

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD AUGUST 2, 2006 AT THE GRANTSVILLE CITY HALL.

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

Appointed Official and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, and Building Inspector Jack Allred, Planning Commissioner Gary Fawson

Citizens and Guests Present: Nicole Cline Planner, Jeff Coon, Frank Varukee Jr.,

WORK MEETING: Chapter 21- Subdivisions. Brent questioned the requirement to have two monuments that the survey must be tied to on the subdivision plat. Brent stated that the community has many instances of “no man’s land” and until these survey errors are solved having two points of reference for a plat will be difficult. Brent questioned if 180 days is long enough to get the bonds in place for a development in order to record a plat. Brent wondered if the time limit should be extended in order to eliminate the need for developers to come to the Council for extensions. Attorney Elton explained that the reason the time limit is to keep the development fresh and not let it go stale. If the developer needs to ask for an extension the Council has the opportunity to verify that the developer is working diligently toward the completion of the subdivision. Attorney Elton stated that the time limit could be whatever the Council feels comfortable with. But a time limit is recommended to prevent an approved subdivision lying dormant for 20 years after its approval. Brent stated that he would like to add the Fire Department as a signature block on the final plat. Brent had a question about 21.2.7 concerning the vicinity map. Nicole stated that it was a small map on the plat that showed the area of Grantsville that the Subdivision would be located. Brent stated that in this same section he would like to see the Zoning Administrator approve lot line adjustments without coming to the City Council. Brent has a question concerning minor subdivisions having to create a final plat document. Nicole and Attorney Elton stated that State Law requires this new provision. The County Recorders and Surveyors wanted this included because the work has to be done anyway in order for the survey to be filed with the County Surveyor’s Office. It isn’t that much work for the surveyor to add the signature blocks before it is printed out. Discussion concerning minor subdivision of a large piece of property could have another minor filed on the property within a time limit. Recorder Palmer stated that would be impossible to keep track of and asked that the Council considers only one minor subdivision allowed on any parcel and any additional lots need to be done under a major subdivision. There was discussion that allowing more than one minor subdivision on a parcel would prevent the city from requiring the needed infrastructure. It was determined by the Council to allow only one minor subdivision per parcel. 21-2-7 and 21-4-5 seem to be repeated. Attorney Elton stated that the preliminary plat in 21-2-7 requires the infrastructure drawings. Brent asked why the Soil Conservation District is included. Nicole stated that the soil types can be obtained from this organization to help facilitate the type of compaction, percolation, and fill would be required for infrastructure. Todd stated that he felt that 25 is too small a number of lots for a phase. Nicole stated that the developer could opt to have more lots in a phase if the market will bear the availability. The minimum number is to not overextend the developer capital to ensure the phase is completed. It was suggested to add the public works director to the preliminary plat review for infrastructure and bond review. Todd made the motion to approve the 25 lots per phase unless the developer can prove market demand for more lots. Motion died for lack of a second. Title insurance for water was discussed and agreed upon. 21-5-1 concerning application for industrial and commercial development. Brent wondered why commercial industrial was considered differently? Nicole stated that industrial and commercial development do not develop the same way that residential does. Industrial and commercial is developed under a planned unit development to allow for a broad base open situation for flexibility on the type of businesses that will develop.

Robin made the motion to close the work meeting at 7:00 p.m. Paul seconded the motion. All voted in favor, motion carried.

APPROVAL OF MINUTES: Wayne made the motion to approve the minutes of the City Council meeting held July 19, 2006 with the correction of 800 East Street on page 5. Brent seconded the motion. All voted in favor, motion carried.

STANTEC CONSULTING – AMENDED PLAT FOR ANDERSON RANCH

PHASE II: Frank Varukee Jr. was present representing Anderson Ranch Phase II. Mr. Varukee stated that the original survey for Anderson Ranch Phase II was off by one foot. Stantec was hired to correct the error that was discovered by Tooele County Recorder's Office. Attorney Elton explained the process to the Mayor and Council stating that if the Council felt that the change was great enough they could refer the amendment to the Planning Commission to do a formal amendment and pay the fees. If the Council feels that the amendment is minor and does not effect the original intent of the approval for the Subdivision. The Council can approve the amendment without Planning Commission Approval. Mr. Varukee stated that the one-foot increases the size of 9 lots. Attorney Elton stated that Anderson Ranch phase II has not been forthcoming with the secondary water shares. Attorney Elton stated that he would recommend that if the Council approves the subdivision amendment that they attach the condition that all of the required secondary water be turned over immediately to Grantsville City prior to allowing the recordation of the plat. Wayne made the motion to approve the amended plat for Anderson Ranch Phase II in the condition that all required outdoor water is turned over prior to recordation of the amended plat. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF CONTRACT APPROVAL FOR PLAN CHECK AND

BUILDING INSPECTOR SERVICES: Todd made the motion to approve the contract with Interwest Construction Services and authorize the Mayor to sign the contract. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Paul made the motion to approve the business licenses for Bec's Homes LLC, Jennie's Café, and Thomas Travis. Wayne seconded the motion. All voted in favor, motion carried.

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

CONSIDERATION OF ORDINANCE FOR REVISED CHAPTER 21

SUBDIVISIONS: Todd and Paul brought up the ability for subdivisions to pay the impact fee and not bring the water that their subdivision needs. Attorney Elton stated that the ordinance allows for minor subdivisions, minor PUD's and subdivision that are the size of a minor subdivision to pay the impact fee. Attorney Elton reminded the Council that if the city accepts the impact fee the Council must seek water rights and purchase them. If a developer brings the water then the city does not need to seek water rights. Paul stated that he is concerned about the State taking the water rights away from the City if we are not putting the water to beneficial use. Mayor stated that he would follow up on the water right use with Attorney Craig Smith. Wayne made the motion to approve the Ordinance revisions for Chapter 21, Subdivisions. Robin seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor Anderson determined to continue with the Council Agenda until Jason Burningham arrived. Mayor stated that Tooele County is considering a special improvement district and has placed a 5-mile circumference around the Deseret Peak and Miller Raceway facility. Mayor asked Nicole if the Miller Raceway is paying property tax or is it considered Tooele County land and not taxed. Nicole stated that Miller should be paying property tax. Mayor stated that the reason for the Special Improvement District is so the County can build a sewer facility for the Deseret Peak and Miller Raceway. Mayor and Nicole reported that a metal fabrication plant is looking to locate in Grantsville.

Brent stated that he felt that the city should oppose the special improvement district. Attorney Elton stated that the improvement district is to fund the sewer plant. Craig Neeley the City engineer told the County that Grantsville City's sewer facility is up hill from Deseret Peak. Brent stated that he has met with the Architect to value engineer the shrubbery to save some money. They are looking at doing some zero-scape rocks. Brent

stated that we saved over \$3000 in electrical by contracting directly with Downunder Electric, to run the power underground from Main Street to the new Fire Station.

Wayne reported that he received the traffic study for the corner of SR112 and SR138. UDOT determined that a traffic light is justified at this intersection. Wayne Bennion with Wasatch Front Regional Council has given 3 options to correct the Durfee Street and SR112 intersection. One of the concerns is what to do with east side of Durfee Street. It was suggested to close that portion of Durfee Street. Wayne discussed the trail on Durfee Street and stated that the Enhancement Program Grant had the trail designed and he intends to push forward with that same design unless the Council wants something else.

Paul announced that the Hilda Erickson home has been placed on the Historical Register.

JASON BURNINGHAM- CONSIDERATION OF CONTRACT: Jason Burningham presented a contract proposal that would allow the City to determine if Annexation around the current city boundaries is feasible and what the hurdles may be. Jason stated that the City needs to update the Annexation Policy plan it currently has due to its lacking in all the fundamental requirements. A cost analysis will need to be done to determine if the annexation will put a drain on the city's current resources. There was some question if the Erda Township boundary prohibits the city from including some of it within its annexation policy plan. Nicole stated that the city could include the Erda Township boundary in its annexation policy plan. Nicole stated that Tooele City's Annexation Policy Plan designates everything sheep lane east as possible boundary for Tooele City. Mayor and Council would like to have Grantsville City's Annexation Policy Plan extend ½ mile east of Sheep Lane. Mr. Burningham stated that Tooele City would have to be notified if Grantsville City is within one-half mile of their borders. Brent made the motion to approve the contract with Jason Burningham to perform the feasibility study for annexation for Grantsville City Boundaries east to ½ mile east of Sheep Lane, along the Depot Fence line to the South and north to the north line of Section 27 along the east boundary of the current Grantsville City limits. Todd seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS CONTINUED: Todd stated that the rain storm the other day filled up the area that Wade Sandberg is planning to build his Strip Mall. Wayne stated that the engineers are getting ready to go out to bid for the storm drain project.

Robin stated that the feasibility of the grill for the Snack Shack on Cherry Street is pretty low. The other snack shacks around the state don't even sell hamburgers. The fire suppression system that is required to have for the grill is around \$10,000 and that doesn't include the cost of the grill.

ADJOURN: Paul made the motion to adjourn this meeting at 9:15 p.m. Wayne seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor