

MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 18, 2003

Mayor and Council Present: Mayor Byron Anderson, Council Members: Craig Anderson, James Christensen, Kevin Hall, Justin Linares, and Paul Rupp.

Appointed Officers and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton.

Citizens and Guests: Delaun Blake, Peggy Pearce.

PUBLIC HEARINGS:

- a. **Consideration of final amended 2003 fiscal year budget.** Recorder Palmer explained that the revenues and expenditures have been adjusted to match actual. Mayor asked for any further comment. No further comment being offered Mayor Anderson closed the public hearing at 7:06 p.m.
- b. **Consideration of 2004 property tax mill levy and 2004 fiscal tentative budget and Consideration of Elected & statutory officers salaries:** Recorder Palmer explained that unless the Council is wishing to raise the property tax the mill levy will remain the same until the information is received from the Tooele County Auditor. Once the tax information is received, the Council will adopt an amended tax levy to provide to the same amount of revenue plus taxes from growth. Currently the mill levy is .003331. The proposed 2004 tentative budget also included the increase of 1.2% cost of living and allows for the salary step increase program that provides for an additional 3% salary increase to continue if recommended by Department Head. Statutory, elected and salaried officials will receive the 4.2% salary adjustment. Mayor asked for any further comment. No further comment being offered Mayor Anderson closed the public hearing at 7:11 p.m.
- e. **Consideration of zone change from A-10 to RR-1 at approximately 475 S. Hale through the block to 475 S. Quirk Street 52 acres:** Mayor asked for any comments. Recorder Palmer displayed a map showing the area of Grantsville being considered for the zone change. Mayor asked if there were any further comments. No comments being offered Mayor Anderson closed the public hearing at 7:13 p.m.
- f. **Consideration of amendment to Chapter 21.8 of the Minor Subdivision regulations:** Attorney Elton explained that he felt that the requiring a public hearing at the Planning Commission level was a burden on the staff. A public hearing will now be held for Minor subdivisions at the Council Level and the Planning Commission level. For the Minor Subdivisions there has not been a public hearing required. Mayor Anderson asked for any further comment. No further, comment being offered. Mayor Anderson closed the public hearing at 7:15 p.m.
- g. **Consideration of amendment to the Land Use and Management code for Grantsville City by adding the requirement to prohibit overhead power lines for new development:** James explained that the intent of the new ordinance is to try to improve the look of the city. Recorder Palmer asked if new development meant new homes in a new subdivision, new homes on any lot, garages, and barns? The Council determined that a definition for new development needed to be better defined. Craig stated that he wondered why it would be required for a home in an existing neighborhood with overhead power lines would need to run underground power. What difference would one house with underground power make? Craig was concerned that the underground power would be more costly than overhead power. Kevin stated that in his experience the underground power installation costs are comparable. Mayor asked if there were any further comments. No further comments being offered, Mayor Anderson closed the public hearing at 7:22 p.m.
- h. **Consideration of Amending section 4.27 c by adding language “with the exception of security guard, caretaker quarters and agricultural employee housing” This relates to HUD housing standards:** James explained that the purpose of this wording is for the facilitation of temporary housing of farm hands, and security personnel. Mayor Anderson asked for any further comment. No further comment being offered the public hearing was closed at 7:25 p.m.

APPROVAL OF MINUTES: Kevin made the motion to approve the minutes of the City Council meeting held May 28, 2003. Craig seconded the motion. All voted in favor, motion carried.

Kevin made the motion to approve the minutes of the City Council meeting held June 4, 2003 and add to the subject of Appointment of Planning Commission member Carol Addy that she had declined the position. Craig seconded the motion. All voted in favor, except for James who was absent, motion carried.

CONSIDERATION OF APPROVAL OF FAWSON SUBDIVISION

AMENDMENT: Recorder Palmer reported that there was no objections filed to this amendment. James and Justin stated that this subdivision amendment has some of the same issues that the E. Matthews Subdivision. The original subdivision was approved prior to the Water Source Impact requirements. The question is how does the amendment affect the requirements for platted subdivision to provide their own water for each lot. James made the motion to approve the amendment to the Fawson Subdivision for three additional lots with the understanding that the Fawson's are to comply with the ordinance as it is determined on the July 16th City Council meeting. Justin seconded the motion. James as Peggy Pearce the petitioner if that would be acceptable to her. Peggy asked the Council to explain what the ramifications are. The Council explained that currently the ordinance requires that an underground water right be transferred to the city in the amount sufficient to provide indoor and outdoor water needs. The Council is considering allowing the subdivisions that were approved prior to the impact fee being implemented the ability to pay the impact fee rather than providing a culinary water right for 2 or three lots. Peggy stated that she would rather wait until the ordinance is considered before the subdivision is approved. She stated she wanted to be able to tell the prospective buyers what their action fees will be. James and Justin withdrew their motion and second. Kevin made the motion to table this issue until July 16th City Council Agenda. James seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF BOND REDUCTIONS:

- a. **Palomino Ranch subdivision Improvement Bond:** Craig made the motion to approve the release as recommended by the Public Works Director maintaining the 2-year warranty amounts. Craig seconded the motion. All voted in favor, motion carried.
- b. **Heritage Grove Subdivision Improvement Bond:** Craig made the motion to approve the bond release for \$31,675.00. \$14,228 to be required for the warranty period of 2 years. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

k. Consideration of final amended 2002-2003 fiscal year budget: Justin made the motion to approve the final amended 2002-2003 fiscal year budget. Kevin seconded the motion all voted in favor, motion carried.

L & M: Consideration of 2003-2004 property tax mill levy and 2003-2004 fiscal year budget: Kevin made the motion to set the tax levy at .003331 and adopt the tentative budget for fiscal year 2003-2004. Craig seconded the motion. All voted in favor, motion carried. Recorder Palmer reminded the Mayor and Council that the amended tax levy will be on the July 16th agenda. Recorder Palmer explained that due to the deadlines for Tooele County and the deadline for Cities to have their budgets approve it is almost impossible to get the final assessed valuations and tax levy numbers by the 20th of June each year.

n. Consideration of elected & statutory officers salaries: James made the motion to approve the \$5,000 salary increase for the Mayor's position, 4.2% salary increase for the Statutory officers and Council Members, and other salary and part time positions. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SETTING PUBLIC HEARINGS: James made the motion to set the public hearings for Amendment to Chapter 15- RM-15 zone area calculations, consideration OF Zoning Designation for Distribution Center Property, consideration of General Plan amendment for distribution Center property for July 16, 2003. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF BUSINESS LICENSE: James made the motion to approve the business licenses for Mobile Windshield Repair at 907 Ruben Court and Got Salt at 76 N. 375 E. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF REAL ESTATE PURCHASE: Mayor asked the Council if they wanted to consider purchasing the 3.5 acres of the J. Ruben Clark Property on 400 West Clark Street. Mayor stated that Mr. Cange the property owner would like a definite answer if possible. The Council expressed their desire to purchase the property but was unsure how to fund the project. Mayor stated that he would get in touch with Jason Burningham and seek his advice on funding options the city could consider. Mayor would have Jason present this at the next possible meeting.

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

CONSIDERATION OF JULY MEETING SCHEDULE: James made the motion to cancel the regular City Council meeting of July 2nd, 2003. Kevin seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Justin stated that he has been in touch with the Water Attorney Craig Smith concerning attaching water rights to the property. Justin will have Attorney Smith come to the first council meeting in August to inform the Council and Mayor of the needed documents.

Paul arranged a meeting with the Mayor at the Donner Reed Museum to look over the needed repairs to the roof and cornice at 3:30 on Thursday.

Mayor reminded everyone that July 16 the Old Lincoln Highway group will be coming to town with the original Packard that drove the route.

Mayor and James stated that the newsletter is about to go out again and if anyone had an article they wanted included they needed to get it to Gary Fawson by the end of the week.

ADJOURN: Craig made the motion to adjourn at 8:30 p.m. James seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor