

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, FEBRUARY 7, 2001:**

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 Mike Warner Planning Commission.

Citizens and Guests: Mary Ruth Hammond (press), Joe Cange, Jason Killian, Katherine Bitner, James Minor, Janet & Morley Cook, Matt Cook.

PUBLIC HEARING: Mayor opened the public hearing to receive comment on the proposed change to Chapter 21, Subdivision Code in the Land Use Management Code at 7:15 p.m. Attorney Elton explained that the current ordinance is not in compliance with Utah State Code and this amendment will bring it into compliance with Utah State Code. Some of the requirements in this chapter are out of compliance with the Utah State Code is the requirement for public hearing should be held with the City Council and not the Planning Commission and the amendments to platted subdivisions are different. Mayor asked for any comment. No comment being offered the Mayor closed the public hearing at 7:17 p.m.

YOUTH CITY COUNCIL: Mayor invited the Youth City Council to address the City Council. Katherine Bitner, the Youth City Council Mayor thanked the Mayor and Council in behalf of the Youth City Council members for providing the funding to send them to the Legislature Day. James Minor a member of the Youth City Council stated that he was surprised that the Legislature started each session with a prayer. James stated that he was glad that he attended the event and thanked the Mayor and Council for the opportunity.

Karen asked Katherine to inform the Council about her meeting and proposed project that she discussed with Representative Ron Allen. Katherine stated that she has proposed a project of 2001 books. Ms. Bitner stated that the addition to the Grantsville High School would provide the School with a larger library facility. Katherine stated that she would like to provide 2001 books for the Grantsville High School Library. Her idea would allow many organizations in the community to help as well as individuals. For every \$15.00 donation a label would be placed in one of the new books stating that this book was purchased for the school by who ever made the donation. Karen complimented Katherine on the excellent job she is doing as the Mayor of the Youth City Council.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS: Karen made the motion to postpone the approval minutes until 2-21-01 city council meeting. Justin seconded the motion. All voted in favor, motion carried.

MIKE WARNER-CONSIDERATION OF BIDS FOR LAWN CARE SERVICES: Mike presented his bid for lawn care weed and fertilizer applications for the city park, museum, city hall, cemetery, academy square. The bid was for an annual fee of \$6325.00. Byron asked Mr. Warner what his estimate would be for the actual mowing and grooming of the lawns. Mike stated that he would estimate about 5 cents a square foot. Karen made the motion to approve the lawn care fertilization and weed control bid for Turf – IT for \$6325.00 for one year. Byron seconded the motion. All voted in favor, motion carried. Byron asked Mike to pay particular attention to the morning glory on the infield of the ball diamonds this year.

CONSIDERATION OF NEW BUSINESS LICENSE: Karen made the motion to approve the business license for Dean Johnson at 141 E. Main Street, for Financial Consulting Business in his home. Dean is to comply with the conditions of his conditional use permit. Kevin seconded the motion. All voted in favor, motion carried.

FRANCIS WARNER CONSIDERATION OF UTILITY FEES FOR EMPTY TRAILER SPACES: Mr. Warner addressed the Mayor and Council concerning the removal of the policy to give credit for trailer spaces not occupied on the utility bill. Mr. Warner stated that he has 35 trailer spaces and currently 10 are vacant. This amounts to \$350.00 a month. Mr. Warner stated that he has always been honest about reporting his trailer count and feels that he is being punished because a few people have not been honest. Mr. Warner explained that his trailer court is 50% R V parking and the other is for permanent trailers. The R V people are itinerant workers that come in for a week, or month or several months. Byron stated that he has talked with Ordinance Officer Robert Hansen about the possibility of doing spot checks of rented units. Ordinance Officer Hansen stated that he could count the trailers in the trailer courts but would need a point of contact for apartments. Byron made the motion to rescind the decision of August 2, 2000 and direct the Utility Clerk to continue with the previous policy of allowing credit on the utility billing for units not rented. Kevin seconded the motion. All voted in favor, motion carried. Council would like to have the Utility Clerk; JoAnn Hanson sends letters to the landlords that inform them of the policy. All changes in rental status should be given in writing. Those people found to be in violation of non-reporting could be charged with a misdemeanor. Karen stated that this will be effective February 1, 2001.

