

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE  
GRANTSVILLE CITY COUNCIL, AUGUST 4, 2004. HELD AT GRANTSVILLE  
CITY HALL, 429 E. MAIN, GRANTSVILLE, UT 84029**

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

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

**Citizens and guests present:** Delaun Blake, Alan Johnson & son, Richard and Penney Anderson, Joe Cange.

**APPROVAL OF MINUTES:** Wayne made the motion to approve the minutes as grammatically corrected. James seconded the motion. All voted in favor, motion carried.

**APPOINTMENT OF PLANNING COMMISSION MEMBER:** Mayor Anderson stated that Steve Larsen's term is up on the Planning Commission and would like to nominate Gary Pinkham as Mr. Larsen's replacement. James made the motion to accept the Mayor's nomination of Gary Pinkham to the Planning Commission for a three-year term. Todd seconded the motion. All voted in favor, motion carried.

**ITEM #7- CONSIDERATION OF WATERLINE PARTICIPATION FOR SOUTH HALE STREET:** Mayor Anderson moved Item #7 up on the agenda to accommodate time schedules of interested parties. Wayne asked the Public Works Director, Joel Kertamus to present the cost share breakdown with explanation to the Council. Joel informed the Mayor and Council that this water line will be 2500 feet long and will connect the zone two water line from South Tank to about 500 South Hale Street at the "S" Curve. Todd asked if this water line should tap into the Durfee Street Water line? Joel stated that in a couple of years that might be a project that we could budget with the capital facilities plan. Joel stated that he based his cost share on the existing homes that are currently being served by the old water line and Mr. Blake's proposed subdivision. Mr. Blake is required to install an 8" water line and Grantsville City is participating to upsize the waterline to a 10" waterline. Wayne made the motion to approve the Waterline participation for South Hale Street with Delaun Blake at a cost of \$28,972.04 or 40%. Robin seconded the motion. All voted in favor, motion carried.

**SOUTH WILLOW RANCHES FINAL PLAT:** Copy of CC & R's. CC & R's should be compatible with South Willow Estates. Alan addressed each of the items that the Council requested further information on from last meeting.

1. Written Communication from John Laing that South Willow Ranches Subdivision is in compliance with their agreement with South Willow Estates. Alan stated that the CC&R's have always been at the city offices. Attorney Elton stated that he talked with Alan's Attorney, Steve Whitehead and Mr. Whitehead stated that the CC&R's have been changed from the original document that Attorney Elton reviewed. Attorney Elton informed the Mayor and Council that the document he reviewed did not comply with the Council's desire to have the two subdivisions merge together. Attorney Whitehead stated that the changes in the new document does do that. Attorney Elton stated that he would need to get a copy of the revised document and review it. Attorney Whitehead stated that he would get Attorney Elton a copy.
2. South Willow Ranches to put their offer of park donation in writing. Alan presented his letter in writing of a park donation in the amount of \$40,000 in exchange for not having to pave Quirk Street North of Dean Matthews to Durfee Street. Robin asked Alan why he reduced his proposed park donation from \$50,000. Alan stated that he did not want to give more than Mountain Vista Homes. Robin stated that Mountain Vista would give more if Alan did. Alan agreed to \$50,000 for the South Willow Park.
3. South Willow Ranches to put in writing their proposal for Quirk Street improvements. Alan stated that he would install a 30 wide paved road and a 6-foot wide paved trail, from LeGrand Street to the end of the existing asphalt by Dean Matthew Property. South Willow Ranches will agree to repair any damage that may occur on Quirk Street. Alan was asked if he would continue the trail to Durfee Street.

