

**MINUTES OF A WORK MEETING OF THE GRANTSVILLE CITY COUNCIL
AND PLANNING COMMISSION HELD THURSDAY, DECEMBER 20, 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 Ron Elton, and Planning Commission Vice-Chairman Dianne Hunsaker.

Citizens and Guests: Mary Ruth Hammond (press), Ardell Henderson, Jerry Edwards, Bruce & Howard Clegg, Joe Lopez, Corrie Anderson, Wally and Chleo Boyer, Robert & Joan Durfee, Morley & James Cook, James Christensen, Carma Nohr, Dustin Hall, Teri Moon.

APPROVAL OF MINUTES: Karen made the motion to postpone the approval of the minutes for December 6, and December 14, 2000 until January 3rd City Council Meeting. Seconded by Kevin. All voted in favor, motion carried.

APPROVAL OF NEW BUSINESS LICENSES:

- a. **Jodie Sinner – 682 N. Hwy. 138:** Craig explained that Jodie will be conducting a preschool day care service in her home. The Planning Commission has approved Jodie for a conditional use permit. Justin made the motion to approve the business license for Jodie Sinner – 682 N. Hwy. 138. Seconded by Craig. All voted in favor, motion carried.
- b. **Cherilyn King – 55 S. Park Street:** Craig informed the Council that he and the Zoning Administrator approved a conditional use permit for Cherilyn to provide a medical claim processing service in her home. Kevin made the motion to approve the business license for Cherilyn King at 55 S. Park Street. Seconded by Karen. All voted in favor, motion carried.

CONSIDERATION OF AN APPEAL OF SIGN REMOVAL: Recorder Palmer stated that she talked with the Attorney for Joe Cange, Merrill Nelson, and he requested to postpone their appeal of an order to remove their sign, until the January 3, 2001 Council Meeting. Byron made the motion to postpone the appeal of sign removal until January 3, 2001. Seconded by Karen. All voted in favor, motion carried.

CONSIDERATION OF EMPLOYEE SALARY INCREASE: Kevin presented a letter by Public Works Director recommending that Seasonal Employee Allen Barney be placed in the upper salary part time slot that was vacated by Kent Martinez. Kevin recommended that this employee be considered in the next budget year for a full time employee slot that has not been filled. Byron and Kevin stated that Alan Barney has proven to be an asset the city. Kevin made the motion to approve the salary increase from \$5.50 per hour to \$7.22 per hour for Allen Barney and maintain him as a seasonal part time employee for another 90 days or until the budget discussions ensue to consider filling the full time slot. This salary increase is to be effective 12-12-00. Byron seconded this motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCE FOR THE PROPOSED GENERAL PLAN:

Mayor asked the Council to review the proposed general plan maps to verify that these maps represent the intent of the Council's motion. Mayor Cole explained that after discussions with the City Recorder and the Planner Bruce Parker, he found that an interpretation of the intent of the motion needed to be made. The area that the industrial zone was withdrawn but the Council did not designate a zone for it. The Mayor instructed Mr. Parker to have this area match the surrounding area that was RR-5 & A-10. The definitions for the rural residential had to be interpreted and the Mayor instructed Mr. Parker to add an additional color designation for the 1-2 acre lots and not include them with the definition of the RR-5 and A-10. Craig stated that he feels that there has been a great deal of misunderstanding that the general plan will be changing zones. The general plan is a future look at what we as a Council see the City should look like. Anyone seeking a rezone will still have to apply to amend the general plan and zoning. Karen stated that she would like to see an acknowledgment page included. Mayor and other Council members were concerned about putting names of citizens on

the acknowledgment page for fear of forgetting someone. Karen wanted to remove the wording under the title of Community Charm: "small western town" and leave the word rural. Karen suggested that the requirement of impact study for annexation be stricken. Karen felt that this would hinder the city when it wanted to annex. It was suggested the change the wording from "will" to "may", this would give the city the option to require the impact study as needed. Karen suggested removing the wording "protect areas of viable agriculture." It was suggested to just remove the word "viable" and leave the rest of the statement. This would protect those property owners that would like to continue agriculture activities without having the city define the word "viable."

Mayor stated that he has been getting a lot of phone calls and the comments have been in support of leaving the 5 – 10 acre minimums on the south section of town. The community seems to want Grantsville to remain the way it is - only more of it. Mayor stated that he is concerned that the idea of infill that some people are portraying it as in a negative connotation. Most of our city is built out of infill situations. The Mayor related that the land his house is built on was once a 10-acre parcel. This land was then divided into 6 one-acre lots and 5 houses were built on this land. The land on the corner of Quirk and Durfee has now got 3 nice houses built on it and another home just south of the tennis courts. This is all infill. Mayor Cole stated that he considers this infill to have a positive effect on our city. No new roads needed to be maintained no water or sewer lines needed to be extended. This is a great thing for our city. No one forced this infill, it is a natural thing that happens. Mayor stated that the first 200 houses that were built, as infill has been almost invisible to the city. The conference "How to pick the public's pocket", the Mayor of Farmington stated that he figured that for a 250 home subdivision that is approved a new police officer should be hired. The police officer will cost the city about \$75,000. The property tax received from the new homes will be about \$60,000. If a city continues to chase homes in order to attract the retail sales taxes the city is always at a loss. If we allow our land use map to leap frog subdivisions and not infill the city this is a financial detriment to our city. I think we should not adopt the land use map that is in front of us today. Our current land use map seems to be working. To leap frog major zone changes usurps the whole negotiation process and we create a Draper City disaster. Mayor Cole asked the Council why do we want to make changes from the 10-acre designation. I encourage you to go back to the 10-acre designation on the south area of town. The infill lots are there because people wanted to be there, and most of them made the city a better-looking place. Look across the street from the City Hall. The Tooele Federal Credit Union is being built where a vacant home existed for 20 years. Do not look negatively at infill. We need to compliment the process.

Karen stated that as she understands the general plan land use map is that no zones would be changed until someone came along and asked for it to be changed. I am in favor of a huge city and we should allow ½ and one acre lots. If we go back to the 10-acre we don't accomplish anything. Why did we spend two years in developing this general plan? We need to make some forward-looking options for the city. We know that once the farmer decides he doesn't want to farm anymore that homes will be built on that land.

Kevin and Justin stated that just because the farmer doesn't want to farm doesn't mean that Grantsville City needs to optimize their investment. The farmer still has a value in his land but not as a high-density subdivision. He has the ability to sell his land in 5 to 10 acre parcels not ½ acre or less. Kevin stated his concern that the south area of Grantsville is where the water from the secondary water system is available. It doesn't make sense to make the small lots in the areas of our town that has the secondary water and the large farm size lots where there is no secondary water to grow a crop.

Justin stated that I disagree with the statements that he has been hearing that there is no where for our children to buy a home. With all of the 100's of infill lots and the 1300 lots available in subdivisions this statement is just not true. Justin stated that the general plan should not be a plan that makes our entire city available for small lot subdivisions. The fact is that there are more lots available now than ever before for our children to build their homes. There is a diverse amount of lots for every type of opportunity. We have paid a planner to advise us on the best approach to our ideas. The professional tells us not to give away our city's ability to negotiate the best lot size for our community's parameter. We have a lot of unimproved acreage within the boundaries of West Street

and SR112 and Clark and Pear Streets. Why do we want to make drastic changes on our outer boundaries? The point of having a general plan was to be more efficient with planning and better at directing what development happens. I think that this proposed map does just the opposite.

Craig stated that he ran on a platform to control the growth of our community. That is why he proposed PUD's for legal non-conforming lots, to help promote infill of our city. The next thing I pushed for was lot line adjustments that allow people to move lot lines around without going through the subdivision process. In my opinion that the city has the bull by the tail and we have been drug all over the field. I think that rural residential is the one acre size lots. They accommodate the keeping of livestock and there are areas of our town that is suited for that. This plan does not change the zoning immediately. The farmer has to want to change it. If Watt Homes were not on the map I would feel differently about the south section of town remaining 5 to 10 acres.

Justin stated that the expected growth for the next 10-12 years is 85 homes per year. That is only 1000 lots. We have enough lots to accommodate that not including the natural infill lots.

Byron stated that I support the infill from the inside out. Time and the market will convert the 10-acre parcels to 1- 2-acre size parcels anyway.

Justin stated that you change the market value by changing the map to show 1-2 acre and we loose the ability to negotiate for the 5 or ten acres. The developers will always come in and ask for the smallest lots to maximize their profit. If you zone it 1-2 acre the developer will try for ½ acre, but if you have to start at 5- 10 acre the developer will know that they most likely won't get the ½ acre and look for land in the area that may provide for that density.

Craig stated that we haven't followed a general plan to date and felt that this plan was feasible so it can be followed. Kevin stated that if that is his analogy of the general plan that it won't be followed anyway why not leave the south area as 10 acres.

Craig stated that we should do city things and have developments that can hook to sewer systems. Developers won't build 5 acres subdivision and run the utilities to it. It is not feasible. The health department is discouraging septic system developments. The concern is saturation of the ground water.

Mayor stated that he would take new and different public comment.

Jerry Edwards stated that there was a time when there was no zoning. The citizens built on infill lots to be next to the utilities. If there is no market for development it won't develop. Jerry asked Justin why he didn't build a home on the infill lots?

James Christensen – Mr. Christensen stated that he lives on Alley Avenue and 600 West. Mr. Christensen expressed his appreciation for the Council's consideration of the extent of the industrial zone on Old Lincoln Highway. Mr. Christensen stated that it is a sound idea to have small size lots on the interior portion of the city and have gradual larger lots the further towards the outer portion of the city. You need to settle on a plan so that when developers or individuals come into town to build they know what your plan for the city is and can plan where to build based on that information. I came to the city hall and asked about water availability on the Old Lincoln Highway. I was told that no water line is planned. Less than a month after I drilled by well, a water line was installed less than a block away in anticipation for the proposed prison. When I bought my lot it came with ¼ acre-foot of water. This is not enough water to do more than run my household needs. I must purchase water to take care of the outdoor needs. This is very expensive and wished that this had been included in the purchase price of my lot. Growing up in Grantsville I could hardly wait to move out. But, now that I am married I wanted to come back and live because it is a great place to raise a family. Grantsville has a lot of low-income lots available for starter homes for new families. If you go to one acre on the outer portion of the city you will abdicate the ability for anyone to own a small farm.

Craig stated that few farmers who want to build a home on their farm don't want to put up the whole farm to the Mortgage Company. They want to break off an acre for the home. If we require a 5- 10-acre minimum they won't be able to do that.

Kevin stated that we could look at those things on a case by case basis.

Karen asked about the unzoned areas? Would they have to petition the city for a zoning designation? Ron stated that these properties would be zones agricultural. Karen asked why do we have the note there concerning the Soil Conservation land? Dianne stated that it was the intention of the city that the Soil Conservation property would be considered open space for the city. Mayor stated that he felt that the note should be scratched. Mayor stated that he would ask Bruce why the note is there.

Mayor read a letter that he received. The letter voiced support for the master plan presented at the December 6, 2000 public hearing. They are against the change from 5 & 10 acres to 1 & 2 acres on the south area of Grantsville. This will destroy the small town atmosphere. (letter is attached)

Mayor read the letter from Martin Anderson – who stated that the current Grantsville City plan has 1700 lots available from 1/3 acre lots up to 1.5 acre lots. These lots are existing and approved. These lots will satisfy the need for 10 years of future growth. Mr. Anderson supports the proposed general plan map that provided for the 5-10 acre lot sizes on the south area of town, the does not allow a smattering of development. (letter is attached)

Jeff Didericksen stated that he was in favor of the smaller lot sizes.

Byron asked about the commercial area by Matthews Lane whether it should be cut back. It was determined that this was discussed but determined at the last meeting that the commercial area was to remain its original size.

Kevin stated that he has been involved with working the general plan from day one. There has been much argument and heated discussion and emotion. What I perceived from it all is that the majority of the people, which have talked with him, want the 5-10 acre to remain on the outer areas of the city. The numbers of citizens that were at the work meeting last week and at the public hearing, the majority I have spoken with and I know what their positions were. The majority of those people attending even though they did not all speak at the pulpit; they were in favor of the 5-10 acre lot sizes. It is very difficult for many people to get up to the pulpit for many reasons, some are afraid of ridicule, and some think that the Council doesn't care. What ever their reasons they didn't get up and speak but they were here in favor of the 5-10 acre. I am sure that after people know what my position is on this issues, those people, with the same position are more and likely going talk with me rather than some other member of the Council with an opposing position. I believe that the citizens in our community are the most valuable assets that we have. I believe that as a body we are split right down the middle. If the Mayor could vote we would have three on each side of this issue. I propose that we allow each citizen individually to come and vote. I would like to hold a referendum election so that I can feel confident on what the majority of the citizens really want. I think this would eliminate the division on this Council and the community. This is the true fair and honest way to bury the hatchet. If the majority of the citizens after the referendum vote want the 1-2 acre lot sizes then so be it. This is the only way that I can support this plan.

Byron stated that he has had a lot of input and the majority of people he hears from want the smaller lot sizes. I feel that I have be put in office to use my best judgment. No matter which way it goes down I will support the general plan too.

Attorney Elton stated that there is no law on the referendum process. If you want to have an advisory ballot there is nothing to prohibit you from doing that.

Karen stated that she has put together a synopsis of comments from the public hearings and she feels that this plan has accommodated the property owners that expressed their views. I am not for growth and this is just a plan for the future of our community.

Justin stated that he would support a referendum vote. I think that this plan makes a definite impact on our city. I have had numerous phone calls supporting the 5-10 acre lot size. We obviously have citizens who care and are passionate enough about these issues that they have come to our meetings and I feel that they will support a vote. Let the community decide by a referendum vote. I will support whatever the decision is. We all claim that we love to hear the communities input so let them tell us what they want. The only issue that we as a Council can't agree on is the designation for the Southern portion of the city. The rest of the plan we all support. So the election would be only relative to that portion we disagree on.

Craig stated that he does not fear a referendum vote, but he has always been advised that a city should not govern by referendum. It is hard for the people to understand this document as a whole. I think that the general plan is not binding and we won't follow it anyway it is just not going to happen. Mayor stated that we should take care of the house keeping issues first.

Museums – Karen made the motion to make the changes to include the promotion and growth of our museums. Justin seconded the motion. All voted in favor, motion carried.

Acknowledgment Page – Karen made the motion that we add an acknowledgment page to include Mayor, Council, Planning Commission and Staff names past and present. Byron seconded motion. All voted in favor, motion carried.

Community Charm – Karen made the motion to remove the wording of “small western town image. Byron seconded the motion. Justin stated that he like both small western and rural image in the plan. Vote – Karen and Byron for. Craig, Kevin and Justin against. Motion failed.

Kevin made the motion to direct Bruce Parker to make the wording consistent to read small western and rural town throughout the document. Craig seconded the motion. All voted in favor, motion carried.

Annexation impact study: Karen made the motion to strike the requirement for annexation impact study. Seconded by Byron. Mayor stated that he would suggest not striking it but change the wording to state that the city **may** require an annexation impact statement. All voted against motion failed.

Craig made the motion seconded by Kevin to changing of the wording to **may require** an annexation impact statement. All in favor motion carried.

Viable Agriculture: Craig made the motion to strike the word **viable** in the sentence for the “Protection of **viable** agriculture.... This was on the premise that the Council did not want to define what viable would mean and to continue to allow for protection of those property owners that want to maintain their agriculture and livestock. Byron seconded the motion. All voted in favor, motion carried.

Referendum Vote: Attorney Elton asked how the Mayor perceived the referendum vote to take place. Mayor stated that we don't want a full-scale election on the plan. Mayor recommends that Attorney Elton prepare the official statement that refers to the south area of town to be considered at the next meeting. Byron made the motion to table the consideration of General plan until the next City Council meeting directing the Mayor and Ron prepare a proposed ballot for the Council's consideration. Seconded by Kevin. All voted in favor, motion carried. Kevin thanked the Council Members for their consideration. I feel that this General Plan will change the face of our city.

ARBOR DAY: Byron stated that he has a tape that he would like to present at the next City Council meeting.

WATER RIGHTS: Mayor stated that he receive information from John Anderson the water Attorney about the water rights the city has been offered. Attorney Anderson stated that the water rights are good rights to pursue. Mayor will keep the Council updated.

APPROVAL OF BILLS: Byron made the motion to pay the bills. Seconded by Craig. All voted in favor, except for Kevin who abstained due to his company being a vender on this list. Motion carried.

LEGISLATIVE DAY: Mayor encourages the Council to sign up for this event.

REPORT ON COUNCIL OF GOVERNMENT MEETING: Mayor stated that the Tooele County master road plan is to have a by-pass road from the Mormon Trail north to SR138 on the west side of the city and back to Burmester Road. The County is proposing a by-pass road on the south of the city from the Mormon Trail to Sheep Lane/SR112. Mayor stated that a rubber plant wants to locate at the Indian Reservation in Skull Valley. This would help the reservation with the economic problems and take the place of the nuclear storage facility. The problem is Tooele County and the State are not promoting this at all. Mayor discussed the CDBG program and the fact that applications could be submitted for project where CDBG would pay what ever the percent of LMI families there are in Grantsville.

UDOT MEETING: Mayor stated that meeting at the School District was held last Tuesday. It was determined that the District needs to submit a safety traffic plan. Mayor stated that Jim Mcminime has agreed to meet with him on January 12, 2001 to discuss storm drainage, cross walks.

OTHER BUSINESS: Mayor stated that he had forgotten to thank the office staff for their efforts in this years Employee Christmas party. They did a very nice job. Mayor stated that the Old 1st Ward Church is for sale and would like to investigate purchasing it for expansion of the museum.

Mayor reported that the audit has been going well. The auditor interviewed him and the City Recorder as part of the audit. During this interview it was discussed that the accounts can be simplified to have fewer accounts which would reduce the posting errors. This is something that will improve our ability to make the budget tell us what we need to know. Byron stated that he is still looking into building new pavilions for the parks

Mayor asked Karen what is happening with the Welcome Bags. Karen stated that she has been working in other areas but would work on this for the next meeting. Karen stated that she would appreciate know about human resource items that come before the Council before the Council Meeting.

Karen stated that Teri Moon was here to address the Council about the Recreation Center. Teri announced that she has purchased 3 pool tables and 8 Ping-Pong tables and miscellaneous games, weights. They are going to start mudding the walls this Saturday. Byron told Teri that she was supposed to submit a plan on how she was planning to run the proposed programs. Byron asked Teri who told her she needed to mud the walls? Teri stated that Jerry Hurst told her. Byron informed Teri that she needed to get with Jack Allred the Building inspector before she did anything to the building, because of the code violations that exist now. Teri complained that kids are walking on top of the boxes that belong to the Volunteer Summit. Byron stated that they must provide times and when they plan to have the building open for activities prior to actually advertising. Recorder Palmer stated that there are activities scheduled through the holidays and it would be unfair to expect these people change their plans. Teri did not contact the city hall to verify the schedule for the Recreation Building.

ADJOURNMENT: Kevin made the motion to adjourn the meeting at 10:50 p.m. Seconded by Byron. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Merle E. Cole, Mayor

