

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY  
COUNCIL HELD WEDNESDAY, JULY 18, 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, Larry Bolinder, Fire Chief Doug Anderson, Assistant Chief Neil Critchlow, Capt. Brent Marshall.

**Citizens and Guests:** Ty & Kathy Anderson, Judd Lawrence (Bingham Engineering)

**PUBLIC HEARING:** Mayor Cole opened the public hearing to receive comment on the proposed zone change from R1-21 to R1-12 in the South East area of Durfee and Center Streets. Mayor asked for comments concerning the zone change. No comments being offered, Mayor Cole closed the public hearing at 7:10 p.m.

**APPROVAL OF MINUTES OF PREVIOUS MEETING:** Byron made the motion to approve the minutes of the June 20, 2001 City Council meeting as grammatically corrected. Karen seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF HANDY CORNER BUILDING PERMIT FEES:** Ty & Kathy Anderson requested that the Mayor and Council consider the waiver of building permit fees as they have done in the past for other businesses. Mayor stated that businesses provide the city with a tax base and any fees waived today would be made up in sales and property taxes in the future. Recorder Palmer referred to the copy of the building permit and the fee waiver figures that were provided by Gloria Kerby, Office Coordinator. These figures represent the city's portion of the building fee and the plan check fee. The remaining portion is to pay for the inspection by the Building Official. Karen made the motion to waive the city's portion of the building permit fee and refund to Handy Corner (Ty & Kathy Anderson) \$1950.40. Karen also expressed her appreciation for their willingness to invest in our community. Kevin seconded the motion. All voted in favor, motion carried.

**FIRE DEPARTMENT BUSINESS:** Neil Critchlow, Assistant Fire Chief presented the Mayor and Council with a picture of the past Fire Chiefs of the Grantsville Volunteer Fire Department. Neil stated that he would have a small plaque made that will identify the names of the Chiefs and the years they served as Fire Chief.

Fire Capt. Brent Marshall and Fire Chief Doug Anderson presented a request for the Mayor and Council to consider amending the Fire Departments budget to include payment of an accidental death/health insurance policy for the members of the Fire Department. The annual premium to cover all of the firemen is \$1173.00. Chief Anderson stated that the Utah State Fireman's Association has not implemented this program yet but they expect the Association to implement the program next year. Chief Anderson stated that he feels strongly that this insurance program is an excellent program for the city to provide the volunteer fireman. This insurance program covers each fireman and spouse while on any fire department business whether it is Fireman Convention, Fire prevention or an actual fire. This insurance is considered secondary to any insurance the fireman would have. Justin made the motion to approve the expenditure of \$1173.00 for accidental health/death program for the Volunteer Fireman & spouses. Byron seconded the motion. All voted in favor, motion carried.

**4<sup>TH</sup> OF JULY:** Karen announced she felt that this 4<sup>th</sup> of July celebration was a success. Karen asked the Mayor and Council if they felt that the city wanted to continue to provide the celebration to the community or did the Mayor and Council want to try to make the celebration turn a profit? It was the consensus of the Mayor and Council that they wanted to continue to provide the celebration to the community and allow our community organizations to run the events as fundraisers. The Mayor stated that it isn't worth the time and effort to put the events on as a city for whatever profit there might be.

**CONSIDERATION OF NEW BUSINESS LICENSES:**

- a. **Dustin Smith**-Kevin made the motion to approve the business license for Dustin Smith at 210 N. Cooley, S & S Trucking -Hauling & clean up, based on the approval of the Conditional Use Permit with the addition that there will be no parking of equipment in the public right of way. Craig seconded the motion. All voted in favor, motion carried.
- b. **Jamie Coon/Sandi Shurtz** – Craig explained that a conditional use permit has been approved for this license. Kevin made the motion to approve the business license for Jamie Coon and Sandi Shurtz at 912 W. Ruben Court. For the purpose of embroidery work and appliqué design work. Craig seconded the motion. All voted in favor, motion carried.

**Craig made the motion to add Kim Trexler and Anastasia Long to the agenda for business license considerations. Kevin seconded the motion. All voted in favor, motion carried.**

- c. **Anastasia Long** - Craig made the motion to approve the business license for Anastasia’s Awesome Double Clean at 246 W. Clark Street. The business is for residential and business cleaning service. Application is to comply with their conditional use permit and Anastasia is to sign the business license application. Karen seconded the motion. All voted in favor, motion carried.
- d. **Kim Trexler**- Craig made the motion to approve the business license in compliance with the approved conditional use permit for Kim Trexler at 531 W Love Circle for operating a rental service. Ms. Trexler has a welding machine that another company would like to rent from her. Kevin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCE AMENDING THE ZONE IN THE AREA OF CENTER AND DURFEE STREETS:**

Byron made the motion to approve Ordinance 2001- 10 zone change from R1-21 to R1-12 on the South East Corner of Durfee and Center Street as requested by Larry Bolinder. Craig seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF MINOR SUBDIVISION FOR 193 W. DURFEE – LARRY BOLINDER:**

Craig explained that the Planning Commission approved the minor subdivision creating two lots on the corner of Center and Durfee Street. Craig stated that one of the conditions of the approval of the minor subdivision is that the little home that is located on lot two must be removed within 6 months. The reason for this is that the creation of the 2<sup>nd</sup> lot did not allow for the proper set back required for the R1-12 zone. Byron made the motion to approve the minor subdivision for Larry Bolinder with the condition set by the Planning Commission that the little home on lot two be removed within 6 months. Byron added to the conditions that water, sewer, public safety and park impact fees would not need to be paid if a home is constructed in the place of the little home on lot 2. Kevin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ZONING ADMINISTRATOR JOB DESCRIPTION:**

Karen made the motion to approve the Zoning Administrator job description that changes the designation from an hourly employee to a salary employee. Craig seconded the motion all voted in favor, motion carried.

**INCENTIVES:** Karen stated that she has spoke with the State Line Casino owner and he is working on putting an overnight stay package together for \$29.95. Karen would like to present them to the Maintenance Department for their work on the clean up, Memorial Day Celebration and 4<sup>th</sup> of July.

**CONSIDERATION OF SALARY INCREASE:**

Kevin made the motion to approve the salary step increase for Ron Griffin. Craig seconded the motion. All voted in favor, motion carried. Ron will be increased from \$11.72 per hour to \$12.12 per hour.

**CITY BEAUTIFICATION PROJECT:** Byron stated that he is not through researching this project.

**TRAFFIC MASTER PLAN:** Mayor encouraged the Council to decide how our city traffic flows should go and where there should be future roads. Mayor stated that the city's traffic plan should drive the County's traffic plan. The Planning Commission will be discussing this issue as well but we need to plan our roads before our city grows much more. Mayor stated that the State has grant money for cities to help them fund some of their road projects but the main criteria for the grant money is that a traffic master plan needs to be adopted.

**CONSIDERATIONS OF ORDINANCE TO AMEND THE LAND USE MANAGEMENT CODE AS IT RELATES TO SECONDARY WATER REQUIREMENTS AND ADOPT A FORMULA FOR FIGURING THE AVERAGE IRRIGATED ACRE:**

Kevin thanked the Mayor and Council for postponing this issue until this meeting so that he may participate in the discussion. Mayor Cole informed the Council that he met with Neil Blackburn from John Laing Homes to discuss the issue of water shortage in the South Willow Estates Subdivision. Mayor stated that he reminded Mr. Blackburn that their company did not provide enough water right to use city water for outdoor purposes. Mr. Blackburn stated that they are going to make more secondary water available to the homeowners for rent. The problem with a homeowner purchasing or renting more water is that they are not guaranteed to receive the water they pay for because the development goes through a master water meter. So some other homeowner could use the water before the person paying for the extra water gets what they have purchased. Judd Lawrence from Bingham Engineering and Representing Grantsville Irrigation Company stated that South Willow Estates Subdivision (SWES) negotiated a deal with the Grantsville Irrigation Company (GIC) for one irrigation share per lot. Then using a calculation of irrigated acre in their development allotted a fraction of that water share to smaller lot and then assigned the left over fraction of the share for the larger lots. This theory has not worked. SWES is out of water. The homeowners association has decided to install meters to each home to be able to regulate how much water each lot is using. The meter installation is not complete. Judd stated that the master meter for the SWES is broken and the homeowners association has been given a deadline to have it repaired. Justin interjected his experience with John Laing homes in the fact that they have a requirement for a certain amount of landscaping. Now homeowner's have invested thousands of dollars in landscaping and the water source is not sufficient. They are not going to let that landscaping die these people will use the city water to keep it alive. One share per lot does not work. Craig stated that we should not try to tell people how much of their property they need to water. We should require the minimum amount of water and let the homeowner decide if they want to buy more water to expand their landscaping. Many lots in town only water the yard around the home and the remainder of the yard is left natural landscaping. Craig stated that he did not believe that Grantsville City should allow outside companies to dictate policies to us. Craig stated that we should not dictate that every square inch of property be irrigated. Kevin stated that we have never stated that every square inch of property should be irrigated. Allowances for built areas, dog runs, patios etc are removed from the calculations. Kevin stated that the citizens in SWES are part of our community and we need to help their situation. We need to all work together. Judd stated that the GIC needs to work hand in hand with the City to ensure that the developers do not play us against each other. We need to determine the irrigated acre and that way no matter which group the developer talks to they get the same answer. Justin asked for the minutes of the Planning Commission meeting so that he could review the actual motion that they recommended the three-acre feet of water required for each irrigated acre. Justin read the minutes to the Council and then made the motion to support the recommendation of the Planning Commission by requiring 3 acre feet of secondary water be required for each irrigated acre. Byron seconded the motion. Vote is as follows: For – Byron, Justin, Karen, and Kevin. Opposed – Craig. Motion carried. Craig stated that his is opposed based on the verbiage. Byron stated that let see what the ordinance looks like and then they can discuss it further.

Craig wanted to place water right impact fee on the agenda for discussion at the next meeting.

**RECOVERY RIGHT ORDINANCE:** Recorder Palmer was instructed to contact Engineer Craig Neeley to get his input on this ordinance and place this item on the August 1, 2001 agenda.

**ELECTRIC SIGN AT CITY HALL:** Mayor Cole asked the Council if he should proceed with getting a final bid from the sign company for construction of an electric sign at City Hall. Mayor and Karen stated that Safety Kleen has committed to \$10,000 over a three-year period and Evirocare is willing to donate but we are not sure how much. Council gave the Mayor the go ahead to pursue a final bid for the construction of the sign.

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

**OTHER BUSINESS:** Mayor informed the Council that the TEAD lawsuit has been filed and Tooele City has until the 27<sup>th</sup> of July to respond. Mayor informed the Council that he approved a \$250.00 donation for the Tooele County Livestock Show. Mayor informed the Council that Tooele County Auditor has given us the tax rate for 2002 fiscal year. The tax rate is .0003359, the amount is down from last years .0003476. The new tax rate will provide additional revenue for growth from building. Mayor referred to the financial sheet that was prepared by Sue Gustin the Treasurer show the balances in each of the city accounts. Mayor mentioned the sewer capital improvement and impact fee accounts have sufficient funds to begin work at the sewer plant. Mayor stated that at a meeting he attended he was informed that the taxes for the Olympics have been placed in an escrow account and once the Olympics are over the city will receive their proportionate share of the collected revenue.

Byron stated that the Fraternal Order of the Eagles awards a \$1000 grant each year but Tooele and Grantsville City's are not eligible for the grant. Byron stated that he is still working with the landscape architect for bids on the gazebos and their work. Byron stated that he has not been able to contact Jay Hale about the property on Main and SR112 to discuss improvement of the entrance to our city.

Karen stated that the two monuments at the museum are unreadable and need to be fixed. Recorder Palmer was asked to find out who the group was that placed those signs so that proper repair can be done. Karen stated that the DUP has received a \$3000 grant and those funds will be used to purchase a computer to record the inventory at the museum and update the identification tags inside the museum.

Kevin expressed his concern about Tooele County forcing the asphalt plant that has been located east of Stansbury Park to relocate. Kevin felt that if the asphalt plant leaves its current location all of Tooele County would suffer by paying higher asphalt paving fees. The closest plant to Tooele County is Beck Street in Salt Lake City. Kevin would like the Council's support to encourage Tooele County Planning Commission to leave the Plant where it is. Kevin stated that the asphalt plant was there prior to Stansbury Park and that should be taken into consideration. Mayor stated that he would like to talk with the County Commissioners face to face rather than write a letter.

**ADJOURN:** Kevin made the motion to adjourn at 10:45 p.m. Craig seconded the motion. All voted in favor, motion carried.

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Wendy Palmer, City Recorder

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Merle E. Cole, Mayor