

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY  
COUNCIL HELD WEDNESDAY, OCTOBER 17, 2001**

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

**Appointed officers and employees present:** Wendy Palmer, City Recorder, Attorney Ronald Elton, Tom Randle, Accountant.

**Citizens and Guests:** Taylor Hutchins, Kadee Allred, Jacob Butler, Tracie Hauser, Randy Hauser, Ian Anderson, Ben Christensen, James Christensen, Karl Young, Gentry Lawrence, Joseph Knickerbocker, Nalinda Knickerbocker, Tyson Erickson, Clifford Russell, Scott Johnson, Gerald G. Hill, Cory Brown, George Ann Erickson, Dale Erickson, Kelly Russell, Mildred Russell, Bonnie Gardner, Oswald Gardner, Lois & Bert Lawrence, Judd Lawrence, Neil Blackburn, Paul Rupp, Bruce Parker.

**Table items 7 & 8 concerning Water issues:** Craig made the motion to postpone Item 7 & 8 on this agenda due to the absence of two City Council Members. Kevin seconded this motion. All voted in favor, motion carried.

**APPROVAL OF MINUTES:** Kevin made the motion to approve the minutes of October 3, 2001 as grammatically corrected. Craig seconded the motion. All voted in favor, motion carried.

**BUDGET REVIEW:** Tom Randle Accountant for the city presented the quarterly report for the fiscal year 2001-2002. Tom explained that the budget is in good shape. Tom stated that we are one quarter of the way through the year and the budget is running at 24%. Tom stated that the Class "C" sidewalk project is 90 percent spent but there is not a sidewalk. Recorder Palmer stated that the over budget is probably due to misposting. Tom explained that the general fund reserve PTIF account has been drawn down to cover expenses. Tom stated that the utility tax is keeping the cash flow going during this period that the property tax doesn't come in. The city receives property tax during the months of December, January, and February. That money must last 9 months. The utility tax has been a positive cash flow item for the city. Mayor and Council thanked Tom for his presentation. Tom stated that he has provided a cash accounting on the back of the handout for all of the savings accounts as well.

**CONSIDERATION OF NEW BUSINESS LICENSES:**

**John Cole- 151 E. Durfee – Computer Design and drafting.** Craig made the motion to approve the business license for Twenty Wells Design and Development. Karen seconded the motion. All voted in favor, motion carried.

**John Barlow- Majors Handyman- 210 W. Peach.** Craig made the motion to approve the business license for Majors Handyman at 210 W. Peach. Karen seconded the motion. Kevin questioned the ability to work without a state contractor license. Craig stated that the state allows for handymen license for people that are doing work that does not require a building permit. All voted in favor, motion carried.

**CONSIDERATION OF MINOR SUBDIVISION FOR RANDY HAUSER:** Craig explained that the Planning Commission has approved this subdivision. Attorney Elton explained that there was an issue with the access to the property but he has been given the information from the land surveyor and it appears to be ok. Craig made the motion to approve the minor subdivision for Randy and Tracie Hauser at 1160 W. 146 S. Karen seconded the motion. All voted in favor, motion carried.

**NORTH HALE STREET – MILLIE RUSSELL:** Mayor Cole explained to those present what the city has done up to date concerning the unauthorized closure of North Hale Street, North of 450 North. Mayor stated that the city sent a letter to Ruth Anderson who is the person responsible for constructing a fence and dumping stumps and cement that blocks the access to the northern portion of North Hale Street. The city's letter stated that she was to open the access immediately. Ms. Anderson asked which fence she needed to take down and the city wrote another letter stating that both fences that block North Hale must be removed as well as the debris. Ms. Anderson has failed to respond any further. Grantsville City does not own the property that is North Hale, North of 450

North and cannot press this issue any further. Mayor stated that he had Attorney Elton write a letter to each of the affected property owners letting them know of the city's effort and that any further action would require the property owners participation. Cory Brown and James Christensen presented a deed that they found showing that Grantsville City is the owner of the portion of North Hale Street that runs east and west from 450 N. Hale Street. Attorney Elton stated that he would research the document to ascertain if that deed is still valid. Mayor informed those present that the city would do some title research to verify the complete distance of the roadway. This item will be on the next agenda.

**CONSIDERATION OF SETTING PUBLIC HEARINGS:**

- a. Zone change from RR-5 to RR-1 on the corner of Nygreen and Willow Streets. Craig made the motion to set the public hearing for November 7, 2001. Karen seconded the motion. All voted in favor, motion carried.
- b. Consideration of amending Chapter 15 to allow the area of barns, stables, etc. to be included in the total square footage of pasture. Craig made the motion to set the public hearing for November 7, 2001. Kevin seconded the motion. All voted in favor, motion carried.
- c. Consideration of Rural Subdivisions. Kevin made the motion to set November 7, 2001 for a public hearing. Craig seconded the motion. All voted in favor, motion carried.
- d. Attorney Elton explained that the public hearing that the Council held to consider the set back requirements of buildings in all zones did not include the requirement for corner lots to be a minimum of 10,000 square feet. Attorney Elton stated that there must be a public hearing held prior to the consideration of this ordinance. Motion by Karen to set a public hearing for requiring that all corner lots created must be 10,000 square feet or more. Craig seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCES AND RESOLUTIONS:**

**Red Ribbon Week:** Mayor read the resolution declaring October 21 through October 27 as Red and Purple Ribbon week. In support of the efforts to stop drug abuse and violence. Craig made the motion to approve the Resolution to declare October 21 through October 27 as Red and Purple Ribbon week. Karen seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ENGINEER/ARCHITECT REQUEST FOR PROPOSAL FOR NEW FIRE STATION.** Mayor stated that the city needs to contact engineer/architect firms to seek proposals that would give the city some options.

**SIDEWALKS:** Mayor Cole stated that we need a sidewalk or path to get the children to and from the Willow Elementary School. The Mayor stated that he has found some grant money that if combined may pay for a path or sidewalk. Gerald Hill a resident of the South Willow Estates Subdivision stated that he felt that a walking path would be just as good as sidewalk and would cost less money.

**CONSIDERATION OF APPOINTMENT OF NEW PLANNING COMMISSION MEMBER:** Mayor Cole informed the Council that Dean Johnson has submitted a letter of resignation as a member of the Planning Commission. Mr. Johnson submitted the name of Todd Castagno as a replacement member. Mr. Castagno was sent a letter from the city asking if he would accept an appointment to the Planning Commission. Mr. Castagno has accepted. Mayor Cole asked for the Council to confirm his nomination. Craig made the motion to approve Todd Castagno as a member of the Planning Commission. Karen seconded the motion. All voted in favor, motion carried.

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

**OTHER BUSINESS:** Karen stated that she has talked a representative of the J. Reuben Clark property. Karen stated that they might consider some sort of deal after the first of the year. But it is not certain. Karen stated that he might be willing to come out and talk with the Council. Karen read a letter from a primary student who would like to have prayer reinstated in the schools.

Mayor informed the Council that Envision Utah Tooele Valley met at Stockton City Hall last night and will be choosing a planning firm to help create a plan that fits the Tooele Valley. This will give a local plan that fits within Envision Utah but makes all of Tooele Valley better planned. Mayor gave the example of when Tooele County decides to put in a road, their road would link up to Grantsville City's or Stockton's master road plan. Mayor stated that he felt that this is really going to be a great opportunity for all of Tooele County to work together.

**CONSIDERATION OF RURAL SUBDIVISIONS (9C):** Planner Bruce Parker was present to discuss the idea of Rural Subdivision. Mr. Parker stated that the Rural Subdivision idea has two component. 1<sup>st</sup> is that idea of common open space that we have seen in the past with cluster of housing and leaving a large area that is available for all homeowners to use but is maintained by a homeowners association. 2<sup>nd</sup> idea is private open space. This idea encourages a mixture of large lot that are held in private ownership that is available to be counted as points toward open space. A landowner may own the larger lot without the ability to divide it down any smaller. All of these are options for developers to use in order to maintain lot numbers but also to maintain our rural atmosphere. In the past the city has tried to achieve some of these goals by using the Planned Unit Development (PUD) options, but it has not worked in the behalf of the city in the past. The rural subdivision would replace the PUD chapter in our Land Use Book. The rural subdivision would state specifically the criteria for the ability to create lots smaller than the specified zoning designation. This criteria makes it better for the city and the developer. The developer has the list of guidelines and knows that those guidelines must be met. This takes the pressure off of the Planning Commission as well.

**OTHER BUSINESS CONTINUED:**

Karen asked Bruce if reducing the required amount of water would be his recommendation. Bruce stated that he would not deviate from the State of Utah Standards.

Mayor stated that Alan Barney who quit a couple of months ago to seek other employment came to him, Joel and Kevin seeking to get his job back. Mr. Barney told them that the new job did not work out. Kevin stated that Mr. Barney was a good hand and was always willing to work. Mayor stated that the city had not filled his position and so he authorized the position in house as it states in the policy and procedure manual. Mayor is seeking input from the Council to post the position to the public. It was determined to post the position to the public.

**EXECUTIVE SESSION:** Kevin made the motion to adjourn this City Council meeting into an executive session to discuss pending litigation and acquisitions at 9:25 p.m. Craig seconded the motion. All voted in favor, motion carried.

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

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

Motion made by Karen and seconded by Craig to adjourn the executive session and return to the regular City Council meeting at 10:20 p.m. All voted in favor, motion carried.

**ADJOURNED:**

Motion by Karen and seconded by Craig to adjourn the regular City Council meeting at 10:21 p.m. All voted in favor, motion carried.

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Wendy Palmer, City Recorder

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Merle E. Cole, Mayor