

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE  
GRANTSVILLE CITY COUNCIL, DECEMBER 7, 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, and Paul Rupp.

**Appointed Officers and Employees Present:** City Recorder Wendy Palmer, Attorney Ronald Elton, and Fire Chief Perry Skaug, Council Elect Brent Marshall, Public Works Foreman Larry Bolinder.

**Citizens and guests present:** Penny & Richard Anderson, Joe Cange, Carol and Gary Buhler, Aaron Arbuckle and Josh from MHTN Architects, Dave and Erwin Garn, Dustin Tate.

**PUBLIC HEARINGS:**

**a. Amendment to Anderson Ranch lot 134 for Penney and Richard Anderson to divide one lot in half.** Mayor asked for any comment on the proposed amendment. No comment being offered. Mayor Anderson closed the public hearing at 7:02 p.m.

**b. Rezone for Joe Cange on 20.79 acres of land currently located in the Palomino Ranch Subdivision from RR-5 to RR-2.5.** Mayor Anderson opened the Public Hearing for the proposed zone change. Mayor asked for any comment. No comment being offered the Mayor closed the public hearing at 7:03 p.m.

**c Amendment of Chapter 7 of the Land Use Management Code:** Mayor Anderson opened the Public Hearing for the proposed amendment to Chapter 7. Mayor asked for any comment. No comment being offered the Mayor closed the public hearing at 7:04 p.m.

**d Consideration of Trail/Sidewalk enhancement projects to be applied for through UDOT.** Mayor Anderson opened the Public Hearing for to seek input on trail/sidewalk enhancement project throughout Grantsville City. Mayor informed those present that Durfee Street and Willow Street are the two main areas that the city is looking at for trail/sidewalk. Mayor asked for any further comment. No comment being offered the Mayor closed the public hearing at 7:05 p.m.

**APPROVAL OF MINUTES:** Wayne made the motion to approve the minutes of the 11-16-05 City Council meeting. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF CONDITIONAL USE PERMIT FOR PEGASUS EVENT CENTER-INDOOR ARENA ON NORTH RACE STREET:** Attorney Elton explained that the reason for the Council review of this Conditional Use Permit is due to its value of improvement to be over \$250,000. The Council adopted an Ordinance in May of 2005 requiring Conditional Use Permits of \$250,000 or more value of improvements to be considered by the Council as well at the Planning Commission. Carol and Gary Buhler were present to inform the Council of their plans. Carol passed out a sketch of the layout of the indoor arena and office areas. Mr. Buhler stated that he would be moving his law practice to this facility as well. Mrs. Buhler stated that she would be including a fitness center with the indoor arena. The Council asked about the fitness center if it was a separate use. Carol stated that her riding lessons include the fitness center work out so that the rider is able to move properly with the horse. This facility is being construction on 110 acres of property and parking will be maintained on site. Todd made the motion to approve the conditional use permit for Pegasus Event Center Indoor arena, office and fitness center. Robin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF FINAL PLAT FOR WESTERN TECHNOLOGY-JOHN CLAY:** Mr. Clay stated that he has amended his plat to assure that he has provided for the 33 feet of right of way for Race Street. Which meant moving his property line 3 feet in to the west. Mr. Clay also requested the ability to give the city the funds to improve Race Street rather than bonding for it and then improving the street. Mr. Clay felt that the city could put the funds in an account and then when the remainder portion of the street was improved the city could draw that money out and use it to finish what needed to be done. Wayne made the motion to approve the final plat and authorize the Mayor to sign the improvement bond after the engineers and public works approve it. Mr. Clay is approved to place 11,000 in cash with the city for his share of the expense of Race Street. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF APPROVAL OF AMENDMENT TO ANDERSON**

**RANCH LOT 134:** Wayne made the motion to approve the amendment to Anderson Ranch Subdivision lot 134. Todd seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF FIRE STATION ELEVATIONS:** MTHN Architects Aaron Arbuckle and Josh were present to seek the Councils input on the proposed exterior design of the proposed new fire station. The new station is expected to be 15,000 square feet. It was requested to move the station toward Center Street to within 50 feet. Discussion of the dormers for the south elevation. It was suggested that maybe the building could be reversed to provide a more attractive Main Street appearance. The Architects stated that they would see what they could do to improve the look of the Main Street view of the station.

**CONSIDERATION OF NEW BUSINESS LICENSE:** Wayne made the motion to approve the business license for Five Star Quick Lube at 54 E. Main Street. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCES:**

- a. Consideration of a zone change on the north west corner of West and Cherry streets from A-10 to R1-12:** Todd made the motion to approve the zone change on the north west corner of Cherry and West Streets from A-10 to R1-12. Paul seconded the motion. All voted in favor, motion carried.
- b. Consideration of zone change from RR-5 to RR-2.5:** Wayne expressed his concern that he liked the original plan of having the five acre parcels and not reduce them to 2.5 acre lots. Todd made the motion to approve the zone change from RR-5 to RR-2.5 for 20.9 acres within the Palomino Ranch Subdivision. Robin seconded the motion. All voted in favor except for Wayne who was opposed. Motion carried.
- c. Amendment to Chapter 7 of the Land Use Management code:** Attorney Elton stated that the changes are for housekeeping to comply with senate bill 60. Todd made the motion to approve the ordinance-amending Chapter 7 of the Land Use Management code. Wayne seconded the motion. All voted in favor, motion carried.
- d. Resolution approving Tooele County Recreation Special Service district Annexation of Grantsville City into the service district boundary:** Wayne made the motion to approve the annexation of Grantsville city into the Tooele County Recreation Service District. Robin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF SALARY STEP INCREASES:**

Wayne made the motion to approve the grade change for Robin Hensley from 11-9 to 12-7. Robin seconded the motion all voted in favor, motion carried.

Wayne made the motion to approve the salary increase from 16.18 per hour to 16.67 per hour for Brad Pace. Paul seconded the motion. All voted in favor, motion carried.

Paul made the motion to approve the salary increase for Randi Johnson and remove from probation status. Wayne seconded the motion. All voted in favor, motion carried.

Todd made the motion to approve the salary increase for Larry Bolinder to 18.72 per hour. Paul seconded the motion. All voted in favor, motion carried.

Wayne made the motion to approve the salary increase for Marcus Seat to 11.23 per hour. Paul seconded the motion. All voted in favor, motion carried.

Todd made the motion to approve the salary increase for Sabrina Fawson. Paul seconded the motion. All voted in favor, motion carried. Recorder Palmer stated that she is intending to budget for a full time position in the administration office this next fiscal year.

**CONSIDERATION OF MEMORANDUM OF UNDERSTANDING WITH TOOELE ARMY DEPOT AND GRANTSVILLE CITY POLICE:** Attorney Elton stated that he has made the changes that he felt needed to be done. The agreement has been amended by the Army for mutual aid of military police or security officers at the Depot. The agreement basically states that if aid is given or received no billing from any entity for services will be submitted. Paul made the motion to approve the Memorandum of Understanding. Wayne seconded the motion. All voted in favor, motion carried.

**SET PUBLIC HEARING FOR WATER AND SEWER IMPACT FEES:** Wayne made the motion to set the water and sewer Impact Fee and Rates public hearing for January 18, 2006. Paul seconded the motion all voted in favor, motion carried.

**T-MOBILE:** Robin made the motion to approve the transfer of T-Mobile to Mobility for Grantsville City lease agreement for tower placement. Wayne seconded the motion. All voted in favor, motion carried.

Co-Location for cingular on T-Mobile cell tower. Todd made the motion to assign Robin Baird to negotiate with Cingular for the approval of co-location. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF FUNDING GRANTSVILLE EMT CLASS EXPENSE:** Council requested a written proposal from the hospital. This item to be on the next agenda.

**PROJECT CHOICE FOR ENHANCEMENT PROGRAM:** Mayor will get an estimated cost from Neeley for the trail/sidewalk. To be on the next agenda.

**CONSIDERATION OF CANCELING CITY COUNCIL MEETING OF DECEMBER 21, 2005:** Paul made the motion to approve canceling the City Council meeting of December 21, 2005. Wayne seconded the motion. All voted in favor, motion carried.

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

**COUNCIL INFORMATION AND UPDATES:** Mayor stated that he will contact Scott Lilja and get a meeting set up to update the Council on the progress of the lawsuit. Mayor stated that he attended a PR meeting with the people of Larry H. Miller concerning their racetrack. Mayor stated that Mr. Millers Public Relations person would be coming to give the presentation to the City Council at a future meeting.

Wayne stated that he attended the Rural Planning Meeting and will have information for the next meeting. Wayne stated that there is a traffic study for Main Street from Center Street to Quirk Street. A single street light may be needed at Main and Hale Streets.

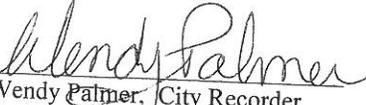
Paul asked Recorder Palmer is the Utilities Company that helped with the moving of the Anderson Granary have sent any bills for their service. Recorders Palmer stated that no bills have been received to date. Paul stated that the Firefighters could meet in the basement of the J. Rueben Clark Home while the station is under construction and they could even store some of the Christmas decorations in the basement as well. It was suggested that the Building Inspector review the home's condition for suitability for Fireman meetings.

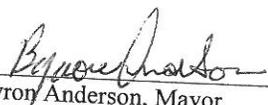
Todd commended Paul on the movement of the granary. Todd expressed his concern about the crossing guard staying at the Willow Elementary and helping with crossing at Pear Street. The kids that ride bikes are still crossing on their own at Main Street and Willow. Mayor stated that he will talk to Chief Johnson to see if another crossing guard needs to be hired to handle the two crossing areas.

Robin stated that he would like to get the go ahead for \$4900 for Derrick Fishier to do the masonry work on the snack shack at the Cherry Street park. Vern Poyner stated that he would do the plumbing. Robin had tried to get more bids through advertisement and no one applies. It was the consensus of the Council to go ahead with the masonry bid.

Robin stated that he had a meeting with Derek Ellis with Mountain Vista Homes/South Willow Estates. Robin stated that he and Recorder Palmer talked with Mr. Ellis to discuss the completion of the park. Alan Johnson has given his \$50,000. Derek stated that he is not sure if the CFO of John Laing will still consider the park for construction because it has taken so long to get the money in place. Robin stated that he informed Derek that they way that the Development Agreement is written John Laing needs to ante up the \$120,000 to building a swimming pool or other recreational improvements. The land is the cities if the School District does not use it. Derek Ellis informed Robin that a lawsuit is forth coming that will state that John Laing is harmed and damaged because the city did not hold South Willow Ranches to the same standard and they held South Willow Estates.

**ADJOURN:** Paul made the motion to adjourn this meeting at 10:00 p.m. Wayne seconded the motion. All voted in favor, motion carried.

  
Wendy Palmer, City Recorder

  
Byron Anderson, Mayor