JOE CANGE-APPEAL DENIAL OF CONCEPT PLAN FOR PALOMINO RANCH: Craig stated that the Planning Commission considered this and there were some issues that were brought forward however, I don't believe that there were any determinations or recommendations. Brent Bunderson made the motion that the 2nd concept plan for Palomino Ranch Subdivision is denied but Mr. Bunderson recommended to Mr. Cange that he should appeal this decision to the City Council made a recommendation. Craig stated that he requested an explanation from Mr. Bunderson on his motion. Mr. Bunderson stated that his motion was based on the issue that the City Council has sent this back to Planning Commission so many times and he would like the City Council to make the decision. Mr. Bunderson stated that the Council should deal with this now I am trying to send a message. Kevin stated that he was in the audience and that was the way he heard it. Craig stated that he does not know what the message is. Craig stated that Mike Warner stated that he would like to put his reasons for denying the concept in writing. Brent Bunderson did finally state that he was opposed to this concept because it lacked the open space. Byron stated that is the Planning Commission in order, to do a motion like that? Craig stated that there are some issues of this concept plan, there is a new road in this plan that was not in the original concept. The Planning Commission did not address this issue. Craig stated that the City Council did not send this plan to the Planning Commission. Mr. Cange made changes to the original concept plan that was significant enough that it constituted another concept plan approval. Craig stated that the changes amounted to the landscaped easement on Cooley Street, the orientation of the lots was changed, and the northern portion of the property will be deleted. Some of the Zoning Commission members had some concerned about future development on the West Side of the proposed road. This land is currently zone A-10 and would have to be changed to put anything other than ten acre lots on the west of the proposed road. Mayor asked if Mr. Cange was going to build his house on lot one or two? Mr. Cange stated that his application for building permit would be on lot two of this subdivision. The Planning Commission did not consider any of these issues. Byron asked if the Planning Commission is supposed to send forward their recommendations? Byron commented " if the Planning Commission makes no decisions and they send everything to the Council for review to be decided on, do we need them? Kevin stated that he agrees. Mayor stated that Brent did finally state that he did not like the lack of open space. Justin stated that he feels that the Planning Commission should reject the concept plan on some basis of ordinance application. Craig stated that this process has been strung out a long time, and the Planning Commission is unsure of where they stand. Karen stated that I think it is time that the developer has a yea or nay from the City Council so he can move on. Mayor stated that the developer has presented two different concepts for this property, this has nothing to do with Council action. Justin clarified his statement that if the Planning Commission feels that a development is not in compliance, then the Planning Commission needs to state what the developer needs to do to bring it into compliance. Kevin stated that the reason this subdivision came to a stand still is because of the moratorium. I think there is a misunderstanding that the Council sent this back is not true. Craig stated that the reason for change in the concept was probably

because of the studies that the City has required him to do. The Irrigation Company required that they have open access to irrigation easements. Mr. Cange stated that the road provides for this open access. Byron asked the Attorney for the Council's options. Attorney Elton states that since the Planning Commission denied the Concept Plan and that is what is before you. The Council can uphold the denial or over turns it. If you over turn the denial, you are approving the concept plan for Palomino Ranch. Attorney Elton stated that you could approve the concept plan with conditions. Craig stated that this development would need a general plan amendment because this area is designated in the General Plan as a marginal area for building homes. Mr. Cange has performed the needed engineer studies for the property for ground water and ground liquefaction. Mr. Cange feels that he has addressed those issues. They have the percolation test for the septic systems. These things require a general plan amendment. The general plan and the zone change would proceed at the same time.

Mr. Cange presented his concept plan that shows 14 lots that does not front Cooley Street. Cange stated that some of the changes were related to the location of irrigation company water lines that ran through lot #4. This caused the lots to be shifted. Mr. Cange stated that he believes that this concept is more rural than any other development in Grantsville. By facing the lots away from Cooley Street and having the animal areas along the street, this maintains the rural atmosphere of the area. My plan in the future is to actually extend the road to the Emily Clark property and partner up with them for the road cost because the Clark property is landlocked. Mr. Cange stated that Lynn Taylor acting, as water master would not approve the concept plan that was presented with the homes facing Cooley Street. Mr. Cange stated that this development has had more engineering reports over the last two years then any other development in Grantsville. This development has received approval from the Health Department for the last concept approved. In addition, this development is more rural than any other proposed or existing development in Grantsville. 1.5 acre average lot size. The new design is more superior to the old concept. We are currently only asking for a rezoning of 22 acres for 14 lots. The rest of the land will remain A-10. The sell of the northern 42 acres is for grazing of horses. Our argument is that the remaining area will be left in A-10 and once we sell the proposed 14 lots we will consider development of an additional 13 lots to the west of the proposed road. The reason I think it is better to have the white fence along Cooley Street with horses is that this actually places rural against the rural. All of the homes are interior. Additionally as part of a PUD we will have to have a traffic impact analysis. The home placement will provide for traffic to enter on an interior road and then enter onto Cooley Street in one location. There is currently no open space and you don't need open space because the lots are large and the open space is included in each lot. Mayor asked Mr. Cange if the open space issue was addressed that with the Planning commission? Mr. Cange stated that this was not discussed. Mr. Cange stated that the original open space was a marketing tool that they decided not to continue. Frankly, the reason that we bought the land was to get the water. We had no idea what the soil types were going to be. We found out that the soils were much better on the southern 42 acres and some of the sample holes went down 45 feet. So, we know about the soils now. We believe that there is every reason to support this concept plan. Moreover, zero reasons to deny it. Mayor asked why we are not seeing the whole development of the property. Mr. Cange stated that they remainder of land will not have a zone change. Mr. Cange stated that this was a recommendation by Craig Anderson. Attorney stated that the city has the control with the zoning remaining in the A-10 zone. Mayor asked if this concept plan satisfies the normal needs of a concept plan? Has the Planning Commission reviewed the lot sizes and all of the stuff that is required, been reviewed and then denied? Or did the Planning Commission just deny it? Craig stated that they just denied it. Justin stated that if we approve this concept we are basically approving it without any of the information that we typically would expect our Planning Commission go through to make sure everything is in the correct order before they bring it to us. Moreover, we haven't done it either, obviously. So at that point, nobody has done it. Attorney Elton stated that the Zoning Administrator has gone through it and made comments. Kevin stated this is a completely different concept than the Planning Commission had seen before. The Planning Commission did not go through the issues the just denied it. Mayor stated that you have asked for a building permit for a building permit on 8 acres on RM-7 and A-10. What happens to that building permit? Byron asked if the Council can state that we do not accept the Planning Commission denial and ask them to take another look at it and

give the Council some better reasons. Mayor stated that the Council at least deserves to know what is the Planning Commission standard. Kevin stated there needs to be communication to the Planning Commission that this is a whole new concept. Justin and Byron stated that we want some feed back. We want the Planning Commission to say that we have put this through all of the normal requirements and we deny this based on some reasoning. Right now, we don't have any of that. Byron stated that he would like to deny the Planning Commission denial and send it back to them to look at properly. Craig stated that if the City Council approves this concept plan then the Planning Commission sees it at the Preliminary Plat phase. Mr. Cange felt like he was ready for his preliminary plat consideration and Shauna the Zoning Administrator and I agreed that there was enough changes made to the original concept plan that Mr. Cange should present a new concept plan for approval. Byron asked that if we approve this and then does the Planning Commission starts to scrutinize the engineering? Attorney stated that the concept plan is a planning issue. One of the issues would be if it is not consistent with the general plan. Then they could state in their denial that this area of development is not consistent with the general plan. Recorder Palmer reminded the Council that once the concept is approved the Planning Commission couldn't rearranged any of the lots or issues. Attorney stated that is correct, it is what is approved. Planning Commission member Mike Warner told the City Council not to send this concept back to the Planning Commission without making a decision even if you only did the density. Then you could get a majority from the Planning Commission. If you send it back the Planning Commission and ask them for reasons, you won't get them. Everyone has two or three reasons of their own. Byron stated that is what we want. Karen asked Mr. Cange if he is willing to do a General Plan Amendment? Mr. Cange said OK. Karen stated that she has a concern with water, that area is terrible for having no water. Mayor stated that this was an engineering issue. Karen read the minutes of the Planning Commission meeting of 1-11-2001 – on page 5. “Dianne states that if you drive down there and look at this development, it will be the nicest subdivision we have in Grantsville. I feel like we have lost a beautiful project down there because of the way this poor man has been treated! Mike stated, this actually has sixteen lots, not fourteen lots. Steve stated “I don't understand this, he has really explained a lot of things” Mike stated, “what you will approve is the whole side right here, there won't be any farm land. A different owner will own that part and there will no longer be any control of that land. They could put in another whole subdivision.” Diane said that we can't really consider what someone else might do. Mike stated that we could put blinders on and say we won't look at that, but we should consider it. That is his right as a property owner, stated Diane. Mike believes we should look at the whole thing, not just one portion of it. Mike Warner moved to table this until the zone change is approved. The motion failed for the lack of a second. Shauna stated that the rezoning application needs to be amended it was for his first concept, and now he ha amended his concept without amending his rezone request. Mr. Cage stated he will address that later. Ron stated that Mr. Cange should let us know what he intends to do for his rezoning before it goes further. Steve stated. I can see that in the long term it might come back to bite us. It is a possibility and we should consider it because if we do something and it does come back, that could be a real problem. Brent Bunderson moved to recommend to the city council that this, the second Palomino Ranch concept be denied and then suggested to Mr. Cange that he appeal it to the City Council. Craig Anderson requested an explanation from Mr. Bunderson on his motion. Brent stated that this motion is due to the fact that the City council has sent this back the Planning Commission so many times, that he would like them to make the decision. I really do have a preference, stated Brent, but the council should deal with this now. I am trying to send a message. Craig Anderson stated that due to the location of this development Mr. Cange has been required to do soil testing, a feasibility study on his septic tanks etc. And he has done theses. Diane stated that at the same time if you deny this you are denying something really rural and nice. I would like us to reach out to some of these that look like Randy Hunt's development. Mike Warner seconded Brent's motion to deny this concept. Ron stated that they should try to give some rational to the motion, from the planning standpoint. Brent Bunderson repeated his motion of denial as a recommendation and that Mr. Cange consider appealing it to the City Council. Doug Boman, Mike Warner Brent Bunderson and Dean Johnson voted in favor with Diane Hunsaker an Steve Larsen voting against, the motion carried. Craig Anderson stated that as a point of order he would like each member to make a comment on why it was denied. Brent stated “ one reason I am not in favor of the idea of this concept is because there is

no land designated as open space, and also if tract on is part of this concept and it shouldn't be developed, then that is a concern to me. Mike would like to make a comment in writing. Karen asked Mike if he has prepared his comments in writing? Mike Warner stated that he forgot to write down his comments. Karen stated that it appears to me that if we approve this concept and send it back to the planning Commission to consider that gives the Planning Commission the go ahead to negotiate with Mr. Cange. I get this sense that Brent is quite upset with the Council in that we have a difficult time making a decision. Justin, Mayor and Kevin stated that we have not ever had this concept plan before the Council. Karen stated that the man has been attempting to get a development in this area for two years. Mayor stated that he did not understand the Irrigation Company's requirements were the reason for the last change.

Karen made the motion that we approve this concept plan for Palomino Ranch. Byron seconded the motion. Kevin commented about the requirements. Kevin stated that he and Mike were involved from the Planning Commission standpoint prior to Kevin being on the Council. Kevin stated that what troubles me is the fact that we act like we are beating up of these developers. The requirements that we imposed on Mr. Cange are because our General Plan stated that this area has problems in the area that he wants to build this development. I don't think we have treated Mr. Cange unfairly. We have only required things that are spelt out in our general plan and that is our job. I think for us not to do that is a mistake. We have to address the problems that are spelt out in our general plan to make sure we don't have problems down the road. The other point I would like to make is that the City Council has never sent this concept back to the Planning Commission. I am troubled by the fact about the message that the Planning Commission is trying to send. When I was on the Planning Commission, I would follow many issues to the City Council to make sure we were on the same page. I would try and work with the City Council to make sure that issues were viewed in the proper light to make sure that there were not any misconceptions. Before we vote I would like to have an explanation from Mr. Cange about the change in the concept plan and how Comment #13 From Aqua Engineering, Grantsville City's Engineering Firm, concerning the septic tanks. The comments were made on the previous concept plan. Joe Cange stated that the septic tanks have not been changed. The suitability of the site for septic tanks is somewhat conditional. Although the soils major percolation's range between 13-15 minutes per inch and the summary report recommends 20 minutes per inch the soils classification is designated on the test pit logs based on the unified soil clarification system indicated that the expected percolation rate would be slower. Data contained in the Utah State Environmental Quality Division of Water Quality indicate that the soils that fall under the "clmh & ch" at the site are typically defined as having a marginal suitability for septic systems. A minimum lot size of 1.75 acres and a percolation range of 46 to 60 minutes per inch are designated for septic systems in these types of soil. According to the logs, these soil types dominate the upper ten feet of the strata of the site. The following conclusion and recommendation are offered to facilitate sound decision relative to the approval of the proposed development based upon my review of the specified information. The expected settlement values specified in the summary report seismically induces settlement does not present a significant risk. Due to the presence of shallow ground water, structures with full ground basements should not be allowed and structures with partial basements should be give very careful consideration. I assume that pumping sewerage from a basement line to a septic tank would not be allowed. It is recommendation that amore conservative percolation rate for septic systems be considered for the project although seeing is believing. It makes sense given the available information to be more conservative in this instance. Therefore a percolation rate of 40 minutes per inch is recommended as a reasonable compromise as values recommended by the state and the values measured in the field. It is assumed that the agricultural reserve parcel that was to be left in perpetuity. Can be included as an area credit for the lots. Therefore, no increase in lot acreage is required to comply with the minimum lot size of 1.75-acre requirement as required by the state regulations. It is recommend that the developer and each lot owner be required to submit a lot specific design for septic tanks. Joe stated that he was off in his analysis because he did not realize that we were going to put city water into the development. Joe stated that the 1.75 was for a well and septic system on each lot. We are not putting any wells in. Mr. Cange stated that he has a permit form the State Board Of health to install the 14 septic systems. Kevin stated that we need to have all of the issues considered before we approve the

concept plan because once we approve it Mr. Cange does not have to change it. Mr. Cange stated that the lots are actually larger than the original concept plan. Justin stated that he could only see three lots that are larger. It was determined that the lots are actually 1% smaller than the original concept plan. Karen asked Joe if he would be willing to sign an agreement that if the Planning Commission has a problem are you willing to do it to their liking. Joe stated that if they can convince Lynn Taylor. Kevin stated that the developer could move the irrigation line. Kevin stated that current every house on Cooley Street faces the street, if you change that and have the back yards face Cooley Street that is unfair to those people. Kevin stated that if you look at an existing subdivision on Booth Street that faced the homes away from the street you can see that type of subdivision is a mistake. Craig stated that if Park Meadows had been built as horse property and their homes faced the other direction, then Trackside would not be a bad subdivision. Mr. Cange stated that lots 1, 2 & 3 will not be able to have horses, and those homes will face Cooley Street. The rest will have a white fence and horses are a much more rural look than having homes facing there. Kevin stated that if we are going to allow septic systems on 1.5 acres is a mistake. However, if we face the homes inward and we put the sewer line on Cooley how are we going to connect them to the sewer line. Mr. Cange stated that the street would make an access as well as the 7.5 easement around each lot. Lot 14 will face Wrathall Circle. Mayor stated that if you are not going to phase this, how are you going to address traffic survey, waters modeling etc.? Mr. Cange stated that the number lots on Cooley on an 8-inch line and we have already done a traffic study on the 14 lots. Attorney stated that what the Planning Commission is saying to the City Council is “you research the issues and you make the decisions.” Karen stated that it is documented that Brent recommended appealing this concept to the Council. It is just ridiculous. Justin stated that the Council stuck, because we can’t pass it, because it has not gone through the proper process and we can’t send it back to the Planning Commission. This is unacceptable and I don’t buy it. Karen asked Mr. Cange if the Planning Commission wishes, would you turn the houses around? Would you do it? Mr. Cange stated that he would prefer it. Karen stated that she felt that Mr. Cange is not pushing the City Council into a decision. He has accommodated the city. Attorney stated that the concept plan requires the city to look at if the development is feasible, is there water issues, density and road issues. Karen stated that these are Planning Commission issues. Craig & Kevin stated that the Planning Commission chose not to review those issues. Once the City Council accepts this concept plan, the Planning Commission cannot change it. Karen asked Mr. Cange again, if the Planning Commission wants him to turn those homes to face Cooley would he do it? Mr. Cange stated yes because he would not have to build the road. Karen asked the Attorney what he recommends the Council to do. Attorney Elton stated that he recommends that the Council should address the concept plan issues and approve or deny based on the information. Is this feasible, is it in the right area of town, is the General Plan being complied with etc. Craig stated that there is one issue that was brought up about track 1 to the west. Craig asked Mr. Cange if he would be willing to put that parcel into an agricultural easement. Mr. Cange stated no. Craig stated that the northern 42 acres your intention is to sell it. Mr. Cange stated yes and remains as A-10 zone. Craig asked the Mayor would it be appropriate to amend the motion to state that Mr. Cange cover or remove the sign until such time that he has final plat approval? Mayor stated that is a separate issue. Vote is as follows: Craig, Byron and Karen in favor. Opposed Kevin and Justin. Motion carried. Byron asked Kevin why he was opposed? Kevin stated that he was against the configuration of the lots and the road. Byron asked if it was an engineering issue. Attorney stated that it was a planning issue. Craig stated that if the homes face away from Cooley Street then who ever develops the property across the street should do the same thing. Kevin stated that the problems need to be solved up front.

WELCOME BAGS: Karen presented the welcome bags that she ordered. Karen stated that she was not that happy with the color but they will be ok for our first phase. Karen is going to have a letter composed to send out to all of the businesses in Grantsville City giving them the opportunity to participate in this project.

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

WATER SOURCE IMPACT FEE: Kevin made the motion to postpone this issue until the next meeting. Craig seconded the motion. All voted in favor, motion carried.

EXECUTIVE SESSION: Byron made the motion at 9:40 to adjourn the regular Council meeting and retire into an executive session to discuss property acquisition. Kevin seconded the motion. All voted in favor, motion carried.

Present during executive session: Mayor Cole, Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares, Karen Watson. Recorder Palmer, and Attorney Elton.

Motion was made by Craig to convene the Regular City Council Meeting at 10:15 p.m. Byron seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Justin stated that Julie Brewster would like to address the Council at our next meeting. Julie Brewster represents Utah Power Economic Development.

Kevin updated the Council on the progress of honoring Ruth Matthews. Kevin stated that Recorder Palmer had made contact with Channel 4's Source of Pride program. Kevin stated that he has been talking with Jerry Hurst and Mr. Hurst stated that Grantsville City should apply for the grants available from the Tooele County Recreation Board. Kevin asked Byron if it would be all right if he pursued this for the upgrade of the Rodeo Grounds.

Byron stated that he was familiar with the grant program and would be happy to help get the application for the grant worked up. Kevin stated that we could apply for funds for improvement of the restrooms and the arena area. Byron suggested that we talk with the Recreation Board to let them know not to accept any further funding requests for the Volunteer Summit. Byron stated that we need to identify each specific improvement and not use the Rodeo Grounds improvement or the Recreation Board will never approve it. Justin stated that we could go under the umbrella of Improvement of existing facilities for youth and 4-H clubs. Byron thought that subject area might work. Mayor stated that the Maintenance Department has already been working on the sprinkling system. Grantsville Trail Dusters and Grantsville's Stansbury Riders, 4-H horse group, and the Rodeo Club are the groups that use this facility and they would be a good source for improvement needs.

Craig stated that the Planning Commission has a member that has refused to go to the training sponsors by the Utah League of Cities and Town. Justin suggested that we have someone come to Grantsville and train them. Kevin said that it seems to me that we could use Bruce Parker to work with the Planning Commission on a quarterly basis to help train the members. Mayor wanted the Planning Commission to participate in the scheduled training being offered by the Utah League of Cities and Towns.

Mayor stated the ISO is waiting for us to respond to the survey that they use to evaluate our status. Mayor stated that he, Kevin and Joel sat down and discussed the capital facilities improvements to evaluate for the next budget year. Mayor stated that we have \$80,000 for sidewalks on Main Street. To improve the handicap accessibility and some drainage problems and finish the sidewalk on each end of Main Street. Mayor stated that we have taken care of the real problems in the water system. Now we need to model the system as it stands and get the recommendations for improvements. In addition, by doing the modeling we can plug in a "what if" scenario and we can develop a plan for our city. The sewer system has a lot of problems. When we model the sewer, in the future we need to model from the last toilet to the sewer treatment plant. The treatment plant is at 80% capacity. Mayor stated that what we have to do when a developer on the south section of town comes to us is be ready with the proper modeling that will give us the data for a increased impact fee that is stepped down as it gets closer to the sewer treatment plant. We are at the point that those simple fixes and modeling of area specific will not work. The city's primary question is do we continue to upgrade the plant or go to a different type of plant. We must be prepared before we approve any subdivision. We need to be able to tell them what the impact to our system will be and this will be the impact fee for your subdivision. Byron asked "What if a developer is told that he needs

to install a 20" line to handle his subdivision and the developer refuses to put in the 20" line. Can Grantsville City deny his subdivision based on the fact that we cannot afford to front the money to upgrade the line?" Attorney Elton, Mayor and Craig stated yes the subdivision can be denied.

Kevin stated that one of things we decided is that we need to make some tie ins on Clark Street. We need to consider participation in upgrading the Cooley Street water line if development happens. Hale Street to Durfee Street has some pressure problems. We are going to automate the sprinkling systems in the park and the priority in the cemetery. Mayor thought we should package the park, Academy Square, and the museum. Byron stated that the main problem with the cemetery was that the water was over done.

Mayor stated that he is going to meet with the County Commissioner to talk about the BI-pass road. Tooele County is considering approving gravel pits to the South of Grantsville, that will create a problem for West Street, and I want the County to fix that.

ADJOURN: Karen made the motion to adjourn at 11:05 p.m. Craig seconded the motion. All voted in favor, motion carried.

Wendy Palmer, Recorder

Merle E. Cole, Mayor