

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD SEPTEMBER 20, 2006 AT THE GRANTSVILLE CITY HALL.

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

Appointed Official and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton. Fire Chief Lance Marshall, Assistants Richard Broadbent, Ryan Marshall. Firefighter Inspector and Firefighter I certificate recipients.

Citizens and guests present: Adam Nash, Scott Moss, Georgia Dillard, Cindy Broadbent, Joe Cange, Alan Johnson, Welles Cannon, Gary Christley.

PUBLIC HEARING: Mayor opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential project for which funding may be applied under the 2007 Community Development Block Grant program. It was explained at that e Grant Money must be spent on projects benefiting primarily low and moderate-income persons. The Wasatch Front Regional Council, in which Grantsville City is a member, is expecting to receive approximately \$297,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review it at anytime. Mayor Anderson read activities like construction of public works, and facilities i.e. water sewer, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. Also eligible are loan programs for private businesses, which would then hire low-income persons, and the program can also pay for housing rehabilitation for low-income homeowners or for persons owning rental housing for lower income persons. Mayor Anderson indicated that in the past Grantsville has received grants for sidewalk, sewer and water projects, real property acquisition for housing, and the construction of the Grantsville Senior Citizen Center. The city has handed out its capital investment plan as part of the Regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing. No comment being offered the haring was adjourned at 7:08 p.m.

APPROVAL OF MINUTES: Brent made the motion to approve the minutes of the previous meeting. Wayne seconded the motion. All voted in favor, motion carried.

ADAM NASH – PRELIMINARY PLAT APPROVAL FOR RANCH ROAD SUBDIVISION: Mr. Nash represented his subdivision proposal. Attorney Elton asked Mr. Nash to explain what the Planning Commission conditions were. Mr. Nash explained that the Planning Commission requested that additional test be conducted to determine the percolation of soils on the south and north end of the development to see if the storm drainage can be addressed for Ranch Road Subdivision and Eastmoor Subdivision. Mr. Nash stated that the placement of the storm detention basin would accommodate Eastmoor subdivision and alleviate their drainage problems. Mr. Nash stated that he included the extension of Cherry Street in his subdivision plan as requested by the planning commission and moved Ranch Road to line up with Anderson Ranch's Ranch Road to the South. Mr. Nash stated that he has dedicated the addition footage for Durfee Street. Mr. Nash cautioned the Council that the overhead power poles are within that right of way and the city, when it decided to widen Durfee Street, will need to deal with the power company on their own to move that power line. Wayne expressed two concerns: 1. No open space for this high-density development. Mr. Nash stated that he has a two-acre detention area on the north end of the development. 2. Wayne stated that the lots are just too small. Wayne would like to see the lots be at least 10,000 square feet. Mr. Nash stated that his lot average is 9500 square feet. Mr. Nash stated that his lots comply with the zone designation. Brent stated that he would like to see a park for this area. Mr. Nash stated that the detention basin could be turned into a park if the city wanted to take responsibility for it. Mr. Nash stated that he could plant some self-maintaining plants that after a couple years wouldn't require much water. Brent and

Wayne felt that a park should be added in the middle of the development and not on the north end. Todd suggested that the city consider development of a regional park on the East End of the city rather than development of little parks in each development. Paul stated that he felt that the lots were too small. Brent stated that he understands that the city needs entry-level homes for families to start out. Brent was concerned that once the families begin to grow and they obtain recreation vehicles, and the children begin to drive the extra vehicles and trailers will be parked out on the roads, because the lots are not big enough to park the extra vehicles off the road. Brent asked Mr. Nash if he would consider a storage area for these types of things. Mr. Nash stated that he is not building a planned development and is not organizing a Homeowners Association. Todd stated that the zone for this property has been in place for 30 years. Paul asked if the 2-acre detention basin/park is walkable for the residents? Mr. Nash stated that there is a sidewalk. Paul made the motion to approve the subdivision. Todd seconded the motion. Paul and Todd voted in favor, Wayne and Brent opposed. Mayor Anderson broke the tie vote by voting in favor stating that the subdivision complies with the existing zone. Motion carried.

FIRE DEPARTMENT AWARDS: Mayor Anderson authorized the Fire Department to hand out their awards to Firefighter 1 and Fire Inspectors Certification at this time. Fire Chief Lance Marshall, Assistant Chief Richard Broadbent presented certificates to the present firefighters for completion of training.

PALOMINO RANCHETTES FINAL PLAT CONSIDERATION: Brent made the motion to approve the final plat for Palomino Ranchettes. Wayne seconded the motion. All voted in favor, motion carried.

AWARD BIDS FOR:

a. Quirk Street Storm Drain Project: Wayne made the motion to award the Quirk Street Storm Drain Project to Superior Excavation authorize himself to negotiate further with Superior Excavation on the mobilization fee. Once he is satisfied with the negotiation authorize the Mayor the sign the award and contracts. Paul seconded the motion. All voted in favor, motion.

b. Pre-cast fencing for Old Lincoln Highway Park: Mayor Anderson at the beginning of the meeting stated that he was not satisfied with the design of the fencing and will get with the Public Works Director to refine the bid specifications.

ALAN JOHNSON:

a. Request for extension for Heritage Grove Subdivision bonding: Alan asked for an extension until January 31, 2007. Mr. Johnson stated that he and his partners want to get the sewer line going that goes to Durfee Street down Worthington Street and Nygreen Street. Brent made the motion to authorize the extension for Heritage Grove Subdivision to bond until January 31, 2007. Paul seconded the motion. All voted in favor, motion carried.

b. Request recovery rights for Quirk Street: Alan Johnson requested approval for recovery rights for the Quirk Street improvement. Attorney Elton read the requirements to apply for recovery right. The applicant must make the application for recovery right in writing at the time of the development. The Council approves the application to go forward to the Engineer for determination of area of benefit and determine the recovery right. Todd made the motion to approve Mr. Johnson's request to go forward to the Engineer for determination of area of benefit. Paul seconded the motion. All voted in favor. Motion carried. Wayne asked Mr. Johnson if he would have Quirk Street complete this year. Mr. Johnson stated that yes it will be done by the end of October including the trail. Mr. Johnson stated that he would also have the water and sewer hookups done on the south end of Quirk Street.

BEEHIVE WIRELESS – AGREEMENT TO LOCATE COMMUNICATION FACILITIES ON CITY PROPERTY: Brent made the motion to approve the lease agreement and Authorize the Mayor to sign, with Beehive wireless to install a communication tower not to exceed 30 feet at the south tank well site on the Mormon Trail. The agreement is to provide bandwidth service to Grantsville City for our security and Internet needs. Wayne seconded the motion. All voted in favor, motion carried.

PROPOSED BYLAWS FOR TOOELE VALLEY RURAL PLANNING FOR GRANTSVILLE CITY PARTICIPATION: Wayne explained that the portion that Grantsville City pays will now be reduced to \$400.00 per year. Wayne made the motion to approve the bylaws change for the Tooele Valley Rural Planning for Grantsville City participation to 4400.00 per year. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Todd made the motion to approve the new business license for Jeremy Thomas for home office at 335 W. vine. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDER PROCESS FOR SETTING PUBLIC HEARINGS: Attorney Elton explained that when the Planning Commission recommends an item to be forwarded to the City Council to set a public hearing the Council must set the public hearing. Attorney Elton suggested that it would speed the process up to allow the City Recorder to set the public hearings as soon as she is informed by the Zoning Administrator that the Planning Commission has made the recommendation. Paul made the motion to approve the policy to allow the City Recorder to set public hearings as soon as the Zoning Administrator notifies her that the Planning Commission has made the recommendation.

SET PUBLIC HEARINGS: Todd made the motion to set the public hearings for October 18, 2006: Welles Cannon- Concept for Anderson Ranch Phase II and Janet Paulich Zone change request for Grantsville City Property at 378 W. Clark Street from RM-7 to R1-21 zone.

APPROVAL OF BILLS: Wayne made the motion to approve the bills as presented. Brent seconded the motion. All voted in favor, motion carried. Brent stated that he will follow up with the Chief's Association to reimburse the city for the fireman training.

COUNCIL INFORMATION AND UPDATES:

Mayor Anderson stated that Nicole Cline of Tooele County asked if Grantsville City Council would be interested in an industrial business that produced food flavoring. Mayor Anderson stated that this business is expected to employ 25 people and it is expected to emit odors. Mayor stated that this company would need 4-acre feet of water. This company is moving out of California because of the odors. Council wanted to learn more about the business and where it intended to locate. Mayor will find out additional information and bring it back to the Council.

Mayor Anderson stated that he is still working with Jason Burningham on the annexation analysis. They will be meeting with the County Commissioners next week.

Brent reported on the progress of the Fire Station construction. The Bay area is bricked and they are now bricking the administration area. Brent and Wayne will be at the next meeting to discuss the power issues.

Representative Ronda Rudd Menlove arrived to inform the Council of the latest legislative items that have passed. Mrs. Menlove informed the Council that the flat tax passed. Brent invited her to sit down with the Firefighters and the Governor to discuss the presumed illness for firefighters with cancer. Mrs. Menlove also stated that the legislature voted to allow counties to tax for roads.

Brent invited everyone present to the Firefighter Memorial on October 14 at the Firefighter museum at 5 p.m. There will be a dinner and auction. Brent stated that he received a call for Larry Bolinder that his mother is ill and he will be in and out dealing with this family situation. Brent stated his concern about the Rm-7 and R1-8 zones that are existing in our city. Brent would like to initiate action to change these zones. Attorney Elton was concerned that this action may be considered a taking. Attorney Elton will do the research on this subject and report back to the council. Brent asked if Grantsville City has a court date yet concerning the RDA? Mayor will report back on that issue.

Wayne reported that the Regional Planning Organization is moving away from the Adobe Rock interchange in favor of the Mid-valley highway closer to Sheep Lane. Wayne reported that the Durfee Street and SR112 intersection is still moving up on the priority list. Wayne stated that the Brockbank Subdivision is mobilizing this week and the Church is moving along. Wayne would like to pave Hale Street next spring or early summer. Mayor stated that he has received complaints that Mack Canyon Road is not good enough. Mayor stated that he is going to write a letter letting this complainant know that Mack Canyon Road is not a city street.

Paul stated that museum day was last Saturday and the weather was really cold so the turn out was pretty sparse. Paul stated that the Maintenance Department is going to start restoring the sheds at the J. Ruben Clark Farm. Paul stated that he is going to get bids for the roof.

Todd asked when the deadline for the Mountain Vista Park to be complete. Attorney Elton stated that he thought it was the end of September. Attorney Elton will check on the deadline and talk to Mountain Vista on their progress Todd stated that he has met with the Grantsville Business Alliance. The feeling so far from the committee is if they have to join the Tooele County Chamber of Commerce to have the business alliance they don't want to do that.

Attorney Elton reported on the Irrigation Company meeting that he and Shauna Kertamus attended. Attorney Elton stated that the Irrigation Company did not give proper notification to provide enough time for Mayor, Wayne and Brent to attend. Attorney Elton stated that the Irrigation Company would like the Zoning Ordinance to specifically state the Grantsville Irrigation Company must sign off on Subdivision concept plans. The other issue was the overage billings that the Irrigation Company will be billing Grantsville City for those that used over their allotted irrigation water. The Irrigation Company would also like Grantsville City to not vote their shares and allow the homeowners to vote the shares.

Recorder Palmer informed the Mayor and Council that the Chamber of Commerce has requested a date for the City to hold their Santa Parade. Recorder Palmer stated that traditionally the parade has been the Saturday following Thanksgiving at 10 a.m. The Chamber has decided to hold the Tooele Parade on December 2nd at 10 a.m. Todd volunteered to talk with the Business Alliance to see if they would like to do the Santa Parade and activities

ADJOURNED: Brent made the motion to adjourn this City Council meeting at 9:20 p.m. Paul seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor