

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE  
GRANTSVILLE CITY COUNCIL, JULY 7, 2004. HELD AT GRANTSVILLE  
CITY HALL, 429 E. MAIN, GRANTSVILLE, UT 84029**

**Mayor and Council Present:** Mayor Byron Anderson, Council Members: Wayne Butler, Todd Castagno, James Christensen, Paul Rupp.

**Appointed Officers and Employees Present:** City Recorder Wendy Palmer, Attorney Ronald Elton, Rebecca Peterson, Planning Commission, Ron Griffin, Public Works.

**Citizens and guests present:** Joseph Garvin, Eric Blaze, April Weeda, Wendy Mortensen, Brent Rose, Derek Ellis, Gary & Reva Giles, Pam Griffin, Peter Peterman, Gary Pinkham, Lynn Taylor, Joe Cange, Tom Eason.

**PUBLIC HEARING:** Mayor Anderson opened the public hearing at 7:00 p.m. to receive comment on the proposed zoning designation for the 420 acres of property recently annexed into the city at the request of Lowell Hicks and Joe Cange. Attorney Elton explained that Mr. Cange has requested that the zone be RR-1 but the Planning Commission recommended A-10 for this area. Attorney Elton stated that the Council can consider the RR-1 or the A-10 zoning designation. Mayor asked for any comment. No comment being offered the Mayor closed the public hearing at 7:05 p.m.

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:** James made the motion to approve the minutes of the City Council meeting held 6-16-04. Wayne seconded the motion. All voted in favor, motion carried.

**JOEL KERTAMUS- REQUEST PURCHASE OF BUDGETED LAWN MOWER:** Councilman Butler presented the lawn mower purchase request in behalf of Joel Kertamus the Public Works Director. Wayne stated that Joel recommended purchasing the Grasshopper Brand Mower Model 227. This mower has a 60" swath and a 2-year warranty to cover parts. This machine is \$6900. Joel received another bid for a bobcat mower 27 in swath. The mower does not have the engine size to cut as fast and only a 1-year warranty on parts. Wayne stated that Joel recommended the Grasshopper mower because it has a better engine and warranty. Grantsville City is currently using a Grasshopper Mower and maintenance on this machine has been minimal. Wayne made the motion to approve the quotation from Rocky Mountain Turf for purchase of a Grasshopper Mower model 227 for \$6867.00 bid dated 6-16-04. Todd seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF OLD LINCOLN HIGHWAY PARK AS AN EMERGENCY ITEM:** James made the motion to place the Old Lincoln Highway Park on the agenda as an emergency item. Wayne seconded the motion. All voted in favor, motion carried. James presented a plan for the landscape and design. James introduced Rebecca Peterson who has a business as a landscape designer she is also a member of Grantsville's Planning Commission. Rebecca presented her ideas for the development of the park. The development has a dry riverbed and a meandering walking path with large stones (boulders) that would be spread out along the walking path. Each stone would have a plaque on it that would have information about the area and the Old Lincoln Highway. Picnic tables under arbors and stone benches encourage people to visit. Rebecca stated that she has chosen plants that are suited for our environment. Many of these plants you can see along the Jordan Parkway trail around 5600 South in Salt Lake City. The plants are perennial so they will require some weeding in the spring and cutting back in the winter. Maintenance shouldn't be very time consuming. James made the motion to approve the design as presented by Rebecca Peterson for the Old Lincoln Highway Park and funding will come from CDBG \$32,000 \$20,000 from South Willow Estates Development agreement, \$16,000 will come from Park Impact Fees. The fence will be a brick pillar with vinyl fencing. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF PRELIMINARY & FINAL PLAT FOR SOUTH WILLOW ESTATES PHASES 3 & 4:** Council asked Derek Ellis if phases three and four have provided sufficient secondary water rights for the outdoor watering of the open space, parks and residences? Mr. Ellis stated that using the calculations as set out in the ordinances of Grantsville City. The requirement for secondary water is 13.88 shares less that South Willow Estates originally intended to transfer to the Home Owners association (HOA). Mr. Ellis stated that John Laing Homes has agreed to make the additional shares available to rent to the HOA. Attorney Elton asked if the engineers have reviewed the secondary water shares and if they meet the proper requirement? Recorder Palmer stated that the water shares have not been verified. She will have the engineers or Joel review them prior to signing the final plat. **James made the motion to approve the final plat of South Willow Estates subdivision contingent on South Willow Ranches Quirk Street design completion approval. In addition, authorize the Mayor and Joel to review, approve and sign the bonding agreements for offsite improvements. Todd seconded the motion.** Derek Ellis also asked for the final decision on the park offer by John Laing Homes and Mountain Vista Homes. **James added to his motion that \$100,000 of the proposed \$120,000 would be spent in the South willow Estates Subdivision the remaining \$20,000 will be spent to improve the Old Lincoln Highway Park. Todd seconded the amendment. Vote is as follows: Aye- Todd, James, Wayne. Opposed – Paul. Motion carried.**

**CONSIDERATION OF SALARY STEP INCREASE:** Wayne complemented Mr. Griffin stated that he has a “CAN DO” attitude and has been a pleasure to work with. Todd stated that Ron has been attending the USGS Water study meetings and has been a valuable resource for the USGS in obtaining valuable information. Ron is responsible for the sewer plant, sewer distribution system, Water distribution system and wells, along with many other duties as assigned. Wayne made the motion to grant the requested two-step salary increase for Ron Griffin as recommended by his supervisors. Todd seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF NEW BUSINESS LICENSE:** Todd made the motion to approve Cut Loose business license at 168 E. Main Street for Terry & Jan Baird. This will be a hair design, nails, Boutique and massage therapy. All State licenses must be obtained prior to the issuance of the business license. James seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCE & RESOLUTIONS:** Attorney Elton stated that a & b on the agenda are all part of the same ordinance. It was questioned as to the vote from the Planning Commission when sending this item for public hearing. It was stated that it was a 3 -2 vote. Wayne commented that he would like to read a portion of the letter sent to the Mayor and Council from the Grantsville Irrigation Company. The Irrigation Company stated that they would like the Council to consider the significant demand for water this zone change will put on existing water resources. The Irrigation Company stated that their system will not be able to service this development due to its elevation unless another pressure station is installed West of the development. Mr. Cange stated that irrigation water is not planned to be used for this development. He plans to turn over sufficient underground water right to provide for the indoor and outdoor water needs. Mr. Cange stated that the majority of the property will remain in its natural state. This land has never been irrigated so it is not required to be serviced by the irrigation system.

Paul stated that he is hesitant to change the zone for such a high density on the outskirts of Grantsville. We need to have a good reason to be rezoning this area and it is not just because someone wants to rezone around the outskirts. I am concerned what we are doing as a city. Do we have a good reason to rezone that much property? Mr. Cange is good at coming up with reasons that we should zone this property but, I do not think it is a benefit to the community. We have a 120-unit apartment complex approved for this west area north of this proposal. If we allow for 400 acres of land to be rezoned and developed can you imagine the amount of traffic that will be using West Street? I just need more compelling reasons to approve a zone change of that size for this area of town.

James stated that there has to be good sound reasoning behind denial of a zone change. It can not be because we want to slow the growth. I think that the market should drive whether development is a good idea or not. Just because we have many subdivisions already approved and not proceeding forward, we should not deny the ability of someone else to try to develop. Many of the subdivisions like Park Meadows and Castlewood Cove are transitional housing for people starting out. People will want to have an area that they can move up to larger and nicer housing choices. James stated to Wayne's point we don't want to see a cookie cutter subdivision. Mr. Cange stated that he intends to develop homes in a cluster setting. Each home site will have a minimum of 12,000 square foot developable lot with common open space that will remain in its natural state. Mr. Cange stated that this land is not good for farming so its best use would be for homes. Mr. Cange stated that he wanted to come forward with a master plan of all of the property so you can see the whole picture at once. Mr. Cange stated that he will state for the record that this property will be developed at not less 1.41 units per acre.

Todd asked Mr. Cange if he has any concept sketches to help illustrate the cluster-housing concept. Mr. Cange stated that he did not. Paul and Wayne were concerned that Mr. Cange was only going to provide 12,000 sq. ft lots when he is asking for ½ to 1 acre zoning. Todd suggested having Nicole Cline come to a Council meeting to present a demonstration that she did for the Planning Commission that shows how Cluster Housing can be a benefit to our community.

**Wayne made the motion to table this zone change until the next meeting when Robin could be present to give his input. Motion died for lack of a second.**

**James made the motion to approve the zone changes from A-10 to R1-21 and RR-1. Paul seconded the motion. Vote is as follows: aye – James, Todd, Paul. Opposed: Wayne. Motion carried.**

**c & d. Subdivision amendment to Castlewood Cove and Eastmoor Subdivisions:**

Todd made the motion to approve the amendment to the final plats for Castlewood Cove and Eastmoor Subdivision. James seconded the motion. All voted in favor, motion carried.

**e. Amendment to the tax levy rate to comply with Tooele County certified property**

**tax rate:** Recorder Palmer reminded the Mayor and Council that due to the conflict of deadlines for the County and deadlines for cities the Council adopted the 2003/04 certified rate at budget time. The County has now completed their calculations and sent the appropriate certified rate. This rate complies with the Council's wish to leave property tax the same and only receive the benefit from new growth. Todd made the motion to approve the resolution to amend the property tax levy and set it at .003263. Wayne seconded the motion. All voted in favor, motion carried.

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

**OTHER BUSINESS:** Mayor explained that the companies on the north end of Grantsville are gearing up to install the waterline in order to service their needs. The waterline will be installed under a special service district headed by Tooele County. Kay Burton who is representing the School Trust lands wants to build a sewer lagoon system on this property and use the run off for mitigation of wetlands for companies looking to locate. Titan Company comes and goes. Mayor stated that he wants to set a separate work meeting with the Council in order to discuss all of the issues of the city water line extending out to I-80. Mayor will get back with the Council when he gets more information together.

James stated that he has a production company wanting to film in his house for a movie they are making about buffalo and Indians. James stated that we need to discuss the purchase of the remaining property north of the Clark farm and whether we should purchase it with an exchange of water shares. James stated that he would like to see the city preserve that area of open space at the farm and enhance the rodeo grounds. This item to be on the July 21, 2004 meeting. Wayne asked if we should have a public hearing on this first. Mayor stated that Wayne was elected by the people to give input and the only people that come to public hearings are the people who are against what the subject is.

Wayne complimented the 4<sup>th</sup> of July committee on the wonderful job for our city's celebration. Wayne asked that the South Hale Street width issue and the South Hale street water line be place on the July 21<sup>st</sup> agenda.

Wayne asked Recorder Palmer to forward his email about the width of Hale Street to the Attorney Elton for his review and comments. Wayne discussed the water quality report concerning arsenic. Wayne stated that he would get with Joel and discuss the water issue. Wayne informed the Council concerning a complaint he received on nuisance horses on Apple Street. Wayne stated that he wondered if the requirement of conditional use permits could be used in this circumstance to keep the animal 100 feet from any neighboring dwelling. Attorney Elton explained that the policy of the Council in the past has been that Grandfathered in animal rights do not need to comply with the 100 set back requirements. Council asked that the zoning administrator bring it up to the Planning Commission.

Wayne reported that the Center Street water line project is out for advertisement for bid. Wayne reported that the North sewer line for Wal-Mart only has about 200 feet of pipe to lay. The contractor will have a preliminary inspection of the sewer lift station on July 20<sup>th</sup> at 10 am if anyone wants to come. Wayne was going to asked the contractor to change the time earlier or later so those of the Council that work in Salt Lake can go prior to work or come home early from work.

Todd commented that he has heard a lot of compliments on the Lou Rae & Jane Tate as the Grand Marshal for this year 4<sup>th</sup> of July. Next years suggestions are Jay Hicks, Ruth Matthews and Claude Parkinson.

Paul complimented Jason Duhon on his work on the 4<sup>th</sup>. Mayor and Paul stated that the sound system company Rain Man Production is asking for a letter of recommendation for the work he performed for the 4<sup>th</sup> of July. All of the Council and Mayor signed a letter of recommendation.

**ADJOURN:** Paul made the motion to adjourn this meeting at 9:45 p.m. Todd seconded the motion. All voted in favor, motion carried.

---

Wendy Palmer, City Recorder

---

Byron Anderson, Mayor