

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE
GRANTSVILLE CITY COUNCIL, JANUARY 5, 2005. 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, Kyle Matthews, and Paul Rupp.

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

Citizens and guests present: Gordie Fields, Joe Cange, Veronica Montgomery, Bob & Diane Wisdom, Delores Kyle, Carma Lewis & son, Kevin Hall, Nathan Butler, Theresa and Jeff McNiell, Craig Ratcliffe.

APPROVAL OF MINUTES: Todd made the motion to approved the minutes of the regular meeting held 12-15-04 as amended. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF REQUEST FOR WAIVER OF FEES FOR COMMERCIAL CONSTRUCTION – GORDIE FIELDS: Gordie Fields addressed the Council concerning the construction of a commercial building on the south east corner of SR138 and SR112. Mr. Fields requested the Council help in with any fee waivers that they could. Mr. Fields explained that his commercial building would increase jobs in Grantsville as well as an increase in sales tax base. Recorder Palmer explained to the Council that in the past Grantsville City Council has waived the City's portion of the building fee and plan check fee as a small incentive to new businesses in Grantsville. The Council justified the waiver of the fees based in the increased sales tax and jobs. Paul made the motion to approve the waiver of the city's portion of building fee and plan check fees for Gordie Fields new commercial construction on the south east corner of SR112 and SR138. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ROAD DEED FROM JOE CANGE: Attorney Elton explained to the Council the purpose of this agenda item. Mr. Cange with his minor subdivision created a deed for the existing road for Piccadilly Street west of Cooley Street. Recorder Palmer expressed her concern about the deed only granting 30 feet to Grantsville City. The city's Street Master Plan designates Piccadilly as a collector street, which would require each property owner to deed 54 feet. If we accept the deed of 30 feet then the northern property owners will be required to give more than half of the roadway. This is the same situation that South Hale Street is in right now. Attorney Elton stated that the city can not require anymore land from Mr. Cange because the minor subdivision was approved by both the Planning Commission and City Council. Todd made the motion to accept the deed of 30 feet of right of way from Joe Cange. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Todd made the motion to approve the business license for Papa Bob's Pizza at 196 W. Main Street. With the provisions that this business is permitted to use the parking area belonging to Grantsville City directly north of the building and there is to be no parking in the driveway to the west of the building. "No Parking" signs are to be installed. Kyle seconded the motion. All voted in favor, motion carried.

Todd made the motion to approve the business license for BOCA T Embroidery and silk screen tee-shirts at 296 S. Center Street. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES:

- a. Delores Kyle zone change at the corner of Worthington Street and Durfee Street from RR-5 to R1-21 zone for the purpose of residential units:** Kyle made the motion to approve the zone change for the corner of Worthington & Durfee Streets from RR-5 to R1-21. Robin seconded the motion. Vote for: Kyle, Todd and Paul. Against: Wayne and Robin. Motion carried.

CONSIDERATION OF MINOR SUBDIVISION FOR NATHAN BUTLER: Todd made the motion to approve the minor subdivision of one lot into two lots for Nathan Butler at approx. 600 S. Hale (60 West). Kyle seconded the motion. All voted in favor, motion carried. Attorney Elton explained that this decision is contrary to the Planning Commission recommendation but it is consistent with the Alignment of Hale Street (60 West) that was determined by the City Council at the 12-15-04 meeting.

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

OTHER BUSINESS: Mayor Anderson reported that Mr. Duhon asked for a donation for the Sociable. Recorder Palmer stated that she knew that Mr. Duhon was the Chairman of the Car Show and would considered this donation for that. Mayor stated that Mr. Duhon did not make a distinction that it was anything other than for the Sociable. Recorder Palmer stated that in the past the City donates \$200 to the Sociable and provides all of the stamps and envelopes for the Honored Guests. Mayor discussed the issue of Grantsville City not having a water conservancy plan. Channel 2 News and Salt Lake Tribune have publicized this over the week. Mayor stated that Grantsville City is among eight other communities that have yet to adopt a Water Conservancy Plan. Mayor informed the Council that he has asked the Public Works Director to work on getting it put together. There is sample form on the Utah Water Resources Web Site that will be used for compiling the information. Mayor reminded the Council that Jason Burningham is reviewing the water rates and impact fees. As part of that study he will create a formula/calculation worksheet that will allow us to input operation and maintenance figures from year to year to be able to regulate the water rates. Mayor Anderson stated that he met with Kay Burton with the State Trust Lands. He has created a wetland mitigation map to present to the Corps of Engineer to consider a trade off. Mr. Miller is still working on construction of a truck stop and hotel/fast foods at exit 84. Mr. Miller is working with the Corps of Engineers to mitigate the wetland issues for his enterprise. Mayor showed the map that Kay Burton has created and asked Recorder Palmer to have it available to the Council if they want to review it in the office.

Wayne informed the Mayor and Council that the Wal-Mart Sewer interceptor line is complete and operational. The sewer project won't be complete until the contractor repairs Vegas Street in the spring. The Center Street Water line is complete and the State of Utah has approved the water line for use. Wayne talked with Craig Neeley to seek his input on the storm drainage issues for South Hale (60 West). Craig suggested that the storm water be diverted on the west side of 60 West and then at about 550 S. the storm water would cross under the road to the east side. Kyle expressed his concern because he is familiar with that area and the water naturally runs to the East Side of the road. Wayne stated that he would review the issue again with Engineer Neeley to see if he understands the issues. Wayne stated that with the proposed storm drainage swale the ribbon curb and pavement would require the Hale Street (60 West) road width to be 54-56 feet. The only requirement would be about 4-6 feet of right of way from the property owner for installation of a sidewalk on the east side.

Wayne informed the Mayor and Council that Kevin Hall a prior City Councilman contacted him concerning a parking lot that the city was to install for 3rd party semi-trucks to park on the north side of Wal-Mart Distribution Center. Wayne asked the Mayor and Paul what the situation is in regards to the parking lot. Mayor stated that Darrel Nielson had agreed verbally to donate the land for the parking area. The RDA budget included \$17,000 for the gravel and labor. Mayor Anderson stated that he had driven to Corrine City to review the parking situation several times and never found that the semi-trucks were parking all over the town. Mayor stated that he thought maybe that when the Corrine Distribution Center was built the city had a problem but they passed ordinances to eliminate parking along their streets. Wayne stated that he goes through Corrine often and hasn't seen a parking problem either. Paul stated that he remember that the city agreed to install the parking area to keep the trucks from parking or dropping their trailers throughout our town. Paul stated that he reviewed the Hurricane Distribution Center and he did not see much truck traffic around that facility. He saw trailers parked in the parking area. The question was posed to the Mayor what happens to

the \$17,000 if the city does not use it for the parking lot. Mayor stated that it would be that much less to pay with the tax increment. Mayor announced that he was informed by the Distribution Center Manager that the truck numbers of 1600 per day has been dropped to 500 per day. Mayor stated that he was told by the Distribution Manager that 3rd party trucks would be allowed. Mayor felt that we should take a wait and see stance on this issue. If we have problems then let's build the parking are, but if we don't have problem then we can save the expense. If Mr. Miller gets his truck stop built the trucks will go there. Mayor stated that he would contact Darrell Nielson to verify that he is still willing to donate the land.

Paul informed the Council that he talked with the moving company and it will cost around \$6000 to move the Anderson Granary. Paul asked for the approval of the Council to go ahead. The Council was ok with getting the Granary moved. Kyle asked Paul if the powder coating of the fence has been complete. Paul stated that he would check to see when it will be done and get back with Kyle.

Todd stated that he has had calls concerning the artwork in town (Graffiti). Mayor stated that he has been working on it and the Police are going to notify the residents that have their property damaged. It is important that the property owners get the graffiti off quickly. Mayor stated that he talked with a person that works with these kinds of kids and graffiti left will be used as an information board if not cleaned up. Mayor informed the Council that he has instructed the Public Works Director to immediately clean the graffiti off the back of City Hall. Todd informed the Council that he was pursuing the enhancement grants to construct a trail on Durfee Street. If we could obtain the CDBG Grant for Willow Street the Trails for Willow Elementary School would be in great shape. Mayor Anderson stated that if the COG does not have enough projects to spend the funds available he might be able to qualify the sidewalk grant at that time.

Robin informed the Mayor and Council that he is over the advertising for the Old Folks Sociable. Robin asked if there was any particular place that the city would prefer the Sociable Signs to be placed. No specifications were mentioned. Robin stated that $\frac{3}{4}$ of the snack bar material has been purchased. We are doing well on the budget. If we have to use any city money, it would be very little.

Mayor informed the Council that he had a meeting with the Fire Department to discuss the new Fire Station. The Mayor stated that they are at a point that the Council needs to set a spending limit for the new Fire Station. January 27th at 6 p.m. was set for the work meeting.

ADJOURN: Robin made the motion to adjourn this meeting at 8:45 p.m. Paul seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor