will change to that. You can bet that no one will petition to change the zone to 10 acres if it is at 2 acres. Maybe in five or ten years from now we may take a look at the fringes of the city and reduce the lot size, but right now there are plenty of lots within the city for development.

Craig stated that we would have more leverage and balance the city's needs if all of the tools are available in an approved General Plan. Justin stated that the Council would be reviewing these issues every year. Kevin stated that we need to create a mix for all of our citizens from modular homes to \$500,000 homes, people who want animals to those that don't.

Byron stated that this plan is a good mix until we get outside of the central part of the city. Do we leave the map as it is?

Mayor stated that one of the options is to have Bruce pursue the map with the A-10 zone. We need to leave what is there and consider the relation of the general plan map with the existing zoning map. Don't start at the high end and come down. The general plan must be viable living documents so we have someplace to go from here. Leave what we have where it is and change the zoning to match it.

Justin stated that once we adopt the General Plan we can not continue to do things that are contrary to the plan.

Byron made the motion seconded by Kevin to set a work meeting for November 7th, 2000. Meeting to be held at 7:00 p.m. All voted in favor, motion carried.

ENVISION UTAH MEETING 16TH OF NOVEMBER: Mayor reminded everyone of the Envision Utah meeting and encouraged them to attend.

CHRISTMAS LIGHTS: Karen stated that she is not ready with this item. Neil Critchlow stated that he would like to get the lights going. Santa Claus is scheduled to arrive in Grantsville Saturday, November 25, 2000.

APPROVAL OF BILLS: Byron made the motion to approve the bills. Craig seconded the motion. All voted in favor, motion carried.

WATER RIGHTS – EXECUTIVE SESSION: Craig made the motion seconded by Kevin to adjourn the regular Council meeting at 10:25 p.m., to conduct an executive session to discuss acquisition of real property. All voted in favor, motion carried.

Present for executive session:

Mayor and Council Present: Mayor Merle Cole. Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares, and Karen Watson.

Appointed officers and employees present: Wendy Palmer, City Recorder, Attorney Ronald Elton.

Craig made the motion to adjourn the executive session of the Grantsville City Council at 10:40 p.m. Kevin seconded the motion. All voted in favor, motion carried.

Kevin made the motion to authorize the Mayor to pursue the acquisition of water rights. Craig seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor announced that the water board will be holding a meeting on November 9th. Bob Morgan the Utah State Engineer will be reviewing the formalized material for the geological survey results.

Mayor asked the Council for their support to solicit the assistance of an engineer firm to help with the letter to UDOT for the by-pass road at the junction of Main Street and SR112. Council encouraged the Mayor to pursue an engineer's assistance.

Justin congratulated the Mayor on the good job getting the State to reimburse Grantsville for the prison water line.

ADJOURN: Byron made the motion seconded by Craig to adjourn this City Council meeting at 10:50 p.m.

Wendy Palmer, City Recorder

Merle E. Cole, Mayor