Alan stated that he did not want to deal with the encroachment issues that may delay his project. James stated that the city would handle the encroachment issues if he would install the trail to Durfee Street. Wayne stated that he visited the Jordan Trail system and that trail is 10 feet wide. Wayne stated that he participated in a pioneer trek in Evanston Wyoming and their trail was 8 feet wide. Wayne stated that he would not recommend a trail width less than 8 feet wide but liked the idea of Recorder Palmer that suggested a gravel surface to for remaining footage to keep the trail at 10 feet total. The trail needs to go to Durfee Street. Alan stated that he was OK with that as long as the encroachment issues do not hold up his project. Wayne asked Alan if he was planning to construct the rest of Quirk Street by raising the grade as required by the engineers. Alan stated that he would raise the street as required and install the needed base and asphalt. Wayne asked Alan if he would considered 5 or 10-acre lots in the area at all. Alan claimed that those type of lots are weed patches and unattractive. Alan stated in the 90's he approached a Councilman and he was told not to present that type of development to the city. James made the motion to approve the final plat of South Willow Ranches with the following conditions:

- a. Attorney Elton approves the final amendment to the CC&R's so that South Willow Estates and South Willow Ranches Home Owners Association can merge and be one.
- b. Alan give a letter to the city that he will donate \$50,000 to the City if Mountain Vista Homes will agree to the same matching funds.
- c. South Willow Ranches to present the subdivision improvement bond to the Public Works Director, Joel Kertamus and Mayor Byron Anderson for review and approval.
- d. South Willow Ranches will complete the trail along Quirk Street to a paved width of 8 feet and 2 feet of gravel. The total of 10 feet of trail from LeGrand Street to Durfee Street. Grantsville City will handle the encroachment issues in ensure the trail to Durfee Street.
- e. 140 shares of outdoor water will be dedicated to the Home Owners Association of South Willow Ranches.

Todd seconded the motion. All voted in favor, motion carried.

**ANDERSON RANCH PHASE 2 PRELIMINARY PLAT:** David Helm represented the Anderson Ranch Preliminary Plat presentation. Mr. Helm stated that this phase two was approved at the time of the overall concept of Anderson Ranch. Todd stated that the Planning Commission recommended the approval of the preliminary plat contingent on the water modeling being complete. Recorder Palmer reported that the engineers are confident that they will have the modeling complete by the 3<sup>rd</sup> week in August. James asked Mr. Helm if he would be considering doing away with the high back curb and gutter due to the drainage swales that the subdivision have to handle the run off. It was suggested that the high back curb is a safety feature as well as a storm water control. High back curb help keep cars on the road. Mr. Helm stated that the only changes they plan to make is the width of the road from a 50 foot road to a 60 foot road to comply with the new road standards that have been adopted since the original concept was approved. Todd made the motion to approve the preliminary plat as approved by the Planning Commission and conditioned on the water modeling being complete and any additional water issues complied with. Paul seconded the motion. All voted in favor, motion carried.

#### **CONSIDERATION OF ORDINANCES/RESOLUTIONS:**

- a. **Joe Cange, Grantsville Development L.L.C. and Lowell & Bernice Hicks- zone designation for 240 acres of annexed property along the south boundary of Grantsville City:** Mr. Cange presented his case for placing the RR-1 zone on the property stating that it is in compliance with the General Plan and there is Rr-1 zone to the West of this property. Mr. Cange presented a plan that a Developer Bob Childs once intended to develop on the property if the zone and annexation was complete. Mr. Cange stated that this development would be a true equestrian development. South Willow Estates, and Anderson Ranch are not equestrian developments they are deluxe urban. Todd stated that he was concerned about the zone changes coming prior to the Council seeing what type of development is planned. Todd stated that previously when this group wanted to do the Annexation, zone change and subdivision plan at the same time it was determined that we would follow the proper

steps and determine the zone first and then consider the development. Now we are at the point when a zone designation needs to be placed and it would be nice to be able to see the whole picture all at once. James stated that it is a concern after the Council sets the zone without seeing a plan for the property then the zone is set and that leaves the City out of the negotiation for open space and larger lots.

