

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE
GRANTSVILLE CITY COUNCIL, AUGUST 3, 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, Kyle Matthews and Paul Rupp.

Appointed Officers and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, Firemen: Chief Skaug, Brent Marshall, Kent Liddiard, Kirk Gibson, and Richard Broadbent.

Citizens and guests present: Craig and Rosemary Anderson, Joe Cange, John Clay, Don Young, Amber Clark, Alisa Wadsworth, Sharlene Skaug, and Cindy Broadbent.

PUBLIC HEARINGS:

- a. **Consideration of zone change from RR-5 to RR-1 at 533 E. Nygreen Street:** Mayor asked for public comment on the proposed zone change. No comment being offered the Mayor closed the public hearing.
- b. **Proposed amendment to the Land Use Management Code Chapter 3:** Mayor asked for comments on the proposed amendment. No comment being offered. Mayor Anderson closed the public hearing at 7:13 p.m.
- c. **Consideration of Permanent Community Impact Board funding public hearing to determine the project to be applied for.** Mayor Anderson asked for any comments concerning proposed projects for the application of funds from the Permanent Community Impact Board. It was explained that Grantsville City's Current Fire Station is not structurally sound and is out dated. Grantsville Volunteer Fire Department currently has more equipment than the station can house. Those in attendance of this meeting is as stated above at the beginning of these minutes.

Craig Anderson questioned how much is the proposed cost of the fire station. Mayor explained that the Council has approved to pursue a loan in the amount of 1.5 million dollars. Craig asked if any other options have been pursued?

Mayor Anderson stated that the city has looked at building a satellite station at another site, and other financing ideas. After engineers from Aqua Engineering performed a centroid the location of the current station is in a good location. The financing considered was narrowed down to the pursuit of the low interest loan from the Permanent Community Impact Board. This money is from mineral royalties mostly from the seven southeastern counties of the state. This funding does not have the high cost of loan origination fees nor does it have the bonding fees associated with going with a traditional loan. The city intends on using the payment from the City Hall Municipal Building Authority that paid off the city office building in the amount of \$72,000 annually, to go towards the annual payment of the loan. Depending on the interest rate the Community Impact Board assesses the city, which may range anywhere between 0%-3.5% interest. This will determine the length of time to pay off the loan. It is estimated to be paid off in 20-25 years. Grantsville City is not intending to raise property taxes to fund this project. It was asked of the audience members that were present how many would be in favor of funding a new fire station proposal. All audience members raised their hands in favor.

APPROVAL OF MINUTES: Wayne made the motion to approve the minutes of the previous meeting held 7-20-05. Robin seconded the motion. In favor: Wayne and Robin. Abstained: Kyle, and Paul. Mayor breaks the tie vote with a vote in favor. Motion carried.

WESTERN TECHNOLOGY SUBDIVISION APPROVAL REQUEST FOR FINAL PLAT- JOHN CLAY: Wayne referred to the memo from the Public Works Director Joel Kertamus concerning his recommendations as to connecting to the sewer for the lots on Race Street and the pavement requirement for Race Street. Mr. Kertamus recommended to not require the sewer connection for the lots on Race Street and the pavement requirement be reduced to a three-inch overlay of asphalt on

the existing surface from Clark Street to the north line of the last lot of this subdivision. Not to include the two lots of the minor subdivision. Mr. Clay stated that he has presented petitions to the Council from those citizens that use this road for horse back riding and do not want it paved. Kyle stated that eventually the road will get rough and those people living on this road will want Grantsville City to pave it. Mayor Anderson informed the Council that it is possible to assess the property owners on this street at a future date a special improvement tax to upgrade the road. Robin stated that the ordinance is black and white and we should treat all developers the same whether they are large or small. Kyle made the motion to approve the Western Technology subdivision for 7 lots with the requirement of a 3-inch asphalt overlay on Race Street from Clark Street to the north lot of the major subdivision. Sewer will not be required for the two lots that front on Race Street. Authorize the Mayor and Public Works Director to review and approve the Improvement bond. Robin seconded the motion. All voted in favor, except Wayne who opposed. Motion carried. Wayne stated his reasons for voting against the subdivision at the 8-17-05 meeting that 1. He felt that the ordinance is black and white on the requirements for paving the roads. We haven't always been consistent in applying the ordinance. For example Hale Street which is made from the same surface as Race Street, the city approved two subdivisions (Williams and Blake) without requiring the improvement of Hale Street. 2. Wayne also stated that he felt the petition and the voice of the people was to not improve the road and keep the road rural and Wayne wanted to leave the road the way it was and not improve it. Wayne stated that he was fine with the vote and the outcome of the motion.

CONSIDERATION OF MINOR SUBDIVISIONS ONE LOTS INTO THREE-KEN HALE- 331 E. PEAR STREET: Wayne made the motion to approve the minor subdivision for Kenny Hale at 331 E. Pear Street, contingent on the Water and Sewer being extended to these lots. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PALOMINO RANCH AMENDMENT TO PRELIMINARY PLAT PHASE 1A AND 2: Mr. Cange stated that he cannot sell five acre lots and be required to improve the road and make any money. Mr. Cange is requesting to remove the 15 acres from phase 1a & 2 from this approval. Kyle made the motion to amend the preliminary plat for Palomino Ranch phases 1a and 2 by removing the 15 acres from this approval. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF LOT RELEASE FOR LITTLE RENO ESTATES IMPROVEMENT BOND – RANDY HUNT: Paul made the motion to release 4 additional lots to Little Reno Estates as specified by the Public Works Director Joel Kertamus. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

- a. **Zone change from A-10 to RR-1 at approx. 800 E. Main – Amber Clark-7 acres:** Paul made the motion to approve the zone change from A-10 to RR-1 for Amber Clark. Kyle seconded the motion. All voted in favor, motion carried.
- b. **Consideration of general plan amendment to the street master plan and standards and specifications:** Kyle made the motion to approve the ordinance amending the Street Master Plan and Street Standards and Specifications as recommended by the Planning Commission and Public Works Director. Paul seconded the motion. All voted in favor, motion carried.

SET PUBLIC HEARINGS: Kyle made the motion to set the public hearings for proposed amendments to chapter 1 of the Land Use Management and Development Code, Proposed amendment to chapter 9 landscaping, and new 2.5 acre zone addition in Chapter 14 of the Zoning Ordinance, on September 7th, at 7:00 p.m. Wayne seconded the motion All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSE: Kyle made the motion to approve the business license for Steve Nickel for Car Electronic repairs. Wayne seconded the motion. All voted in favor, motion carried

Paul made the motion to approve the business license for Still Box Studios, Robin Baird. Wayne seconded the motion. All voted in favor, except for Robin due to this license being for himself. Motion carried.

APPROVAL OF BILLS: Kyle made the motion to pay the bills. Wayne seconded the motion. All voted in favor, motion carried.

COUNCIL INFORMATION AND UPDATES: Mayor Anderson requested to have a Water Board Meeting the next Thursday at 7 p.m.

Mayor informed the Council that Monday the 8th Grantsville Attorneys will be taking depositions for witnesses at the City Hall.

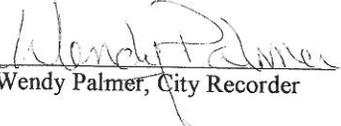
Paul stated that the granary needs a little more work before it can be moved. Paul commended Officer Chism Yeaman. Paul stated that he was talking with his mother and she fell during the conversation. Paul stated that he went over to her house to get her up but needed assistance. Officer Yeaman did an excellent job and made his mother feel so comfortable and confident in him. Paul stated that Martin Jefferies has offered to go through the J. Rueben Clark home which he helped to build and give a history on it.

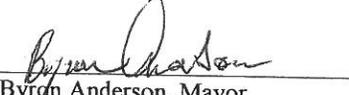
Kyle asked why the library closes at 6:00 p.m. and is not open on Saturday's. Recorder Palmer stated that the Librarian Nancy Carter did not want to work until 7:00 p.m. at night because she did not want to get home that late and they were concerned about being at the city hall alone that late at night. The Librarians had a bad experience one night when they were here alone they had a strange man come in. When the library was opened to 7:00 p.m. there really wasn't very many patrons after 6 p.m. and almost no patrons on Saturday's. That is why the hours are set the way they are. Kyle asked why the patrons couldn't use email. Recorder Palmer stated that the Tooele County Library Board set the policy and she was not sure as to the reason for no email. Recorder Palmer will find out and report back.

Robin stated that Travis is interested in helping pour the foundation for the new concession stand. Robin stated that Gary Christley continues to promise he will get the foundation done on the new snack shack but the summer is almost gone. Robin stated that they have met with Derek Ellis on the plans for the park in South Willow Estates. There will be 4 soccer fields and 4 ball fields. There was a question on what kind of form the South Willow Ranches needed to submit their escrow funds for the park, \$50,000. Attorney Elton state that Alan Johnson- South Willow Ranches needed only to provide a letter stating that the \$50,000 is to be used for the South Willow Estates Park. Robin asked if a letter could be sent to West Side Auto Wrecking/repair/sales for a time line on the construction of the new building. Recorder Palmer stated that she would send a letter of inquiry to them. Robin stated that the city did our part by placing the dumpster at the site for the demolition of the old building but the construction has not begun for the new building. More and more cars are being parked out in front of the current wrecking yard and it is getting worse. Robin stated that it could be a hazard for cars pulling out by those cars.

Wayne asked what was happening with the McBride property purchase by the apartments. Mayor informed the Council that the environmental report came back on the property and the city would need to spend a great deal of money for environmental clean up on the property. Recorder Palmer stated that it would be better if the city was going to purchase this property to do so without using Community Development Block Grant Funds. Mr. McBride is asking for a premium price on this property and with the environmental clean up regulations with the Community Development Block Grant Funds, it would make this property to expensive to even consider purchasing.

ADJOURN: Robin made the motion to adjourn this city council meeting at 8:55 p.m. Kyle seconded the motion. All voted in favor, motion carried.


Wendy Palmer, City Recorder


Byron Anderson, Mayor