

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD JUNE 7, 2006 AT THE GRANTSVILLE CITY HALL.

Mayor and Council Present: Mayor Byron Anderson, Council Members Robin Baird, Wayne Butler, Brent Marshall, Todd Castagno, and Paul Rupp.

Appointed Official and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, Firemen Kent Liddiard, Perry Skaug,

Citizens and Guests Present: Joe Cange, Brian Morris, Angela Grant, BJ Castagno, Scout Troop 1308., Ron and Audrey Gustaveson, Eric and Angela Vaughn, John Bell, Don Shively from Cingular, Chuck McCown, Michael Nager.

PUBLIC HEARINGS:

- a. **Zone change from A-10 and RM-7 to R1-12:** Mayor Anderson opened the public hearing on the proposed zone change. No comment being offered the Mayor closed the public hearing at 7:06 p.m.
- b. **Nick and Alison Crosby- Minor Subdivision:** Mayor Anderson opened the public hearing on the proposed minor subdivision North Cooley. No comment being offered the Mayor closed the public hearing at 7:06 p.m.
- c. **President's Park Phase I (Washington Place) Preliminary Plat – Clark Venture:** Mayor Anderson opened the public hearing to receive comment on the proposed subdivision at approximately 450 S. West Street.

BJ Castagno- 848 N. Old Lincoln Highway: Mr. Castagno handed out a letter of comment from Mike Johnson. Mr. Castagno continued by expressing his opinion that this development is needed in Grantsville because the cost of the lots make building a home affordable. The lot prices for other subdivisions are too high for most families to buy let alone be able to afford to build a home on it. Mr. Castagno declared that he is a general contractor and the availability of affordable lots is getting scarce in Grantsville.

Brian Morris – 661 W. Cherry Street - Mr. Morris stated that he is here to lend support to this project. He believes that this project adds value to the community and his property. This is a good development and we should support it.

Joe Cange (developer) handed out letters of comment from Gary and Reva Giles. Mr. Cange continued to present his letter verbally that states: We hereby request that you approve the 55-Lot Washington Place Subdivision based upon the following:

1. It is in harmony with the general plan.
2. It is in harmony with the zoning ordinance.
3. It was unanimously approved by the Planning Commission.
4. Section 21.1.2 of the proposed subdivision regulations which are before you tonight for approval states:

- (1) This Chapter is established to promote the health, safety and welfare of residents of Grantsville City and to provide for the orderly subdivision of land located within Grantsville City, Utah.
- (2) The purpose of the Subdivision ordinance is to provide policies, standards, requirements, and procedures to regulate and control the design and improvement of all subdivision; ensure that all proposed subdivisions are consistent with the General Plan and applicable specific plans; and to ensure that land is subdivided in a manner that will promote public health, safety, convenience, general welfare and the physical, social and economic development of the area.
- (3) It is the purpose and intent of Grantsville City to preserve open space within residential developments; provide flexibility to allow for creativity in developments; minimize the environmental and visual impacts of new development on critical natural resources and historically and culturally significant sites and structures; provide an interconnected network of permanent open space; encourage a more efficient form of development that consumes less open land and conforms to existing topography and natural features; reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation; enhance the community character; permits clustering of houses and structures which will reduce the amount of infrastructure, including paved surfaces and utility lines; encourage street design that controls traffic speeds and creates street inter-connectivity; and promote construction of convenient and accessible walking trails and bike paths both within a subdivision and connected to neighboring communities, businesses and facilities to reduce reliance on automobiles.

This development meets every one of the items listed. Your approval of the development is requested.

Letters:

Mike Johnson 160 N. Cooley, Grantsville, UT 84029: Dear Mayor Anderson and City Council:

I am writing the City Council regarding the preliminary plat for the proposed Presidents Park Subdivision. As you know, I am Co-owner of Hometown Hardware & Rental and have also operated an excavation business for twenty-five years in Grantsville. I was born here and have raised my children here so I have a genuine interest in the future of Grantsville. I have reviewed the plans for the Presidents Park development and support the development for the following reasons:

1. **General Philosophy.** I believe that Grantsville will continue to grow and that the real choice facing the city is whether we will actively shape the type and quality of growth by encouraging planned, quality growth or fight growth and, therefore, passively accept unplanned, haphazard development patterns and try to cope with the results later. I believe that Presidents Park is the type of planned, quality growth that we should be encouraging.

2. **Retail Benefits.** I am co-owner of Hometown Hardware & Rental, which employs 14 local residents. Growth will help our business prosper and, at the same time, create more sales tax for Grantsville. Growth which creates additional sales is a key ingredient to Hometown Hardware & Rental's future success.
3. **Quality Neighborhoods.** The single-family lot is the building block of a community. I have reviewed the plan for Presidents Park and find it so desirable that I am planning on assisting my daughter in building a home in the development. If we are going to improve the quality of the community and the quality of life for Grantsville residents then we should support this type of quality development. This property with the good soils, location, and views is on of the best sites for residential development in the entire city.

I request, therefore, that you vote in favor of the 55-Lot Washington Place subdivision. Thank you very much for you time and consideration.

Gary and Rava Giles, 329 West Clark Street, Grantsville, UT: Dear Mayor Anderson and City Council:

As you know we have been very supportive of the proposed Presidents Park development which is contiguous to land we own. We have testified in support of the development on three previous occasions. Unfortunately, we will not be able to attend the City Council meeting tonight. We are submitting this letter in support of the development.

We believe that this development is positive for our land and likewise, positive for Grantsville City. We request that you vote to approve the plat before you tonight.

No further comment being offered the Mayor closed the public hearing at 7:15 p.m.

- d. Palomino Ranchettes Preliminary Plat one lot into four lots- Grantsville Development:** Mayor Anderson open the public hearing to receive comments of the proposed Preliminary Plat. No comments being offered, the Mayor closed the public hearing at 7:15 p.m.
- e. Zone Change from RR-5 to RR-1 at 451 S. Willow Street – Todd Castagno:** Mayor asked for comments on the proposed zone change. No comments being offered the Mayor closed the public hearing at 7:16 p.m.
- f. Proposed amendment to chapter Definition #317 Twin Homes:** Mayor Andreson opened the public hearing to receive input on the proposed amendment. No comment being offered, the Mayor closed the public hearing at 7: 16 p.m.
- g. Gary and Janet Fawson- General Plan Amendment for RR-2 to RR-1:** Mayor opened the public hearing to receive input on the proposed amendment. No comment being offered, the Mayor closed the public hearing at 7:17 p.m.

- h. Minor Subdivision for one lot into four lots for Ron Gustaveson – Vine and Park Streets:** Mayor opened the public hearing to receive in put on the proposed minor subdivision. No comments being offered the Mayor closed the public hearing at 7:17 p.m.
- i. Minor Subdivision for one lot Angela and Eric Vaughn- 410 W. Cherry:** Mayor opened the public hearing for the proposed minor subdivision. No comments being offered the Mayor closed the public hearing at 7:18 p.m.
- j. Zone change for Cary Yates at 641 W. Main Street from R1-21 to CN zoning designation:** Mayor opened the public hearing for the proposed zone change. No comment being offered, the Mayor closed the public hearing at 7:18 p.m..

APPROVAL OF MINUTES:

Todd made the motion to approve the minutes of May 10th budget work meeting, May 17th regular business meeting, and May 24 budget work meeting. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF CONTRACT WITH LEWIS, YOUNG ROBERTSON & BURNINGHAM: Attorney Elton explained that Tooele County met earlier this week and he and Engineer Neeley attended in behalf of Grantsville City. This meeting was to discuss Annexation of the Tooele County complex into Grantsville city. Attorney Elton explained that the purpose of the Tooele County considering annexation into Grantsville City was solely for the purpose of assurance a continuous source of water. Once the County understood that the contract with Grantsville City assures the water as long at the Tooele County Well can pump the water the complex needs. Tooele city provides the sewer service to the County and Annexation into Tooele City may be considered to assure the sewer service. This item to be on the next agenda when Jason Burningham can be present.

SET PUBLIC HEARINGS:

Robin made the motion to set June 21, 2006 for the budget hearings. Todd seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

- a. Chapter 21 of the Land Use Management and Development code:** Aqua engineering had sent comment to the proposed code via email. Attorney Elton stated that he included the changes in this new chapter. Brent stated that this chapter had a lot of information that he would like to have a little more time to study. The rest of the Council echoed Brent’s feelings. Brent made the motion to table this ordinance adoption until the next meeting. Robin seconded the motion. All voted in favor motion carried.
- b. Zone change from A-10 and Rm-7 to R1-12 North Cooley:** Todd made the motion to approve the zone change. Robin seconded the motion. All voted in favor, miton carried.

- c. **Nick and Alison Crosby minor subdivision:** Wayne made the motion to approve the minor subdivision for Nick & Alison Crosby on North Cooley. Brent seconded the motion. All voted in favor, motion carried.
- d. **President's Park Phase I (Washington Place) Preliminary Plat- Clark Ventures:** Robin asked if Mr. Cange is providing a park in this development. Mr Cange stated that there is a park in phase 3. Robin asked what was Washington Park. Mr. Cange stated that this park takes into consideration the natural swales and topography to handle the 100 year storm run off. Robin asked if there was any grassed in parks in Washington Park. Mr. Cange stated that there was a small tot lot on the east part of Washington Park. Robin stated that he would like to see more grass areas and less sagebrush and wheat grass. Mr. Cange stated that the street will have a planter strip in the middle of the street that will be grassed and tree lined. Brent made the motion to approve the preliminary plat for Washing Place 55 lots on 81.312 acres. Wayne seconded the motion. All voted in favor, motion carried.
- e. **Palomino Ranchettes Preliminary Plat on lot into four lots –** Mr. Cange stated that this is an addition to eh the Palomino Ranch Subdivision the lots will be 2.5 acre lots. Todd questioned if there will be water given. Mr. Cange stated yes. Brent made the motion to approve the preliminary plat for Palomino Ranchettes. Robin seconded the motion. All voted in favor, motion carried.
- f. **Zone change from RR-5 to Rr-1 at 551 S. Willow Street- Todd Castagno:** Brent made the motion to approve the zone change from RR-5 to RR-1 -551 S. Willow Street. This property is South of South Street that is 500 South. Wayne seconded the motion. All voted in favor, except for Todd who abstained due to is personal involvement with this project. Motion Carried.
- g. **Proposed amend to Chapter 2 Definition #317 Twin Homes:** Wayne made the motion to table this item until Mr. Hunt who is the sponsor of this request to be present. Robin seconded the motion. All voted in favor, motion carried.
- h. **Gary and Janet Fawson – General Plan Amendment from Rr-2 to RR-1:** Attorney Elton stated that this change would allow for the density in this area of Clay street to be higher. Todd made the motion to amend the General Plan from a RR-2 to and RR-1 North of Clay Street for the 120 acres owned by Gary Fawson. Brent seconded the motion. All voted in favor, motion carried.
- i. **Minor subdivision for one lot into four lots for Ron Gustaveson – Vine and Park Streets:** Wayne made the motion to approve the minor subdivision for Ron Gustaveson. Brent seconded the motion. All voted in favor, motion carried.
- j. **Minor Subdivision for Angela and Eric Vaughn- 410 W. Cherry:** Brent made the motion to approve the minor subdivision. Todd seconded the motion . All voted in favor, motion carried.
- k. **Zone change for Cary Yates at 641 W. Main Street- R1-21 to CN zoning designation:** John Bell was present to represent Mr. Yates in this endeavor. Todd made the motion to approve the zone change from R1-21 to CN. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASES:

Wayne made the motion to approve the salary step increase for JoAnn Hanson and Delores Hansen. Brent seconded the motion. Mayor Anderson complimented JoAnn for her excellent work with the Cemetery Department. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Brent made the motion to approve the two business licenses for Karen Parks – Floral Business and Sandy Polkavich for a floral business. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF CINGULAR CELL FACILITY FENCE

REQUIREMENTS: Attorney Elton stated that he has talked with T-Mobile concerning the chain link fence that they installed. T-Mobile is claiming that they have a permit of some kind to install the chain link fence. Attorney Elton asked if the Council wants to amend T-Mobiles contract and allow the chain link fence or de they want him to enforce the block wall requirement. Council directed Attorney Elton to enforce the block wall requirement. Don Shively from Cingular stated that they will match whatever fence the City requires of T-Mobile. Cingular doesn't want to install a block wall if T-Mobile is allowed to keep the chain link fence.

BEEHIVE WIRELESS REQUEST TO LOCATE AT SOUTH TANK WELL

SITE: Michael Nager and Chuck McCown were present to represent Beehive Wireless in its pursuit to locate a tower much like the tower that Grantsville City has on the back side of City Hall. The tower will not be hire that 35 feet. Joel Kertamus the Pubic Works Director has issued a comment that this tower will not be a problem for the Pubic Works Department. Beehive Wireless has offered to carry the signal for Grantsville City for their scada and security systems. Robin to negotiate the terms of the lease and bring it back to the Council for approval.

APPROVAL OF BILLS: Wayne made the motion to approve the bills of June 2nd 2006. Brent seconded the motion. All voted in favor, motion carried.

COUNCIL INFORMATION AND UPDATES:

Mayor Anderson presented a request from Garry Bolinder and Joe Cange to use the existing road through the City's Gravel pit in order for Mr. Bolinder's Company to crush gravel for Mr. Cange and Haul the product out. Council was ok with the use of the road. Mayor will let Mr. Cange know that he needs a conditional use permit.

Brent brought up how busy the Public Works Director is trying to run the crews and handle the administrative side of the job. Change the Job requirements for the foreman to consult with the Public Works Director or prioritize jobs and then make the crews report to the foreman. Mayor will take this under consideration.

Wayne stated that he did not attend the Rural Planning Organization but contact Wayne Benn ion from the Wasatch Front Regional Council to see how the city can get the UDOT to get the Durfee Street SR112 intersection fixed. There was another severe accident on that intersection last week. Mayor stated that he asked Chief Johnson to get him some statistics on the accident for this intersection. Since 1995 there have been 6 major accident 38 minor accidents. 15 of the accidents were serious injuries.

Todd updated the South Willow Estate Park progress. Todd stated that the survey stakes have been placed. Todd asked when the deadline for completion was for the park project.

Robin stated that the city is going to have to hire the siding work done on the concession stand.

ADJOURNED: Robin made the motion to adjourn at 9:45 p.m. Todd seconded the motion. All voted in favor, motion carried.

Wendy Palmer
City Recorder