Wayne stated that the Council approved a RR-1 and R1-12 west to the bench of the mountains. This land is a large parcel and maybe there could be a compromise of some RR-5 and A-10. Mr. Cange stated that he couldn't provide the utility services for that large of lot and turn a profit. This development would be 2.5-acre lots. Robin stated that this proposed concept is great but not at this time. Maybe in 8-10 years this area could be considered for a higher density zone. James stated that if you wait 8-10 years the value and costs will be higher and the density will need to be higher in order to cover costs. Robin stated that there are many lots available that are already approved and this land should be designated A-10 and Robin made the motion to set the A-10 zone for the 240 acres of recently annexed property on the South Boundary of Grantsville City limits. Wayne seconded the motion. All voted in favor, motion carried.

#### **CONSIDERATION OF DRAINAGE SWALES IN SOUTH WILLOW**

**ESTATES:** Public Works Director, Joel Kertamus explained that his department has performed a survey of the drainage swales in South Willow Estates to verify the proper slope and size. Of the 132 homes complete in this subdivision only 4 met the standards spelled out in the development agreement. A lot of the swales were almost non-existent. The drainage swales are in the city right-of-way and it is the city's responsibility to sheriff. Joel stated that he was approached by the Homeowners Association with a compromise solution to the drainage swales being dug out. Many of the homeowners have put in some extensive landscape and they are asking if they can provide additional storm drainage areas in their grass. If the Council determines that the alternatives are acceptable then Joel would give each one a letter of acceptance with a letter in the office for backup. James made the motion to authorize Joel to oversee the construction the drainage swales in South Willow Estates and allows for alternatives for those with landscaping issues in phases 1 and 2 only. Wayne seconded the motion. All voted in favor, motion carried. Joel asked if the city could cooperate with the homeowners by use of city equipment and manpower. Council agreed that we should help the citizens on this project.

#### **CONSIDERATION OF PURCHASE OF ADDITIONAL PROPERTY ON**

**WEST CLARK STREET:** Todd made the motion to table this issue until the next meeting authorize Attorney Elton to amend the proposed agreement written by Attorney Smith, and obtain the appraisal results. Seconded by Paul. All voted in favor, motion carried.

**APPROVAL OF BILLS:** James made the motion to approve the bills and include U Dig It- Rebecca Peterson design work on the Old Lincoln Highway Park. Wayne seconded the motion. All voted in favor, motion carried.

**OTHER BUSINESS:** Mayor with Wal-Mart Construction Logistics concerning the drainage swale agreement that was proposed by a Wal-Mart Attorney. They were unaware of the situation. Mayor will report back when he has more information. Mayor complimented the Council on their ability to work through the tough issues that come before them and disagree civilly and professional manner.

Wayne reported that he has the concept drawing for the concession stand at the park. Robin stated that he will be needing the city to present a bill to the Tooele County Recreation board for the grant amount. Wayne stated that he has had Joel and Craig Neeley look at the Hale Street issue and we need to get it back on the agenda.

Paul reported that the J. Rueben Clark Committee met a week ago and they are working on actual dimensional drawings to begin as soon as the city decides on the purchase of the remaining portion of the property. Wayne reported that the Williams

Complaint on Apple Street has been resolved and a plan has been put in place to track the horses.

Mayor reported that the Night Out Against crime was a success again this year. The Police Department honored the girl that was shot at the Laundry Mat and the Lady that was shot at Dell Truck Stop as well as Mrs. Fawson that was shot at the Old Jimbo's.

Todd stated that he also appreciated working with each of the Council and Mayor as well. Todd discussed the updating of the web site for Grantsville City and maybe getting a .org designation. Todd stated that there are local people in the community that could help get the web site updated and maybe each Council Member could have a email address through the city. Todd informed the Council that West Side Auto Wrecking has been issued a letter to remove the cars from the front of the property. Todd stated that he felt that it was important that everyone be treated the same. Todd suggested that the Enforcement Officer surveys the city block by block and review it for violations rather than waiting for complaints.

Robin stated that he would hold his issues until the next meeting.

**ADJOURN:** James made the motion to adjourn this City Council meeting at 9:50 p.m. Todd seconded the motion. All voted in favor, motion carried.

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**Wendy Palmer, City Recorder**

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**Byron Anderson, Mayor**