

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE  
GRANTSVILLE CITY COUNCIL, APRIL 20, 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, Paul Rupp.

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

**Citizens and guests present:** Mary Ruth Hammond (press), Dori Ann Hall, Peggy & Glen Pearce, Roger Brockbank, Craig Rydalch, Karen Klienline, Barbara Fawson.

**PUBLIC HEARING:**

**A. Consideration of zone change from R1-21 to CD (Commercial Development\_ zone on the South West Corner of SR112 and SR138.**

Peggy Pearce, 112 S. SR112- Mrs. Pearce addressed the Mayor and Council stating that she is disappointed about what the public feels about addressing the City Council on issues. Mrs. Pearce stated that some of the residents that she talked with stated that there is no sense to go the council meeting because they already have their minds made up. Mrs. Pearce stated that she understands that this city is going to change, but why can't we change for the good. Mrs. Pearce did not believe that making this corner lot commercial zoning was for the good. Mrs. Pearce stated that she did not feel that having all of Main Street commercial was the best for Grantsville. Our town should be a mixture of Commercial and Residential properties. Our city needs to concentrate on the real issues in our community like sidewalks for the Willow Elementary School and not allow our community to spread out like Tooele.

Dori Ann Hall, 107 S. SR 112- Mrs. Hall stated that she hoped that all of the Council received the letter that she sent to the Planning Commission for the public hearing that they held. Mrs. Hall stated that the current strip mall construction is just two doors from her house and she used to have an open field to look at and now she can't see past this strip mall. Mrs. Hall stated that if the city continues on its current path her street would be just like 3500 South in Salt Lake. There are many run down vacant strip malls in Salt Lake City that didn't make it and now they are ugly. If these strip malls did not make it in Salt Lake City with their population, what makes us think that strip malls will make it here? We need to create a strong entrance to our city and compliment the natural setting of Grantsville. What's wrong with being a bedroom community? My husband and I came to Grantsville for its rural feeling. And now that is being lost.

Barbara Fawson – 781 E. Main Street: Mrs. Fawson stated that she was shocked to hearing that the decision had already been made prior to the public hearings. Mrs. Fawson stated that she served on the Planning Commission for Sandy City. She stated that she and he husband tried to have a business building and conduct carpet sales and if it were not for the Park City development they would have not made a living. She said that she has heard that "if you don't like what is going on, on the property next to you then buy it".

Roger Brockbank- Applicant of zone change: Mr. Brockbank stated that he realized the neighbors concerns. But with the construction of the Wal-Mart facility and the Larry H. Miller Race Track going in at the Tooele County Deseret Peak complex this property is the gateway into the city. This property is going to be commercial and not residential. UDOT has approved the ingress regress for the site. The whole build is 10000 square feet. Our building will cost more to rent than the current facility because it is nicer.

Karen Klienline the realtor for this property stated that she understands what Grantsville is going through because she grew up here. She informed the Council that as soon as Larry Miler made his announcement of building his race track she said that she had twenty names that want to purchase land in Grantsville.

Mayor Anderson asked for any further comment? No comment being offered the Mayor closed the public hearing at 7:25 p.m.

**B. Consideration of City Council review of Conditional use permits for certain type of developments:** Mayor asked for any comments concerning this public hearing? No comment being offered the Mayor closed the Public hearing at 7:26 p.m.

**APPROVAL OF MINUTES OF PREVIOUS MEETING:** Paul made a correction to the minutes stating that he was not present at the 4-06-05 meeting. Wayne made the motion to approve the minutes with grammatical error fixes and attendance. Robin seconded the motion. All voted in favor, except for Paul who abstained due to his absence at this meeting, motion carried.

**SET PUBLIC HEARING FOR ZONE CHANGE FROM RM-7 TO CN AT 500 E. MAIN:** Robin made the motion to set the public hearing for May 18<sup>th</sup>, 2005. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF SUMMER HIRES:** Kyle made the motion to approve 3 summer hire positions to be advertised for at a rate of 5:15 per hour. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCE/RESOLUTIONS:**

- a. **Consideration of amending chapter 6 Parking –Grantsville Land Use and Management Code:** Todd made the motion to approve the Ordinance amending the Parking Ordinance Chapter 6 in the Grantsville Land Use and Management Code. Kyle seconded the motion. All voted in favor, motion carried.
- b. **Consideration of amendment to the Grantsville City Street Standards:** Attorney Elton explained that the amendments that the engineer firm sent over actually amend the master plan and Attorney Elton felt that the amendments that were recommended were for the Standards and Specifications manual. Attorney Elton stated that the Planning Commission would need to hold a public hearing in order to amend the Street Master Plan. Todd made the motion to table this ordinance until the Planning Commission can consider the Mater Plan, hold the public hearing and work out the issues with the Public Works director in the Street Standards and design manual. Kyle seconded the motion. All voted in favor, motion carried.

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

**COUNCIL INFORMATION UPDATES:** Mayor asked Recorder Palmer to make sure that the Council received a copy of the letter from Dori Ann Hall concerning the zone change on SR112. Mayor announced that the Pubic Works Director has been put on activity duty beginning in August or September. He will be gone for 18 months. Mayor stated that he is currently working on the plan to manage the city in his absence.

Wayne stated that Lance Marshall from the Fire Department has approached him about paying for the compressor that was partially paid by a grant. Mayor and Recorder Palmer stated that this has been worked out for more than a month. Chief Skaug has allocated a portion of the Fire Department Budget to handle the expense. Wayne stated that he thinks they are ready for the community service day at the J. Rueben Clark Park. The Green Clean is scheduled and ready for the 30<sup>th</sup> as well.

Paul stated that the Maintenance Department is working on the plumbing in the Clark House in order to facilitate the public. Paul stated that there is an Eagle project that will facilitate the moving of the Anderson Granary. There is a great deal of debris in front of the granary that needs to be moved. Paul stated that he has contacted the power company to move the telephone pole in front of the East drive at the Clark Park.

Todd stated that he attended the conference this past week in St. George and he felt that it was informative. The discussion of mandates handed down from the federal and state governments with no funds to fund the mandates was a hot topic.

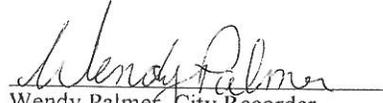
Robin stated that the snack bar is ready to have the footings dug. Robin will get with Joel to get this accomplished.

Kyle made the motion to adjourn to closed session to discuss pending litigation at 8:10 p.m. Robin seconded the motion, all voted in favor, motion carried.

**Mayor and Council Present:** Mayor Byron Anderson; Council Members: Robin Baird, Wayne Butler, Todd Castagno, Kyle Matthews, Paul Rupp.

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

Motion to adjourn the closed session and the regular city council meeting was made by Paul at 8:25 p.m. Robin seconded the motion. All voted in favor, motion carried.

  
Wendy Palmer, City Recorder

  
Byron Anderson, Mayor