

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD AUGUST 16, 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 Planning Commissioner Mike Warner.

Citizens and Guests Present: Ken Hale, Robyn Quarnberg, Joe Cange, Sharon Brand, Robert Brand, Jeremy and Sheri Leavitt, Vincent Morris, Jeff Neal, Wayne Bennion Jory Johner, B J Castagno, Ryan Briggs and Paul Southwick

PUBLIC HEARINGS:

- a. Zone Change for Jeremy Leavitt for 10.10 acres approx. 400 E. Durfee from A-10 to RR-1:** Mayor Anderson opened the public hearing to receive comment on the proposed zone change. No comment being offered, Mayor Anderson closed the public hearing at 7:01 p.m.
- b. Zone change for Gary and Janet Fawson for 154 acres northeast corner of Clay and Race Streets from A-10 to RR-1:** Mayor Anderson opened the public hearing at 7:01 p.m. to receive comment on the proposed zone change. No comment being offered the Mayor closed the public hearing at 7:02 p.m.
- c. Zone change from 13.27 acres on North Cooley west of Palomino Ranch from A-10 to RR-1 zone:** Mayor Anderson opened the public hearing at 7:02 p.m. to receive comment on the proposed zone change. No comment being offered, Mayor Anderson closed the public hearing at 7:03 p.m.
- d. Minor subdivision for Francis Warner to divide one lot into two at 324 E. Main Street:** Mayor Anderson opened the public hearing at 7:03 p.m. to receive comment on the proposed minor subdivision. No comments being offered Mayor Anderson closed the public hearing at 7:04 p.m.
- e. Preliminary plat for Adam Nash and Ranch Road subdivision located at approximately 791 E. Durfee Street to create 102 lots in the R1-8 zone:** Mayor Anderson opened the public hearing to receive comment on the proposed preliminary plat. Letters from citizens are as follows:

Isaac Paul and Janice L. Wagaman, 709 E. Durfee Street: We have concerns over the density of this proposed Ranch Road Subdivision. The lot size should remain the same as the Anderson Ranch Subdivision just south of Durfee Street with a minimum of ½ acre lots. This will keep Ranch Road comparable with the immediate surrounds.

Merrill F. Nelson, 164 S. 800 E: I oppose the proposed subdivision because the density of the housing is too extreme. A dense development of small homes on the smallest lots conceivable is (1) visually unappealing; (2) unsafe, producing safety concerns with traffic congestion and crime; and (3) completely out of character with the surrounding homes and development, resulting in loss of property values to surrounding owners.

Grantsville is a rural city, defined by open spaces and well-spaced homes, whether individual or in surrounding subdivisions like Eastmoor Drive, Sun Valley Drive, and Anderson Ranch. We do not want dense housing development like those found in Tooele and Stansbury Park. We value our open space: that is why we live here. If you approve this dense subdivision, you are destroying the beauty and essence of this city. Your Purpose must be to preserve our way of life here, not to accommodate a developer who wants only to maximize his profits and leave us with the resulting problems of traffic congestion, crime, and potential blights.

Ask your police force where crime rates are highest, and they will confirm a direct correlation between housing density and crime. Packing hundreds of people into a small area facilitates criminal activity and makes crime detection more difficult.

Traffic on Durfee Street is already at unsafe levels. We used to enjoy riding our bikes as a family along Durfee, but now to do so is life threatening. The city has already approved too much subdivision with access from Durfee Street. The City politicians have promised a trail or sidewalk along Durfee for years, but no one takes action. I fear they will continue to do nothing until someone is killed there. Adding this proposed subdivision will create intolerable traffic congestion on an already dangerous road.

I urge City planners to Plan and do what is best for the City, not for developers. Subdivisions like the one proposed impose a heavy burden on City roads and services. Each subdivision should be required to pay the actual costs of the impact they have on City services. Those impact fees should pay for additional roads, sidewalks, parks, utilities, etc. If the City had required such fees in the past we would now have enough money to widen Durfee Street and build adjacent sidewalks. Our city has only two access roads from the east, and they are both maxed out. No further development should be approved without payments for additional roads, sidewalks, parks etc. The City has allowed rapid development to outpace our infrastructure and service.

Specifically, this proposed development should be rejected until the following conditions are met:

1. Revise the subdivision layout to allow fewer homes and require more open space.
2. Durfee Street must be widened, with adjacent sidewalks constructed, to allow safe ingress and egress for vehicles and pedestrians.
3. Land or funding must be dedicated for construction of a park for the east end of the city.

Thank you for your service to the City and for consideration of this response. I trust you will distribute copies of this letter to members of the Planning Commission. I would be pleased to discuss these matters further upon request.

Mayor closed the public hearing at 7:05 p.m.

f. Final plat for Roger Brockbank on the 14 lot Brockbank subdivision located on South Hale Street: Mayor Anderson opened the public hearing to receive comment on the proposed final plat. No comment being offered, Mayor Anderson closed the public hearing at 7:06 p.m.

APPROVAL OF MINUTES OF PREVIOUS MEETING: Todd made the motion to approve the minutes of the previous meeting held 8-2-2006. Paul seconded the motion. All voted in favor, motion carried.

WAYNE BENNION-TOOELE VALLEY REGIONAL TRAFFIC PLAN: Mayor moved this item forward to accommodate those present. Wayne Bennion and Jory Johner presented the Tooele Valley Regional Traffic Plan to the Mayor and Council via written material and a slide presentation. Mr. Bennion and Mr. Johner asked that the Council consider what they have reviewed and email their comments and recommendations.

CONSIDERATION OF FINAL PLAT FOR ROGER BROCKBANK AT 451 S. HALE: Ryan Briggs and Paul Southwick were present to represent Mr. Brockbank. Wayne made the motion to approve the Final Plat for Brockbank Subdivision and authorize the mayor to sign the improvement bond and verify the water shares are transferred prior to recording the final plat. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PRELIMINARY PLAT FOR RANCH ROAD: Robin made the motion to table this item until Mr. Nash can be present. Todd seconded the motion. All voted in favor, motion carried.

PRIVATE ASSESS ISSUES 385 W. PICADILLY: Ken Hale and Robyn Quarnberg were present to request that the Council apply the name of Warr Street to their private access road. Robin made the motion to approve the use of Warr Street to the private road that connects to Wrathall Circle and Piccadilly at 385 West. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Brent made the motion to approve the business licenses for Todd Castagno (Twenty Wells Development LLC and Willow Creek Lending LLC, at 497 E. Main Street; Chiquita's Best Taco in Town at 29 W. Main Street, Portable Vender at the Way Station. Wayne seconded the motion. All voted in favor, except for Todd who abstained due to his personal interest in two licenses. Motion carried.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

- a. **Zone change for 300 North Burmester Road from A-10 to RR1:** Recorder Palmer stated that this item was on the agenda erroneously.
- b. **Zone change for Jeremy Leavitt for 10 acres approximately 400 E. Durfee Street:** Todd made the motion to approve the zone change to RR-1. Paul seconded the motion. Todd, Brent and Paul voted in favor. Wayne and Robin opposed. Motion carried.
- c. **Zone change for Gary and Janet Fawson for 154 Acres northeast corner of clay and Race Street from A-10 to RR-1 Zone:** Brent made the motion to approve the zone change and instruct the Zoning Administrator to initiate a zone change from the existing RM-7 north of Clark Street to the South Side of Clay Street the same width of the Mr. Fawson's 154 Acres, from A-10 to RR-1. Wayne seconded the motion. Wayne, Brent, and Todd voted in favor. Paul and Robin voted against. Motion carried.
- d. **Zone change for 13.27 acres West of Palomino Ranch from A-10 to RR-1 North Cooley:** Robin made the motion to approve the zone change from A-10 to RR-1 Paul seconded the motion. All voted in favor, motion carried.
- e. **Consideration of minor subdivision for Francis Warner to divide one lot into two at 324 E. Main Street:** Paul made the motion to approve the minor subdivision for Francis Warner one lot into two lots. Brent seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SETTING PUBLIC HEARINGS: Todd made the motion to set the public hearings for Minor Subdivision for Amber Clark and Alisha Wadsorth at 100 N. 800 E. General Plan Amendment for 550 S. Mormon Trail Road to change the RR-1 designation to Commercial designation, Industrial Park Subdivision amendment for Randy Hunt to divide lot #6. Paul seconded the motion. All voted in favor, motion carried.

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

COUNCIL INFORMATION AND UPDATES:

Mayor Anderson reported that that the Underground water study is complete and we should have the report in a couple of months. Mayor stated that he talked with Senator Orrin Hatch concerning the price of fuel and the effects it is having on the cost of road construction and building construction. Mayor stated that he asked Senator Hatch if he thought the prices would go down. Mayor stated that Senator Hatch gave no encouragement that prices would reduce. Senator Hatch stated that the CDBG Monies will go away and be funneled to FEMA.

Brent updated the Mayor and Council on the progress of the Fire Station Construction. Brent asked if the Council had any problem with them extending the irrigation line about 10 feet so that it is not under the new parking lot. Council agreed to move the irrigation line.

Mayor asked if Wayne and Brent would serve as the water board members for cooperation with the Grantsville Irrigation Company. Both agreed.

Wayne reported that the Durfee Street Project is complete and the Storm Drain project is going out to bid for Kearl and Main Street.

Paul stated that he was informed that 16th of September is the Day of the Museum. Paul is planning to arrange for some activities that day and have the museum open. Paul stated that he would like to replace the timbers on the J. Rueben Clark covers. Mayor and Council agreed to preserve as much of the original structure is great. Paul stated that he would like to find a metal sheathing to roof the granary and barn.

Recorder Palmer volunteered to make a work order to have the Maintenance Department apply linseed oil to the Museum roof.

Paul stated that he called three companies to install the sprinkler system at the J. Rueben Clark Farm. The price was \$4100.00 from the same company that is doing the Fire Station. Council added this item to the bills as approval for payment. Paul stated that he had a citizen complain about the condition of the Trailer Park at 520 W. Clark. Paul stated that this trailer park looks much better than is did and it is much safer. The complainant moved in knowing the Trailer Park was there. Council wanted to know if all of the trailers in the court had been inspected. Recorder Palmer stated that she would send out a list via email.

Todd stated that he will be meeting with the Grantsville Business Alliance this next Wednesday.

ADJOURN: Brent made the motion to adjourn this City Council meeting at 9:40 p.m. Wayne seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor