

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL HELD OCTOBER 1, 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, Todd Castagno Planning Commission,

Citizens and Guests: Mary Ruth Hammond (press), Ciera Housekeeper, Denise Cox, Karen Klienlien, Ed Sperry, Jeannine Johnson, Dan Murray, Marilyn Shepherd, Glen Pearce, DeAnn Christiansen, Joe Cange, Mr. & Mrs. Spencer, Lisa Boman, Jay & Vickie Weyland, Mr. Broadbent, Mr. Swan, Betty Williams, Lori Krogh.

PUBLIC HEARING:

Mayor Anderson opened the final public hearing to receive input on the requested annexation of 39.33 acres of property on the Southern boundary of Grantsville City belonging to Betty Williams. No comment being offered the Mayor Anderson closed the public hearing at 7:07 p.m.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING: Craig made the motion to approve the minutes of September 17, 2003. James seconded the motion. All in favor except for Kevin who was abstained due to his absence to the majority of this meeting.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

- a. Consideration so zone change from R1-21 to CG (General Commercial District) on the South West Corner of SR112 and SR138:** Craig made the motion that he would like to postpone the Ordinance Change until and Agreement to Develop Land can be reached between Grantsville City and the Maverick Store. Craig would like to appoint the Zoning Administrator as the point of contact for organizing this meeting. Craig would like staff members present at the Development Plan meeting to be Craig Neeley, Aqua Engineering, Public Works Director Joel Kertamus, Police Chief Dan Johnson, Planner Bruce Parker, City Attorney Ron Elton, Fire Chief Niel Critchlow. Kevin seconded the motion. All voted in favor, motion carried.

James stated that he would like the community to know that the Planning Commission and the city Council have heard their concerns and want to help mitigate as many of the effects of a gas station convenience store. Screening is something that would help the neighborhood considerably and making sure that their lights are angle to reduce the impacts of that at night. Justin stated that he has received many more positive comments than negative comments about the location of the Maverick Store in town. It is really up to Utah Department of Transportation whether a stoplight is required at the intersection of SR138 and SR112. Paul stated that he feels that a Stop Light would be warranted on the corner.

Kevin stated that the city has already sought out and obtained grants for safe sidewalk improvements. I believe that the city would have a good chance to seek funding on SR138 for a sidewalk or a trail. Craig asked Mr. Dan Murray the representative to Maverick Stores if he would be OK with the agreement to develop land. Mr. Murray stated that the Maverick Stores do Development Agreements all of the time.

- b. Consideration of amending the use of security guard and caretaker in the commercial and Industrial zones as a Conditional use:** James made the motion to approve the ordinance to amend the Land Use Management Code use chart to require a conditional use for any security guards or caretaker housing in commercial or industrial zones. Craig seconded the motion. All voted in favor, motion carried.
- c. Consideration of amending the Land Use Management Code Chapter 10-9 Manufactured & Mobile Homes.** James made the motion to approve the amendment to 10-9 Manufactured and Mobile Home parks. Justin seconded the motion. All voted in favor, except for Craig who was opposed. Motion carried.
- d. Consideration of Annexation of 39.3 acres of land on the South edge of Grantsville:** This item was tabled until Betty Williams could be present.

SET PUBLIC HEARINGS:

Craig made the motion to set the public hearing for Envision Utah Tooele Valley Plan for November 5, 2003, and the public hearing for CDBG proposed projects for October 15th. James seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF MINOR SUBDIVISION FOR JAY WEYLAND: James made the motion to approve the minor subdivision for Jay Weyland for one lot into three lots at 422 W. Clark Street. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF MINOR SUBDIVISION FOR ED COLE: Craig made the motion to approve the minor subdivision for one lot into two lots at 429 S. Hale Street. Justin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF MINOR SUBDIVISION FOR JOE CANGE: Mr. Cange was asking the council to approve two proposals for minor subdivision. Proposal #1 would be to divide one lot into 5 lots and the #2 proposal is to divide one lot into two lots. Attorney Elton stated that the Council needed to decide which proposal they would consider. Kevin made the motion to table the consideration of minor subdivision for Mr. Cange at 378 W. Clark until the 1st meeting in December 2003. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PLAN FOR USE OF CITY PROPERTY FOR BUSINESS LOCATED ON THE CORNER OF CENTER AND MAIN STREETS: Marla and Bruce Spencer presented their plan for the use of a portion of the Grantsville City street right-of-way along the west side of Center Street. Mr. Spencer reviewed the plan with the City Council stating that UDOT is requiring that a curb be installed to stop traffic from entering Main Street (SR138) west of the stop sign, between the business and Center Street. The driveway for the drive up window is also on the Center Street Right of Way. Craig made the motion to approve the plan for Bruce and Marla Spencer business on the corner of Center and Main Street. Kevin seconded the motion. All voted in favor, motion carried. The Council instructed the Spencer's to work with the Public Works Director prior to any improvements taking place.

CDBG PROJECT PROGRESS: James explained to the Mayor and Council that he has been negotiating with Mr. Conway on the purchase of property for the LMI Housing Project. James explained that the housing project needs more depth that Mr. Conway is willing to sell. It was suggested that if the City could purchase the amount of property needed from the northern property owner then swap Mr. Conway for the rear property for the frontage then Mr. Conway would be willing to make a deal. The problem is that a land agreement is unlikely by the 7th of October. It was decided to pursue the second priority site for the LMI housing project on Main Street from the Jessop's. DeAnn Christiansen, from Tooele county Housing stated that Mr. Jessop is requesting the same appraisal that was give to Mr. Conway showing the value of the highest density lots that could be divided on this property with the current zoning. The Council authorized the City Recorder to order that appraisal.

CONSIDERATION OF ANNEXATION OF 39.3 ACRES OF LAND ON THE SOUTH EDGE OF GRANTSVILLE: Betty Williams addressed the Council to let them know that she wanted to have this property annexed at the same time that South Willow Estates was annexed but she stepped forward to late to be included. Justin asked if Mrs. Williams was going to sell the property. Mrs. Williams assured Justin that no development was going to be constructed on her property. Bruce Parker cautioned the Council to not annex the property without assigning it a specific zone. Attorney Elton stated that the Ordinance assigns the A-10 zone to this property to be consistent with the other property around it. James made the motion to approve the annexation of 39.3 acres of property owned by Betty Williams and assign the A-10 zone to the land. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES:

- a. Jazz-in- it:** James made the motion to approve the business license for Susan Trujillo at 110 W. Main Street, Jazz-In-It dance studio. This building already houses the karate group. Craig seconded the motion. All voted in favor, motion carried. It was determined to send a letter to the building owner at 110 W. Main to inform them that the building construction needs to be completed prior to renewal of business licenses in this building. A copy of the letter will be sent to each business.
- b. Leesa Wilkins:** Kevin made the motion to approve the business license for the home occupation at 414 E. Premier Lane for Phone Marketing. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASE: Craig made the motion to approve the salary step increase for Officer George Huber from Grade 13-5 to Grad 13-6. Craig stated that Officer Huber does a good job for our city. Kevin seconded the motion and echoed the same sentiment. All voted in favor, motion carried

CONSIDERATION OF CONSOLIDATED CAPITAL IMPROVEMENT LIST FOR CDBG CONSOLIDATED PLAN: Craig made the motion to have Recorder Palmer forward the City’s Capital Facilities Plan to the Council of Governments as their list for capital improvement for the CDBG consolidated Plan. Justin seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Craig made the motion to approve the bills with the correction to Taylor Contracting to have the invoice match the payment. Paul seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS:

Mayor reminded the Council of the special meeting tomorrow for the RDA and City council to adopt the Agreement to Development Land and the amendment to the Memorandum of Understanding that would include the option B sewer line.

Mayor stated that Wells Fargo has offered a rate of 3.3% if the city is non-taxable if we finance a taxable note the rate would increase to 4.5%. We are getting an opinion from a bond attorney that is schooled in this area. Wells Fargo has stated that they will be able to fund the sewer project with a two-week notice.

Paul announced that Recorder Palmer has begun advertising for bids for the repair of the museum roof and cornice.

Kevin asked to have a discussion concerning the Clark Farm Purchase. Mayor stated that he could keep it brief. Kevin stated that he is sensitive to all of the needs that are facing the city like the Trails, Fire Station etc. but that he is passionate about the preservation of the Clark Farm for the future generations.

Craig stated that he is not in favor of purchasing the Clark Farm when the city has so many other immediate needs.

Paul stated that he would go along with the purchase of the Clark Farm. I would hate to regret the loss of the Clark Farm like this community is regretting the demolition of the Opera House.

Justin stated that in his opinion the purchase of the Clark farm is a no brainer. When you consider \$200,000 compared to the money, we spend on other capital improvement projects like water and sewer that the community can never see. This farm is a lasting impact on our community for generations.

James stated that he has changed his mind and feels that we should purchase this farm and we need to do so before this council is done in December. There are other projects that need funding like the Main Street Revitalization Program but this opportunity to purchase the Clark farm may not be always available to us to purchase.

Mayor stated that he felt that the city could reimburse the Capitol Improvement Accounts with the increase from the utility tax increase from Wal-Mart in the next few years.

Kevin assimilated the purchase of the Clark Farm to the restoration of the Benson Grist Mill. No one thought that the Grist Mill was a worthwhile project and just look how successful is it now. Kevin stated that he would like to hold a public hearing before the city actually purchases the property just to make sure the public is behind the purchase.

Just stated that we as a Council all know that the only people that come to public hearings are the opponents to any issue. While the majority of the public stay home and expect us to do what is right.

Attorney Elton stated that the city should appraise the property prior to making an offer on the Clark Property. Recorder Palmer was instructed to obtain an appraisal for the Clark Property for option 2 subdivision proposal from Mr. Cange.

Attorney Elton asked the Council's approval to give a letter to WalMart stating that Grantsville City has no development agreement with WalMart prior to the signing of the subdivision plat. Mayor and Council all agreed that WalMart and Grantsville City Council have no development agreement at the time of the signing and recorder of the WalMart subdivision.

ADJOURN: Craig made the motion to adjourn this City Council meeting at 9:20 p.m. Paul seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor