

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD JANUARY 3, 2007 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.

Citizens and guests present: Janice Marriott, Cory Brown, Jeremy and Sherrie Leavitt, Cary Yates, Steve Walker, Russell Christensen, Otto Anderson, Gene Anderson, Scott Stice, Nicole Blackhurst, Rollin Sattler, Reyanna Durfee, Layn and Laura Deros, Brandon Bell, Kirk Matthews and Boy Scout Troop, Kim Jenkins.

PUBLIC HEARINGS:

- a. Consideration of zone change from A-10 to R1-21 for 34.315 acres of land on the north east corner of North Street and Burmester Road:** Mayor Anderson opened the public hearing at 7:00 p.m. No comment being offered the Mayor closed the public hearing at 7:00 p.m.
- b. Consideration of zone change from A-10 to R1-21 for 74.5 acres on the northwest corner of Nygreen and Worthington Streets:** Mayor Anderson opened the public hearing at 7:01 p.m. No comment being offered the Mayor closed the public hearing at 7:01 p.m.
- c. Consideration of concept plan for 57 lots for Cherry Grove Phases 5-7 for corner brook LLC.** Mayor Anderson opened the public hearing at 7:02 p.m. No comment being offered the Mayor closed the public hearing at 7:02 p.m.
- d. Consideration of zone change from A-10 to RR-1 on the north West Side of Burmester and North Streets:** Mayor Anderson opened the public hearing at 7:03 p.m. No comment being offered the Mayor closed the public hearing at 7:03 p.m.

APPROVAL OF MINUTES: Wayne made the motion to approve the minutes of the December 20, 2006 City Council meeting. Brent seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF FRASER MINOR SUBDIVISION PUD: Wayne made the motion to approve the Fraser Subdivision PUD amended final plat. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF CONCEPT PLAN FOR 57 LOTS FOR CHERRY GROVE PHASES 5-7 FOR CORNERBROOK LLC.: Robin made the motion to approve the concept plan for Cornerbrook LLC on the condition that they change the name of their subdivision so it is not confused with Cherry Grove. They must comply with all requirements set by the staff and planner. Wayne seconded the motion. All voted in favor, motion carried.

Water issue as it relates to Cherry Grove Subdivision phases 3 &4. Cary Yates is requesting the Council consider granting his subdivision a waiver of bring water for phases 3 & 4 because his development was proposed at the time the impact fee study was done in 1999. Mr. Yates would like to be able to pay the impact fees at the time of a building permit. Attorney Elton stated that the Council has already set precedence by requiring Anderson Ranch bring the water to complete their subdivision. Anderson Ranch concept was also proposed at the time of the impact fee study. Brent made the motion to table this item so that the council can consider this situation better. Wayne seconded the motion. All voted in favor, motion carried.

Cherry Grove Park for Phase 1: Mr. Yates presented a park plan alternative for Cherry Grove. Mr. Yates will be granting access for a road that will split the park in half. Mr. Yates is seeking advice from the Council on how they would like to see the park. Council straw poll required Mr. Yates to design the park with the road from Applegate Apartments dividing the park area. They are to go back to the Planning Commission to amend the plat and bring forward the park plan to be considered with the road going through the park.

CONSIDERATION OF MINOR SUBDIVISIONS:

- a. **Jeremy Earl Leavitt to divide one lot into three at 462 E. Durfee Street:** Todd made the motion to approve the minor subdivision for Jeremy Leavitt at 462 E. Durfee Street. Robin seconded the motion. All voted in favor, motion carried.
- b. **Layn Deros to divide one lot into four lots at 307 E. Pear Street:** Wayne presented the situation that Mr. Deros is having some trouble with. Mr. Deros would like to have the road requirement waived until the back lots are purchased. Mr. Deros would like to build houses on the Pear Street frontage and continue to farm the back parcels. Attorney Elton stated that the Ordinance requires that subdivisions in the R1-21 zone must put a road in that meets city standards even if it is for a minor subdivision. Todd asked Mr. Deros if he would consider having just two lots and making one lot a flag lot until Mr. Deros was ready to sell the back lots. Mr. Deros stated that he did not want to do that, he wanted to divide the property in half now and not wait. The Council sympathized with Mr. Deros but the Ordinance was clear. Todd made the motion to table this item until the next meeting so the Council could consider what action to take. Brent seconded the motion. Attorney Elton stated that the Council can approve the minor subdivision as it is presented. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES:

- a. **Consideration of zone change from A-10 to R1-21 for 34.315 acres on the North East corner of Burmester Road and North Streets:** Wayne made the motion to table this ordinance until the owners can respond of the Council to change the zone to a RR-1 zone and not the R1-21 zone. Paul seconded the motion. All voted in favor, motion carried. Janice Marriot the representative of the Brown Family stated that she will take this request to the Brown's and get their response.
- b. **Consideration of zone Change from A-10 to RR-1 on the North West side of Burmester and North Street.** Attorney Elton stated that he did not have all of the legal descriptions in order to approve this ordinance at this time. Paul made the motion to table this zone change until the legal descriptions are received. Brent seconded the motion. All voted in favor, motion carried.
- c. **Zone change from A-10 to R1-21 on the North West Corner of Nygreen and Worthington Streets:** Paul made the motion to approve the zone change from A-10 to R1-21 on the North West Corner of Nygreen and Worthington Streets. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: No licenses to present.

CONSIDERATION OF SALARY INCREASES: Brent made the motion to approve the salary increase for Chism Yeaman and Dave Aagard as recommended by the Chief of Police. Paul seconded the motion. All voted in favor, motion carried. Recorder Palmer brought the Council and Mayor's attention to the new employee evaluation forms used by the police chief. Recorder Palmer stated that these sets of standards would apply across the board to all of the employees and the individual evaluation will be changed to fit the departments. Robin suggested adding an area for the employee to comment.

CERTIFICATION OF ANNEXATION PETITION: Brent made the motion to approve the certification of annexation by the City Recorder for the 145 acres of proposed annexation north of SR112. The 30-day comment period will end on February 2, 2007 and a public hearing will be set after this comment period. Wayne seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Wayne made the motion to approve the payment of the bills and approve the cash disbursement for the 12-31-06 of manual checks. Brent seconded the motion all voted in favor, motion carried.

COUNCIL UPDATES AND INFORMATION: Mayor informed the council about the zoning proposal for the area surrounding the Deseret Peak Complex. Mayor will have Nicole Cline email the information to him and he will disburse the information to the Council.

Brent stated that the fire station is coming along. The steel for the roof will be delivered tomorrow and he is expecting the complete date to be the 1st of March. Brent asked the

Council and Mayor if they would like to order pins for commemoration of the dedication of the Fire Station. The Council and Mayor thought it was a great idea and though Brent should order at least 500 to 1000 pins.

Wayne informed the Council that there is a problem with the right of way for Quirk Street completion due to a dispute over the actual property line. Wayne stated that he would email the information to the Council and Mayor.

Paul stated that Joe is working on the lean too and should begin that project soon. Paul stated that he would like to have the floor in the barn finished with a thick wood so that the floor would have the ability to have a multi use.

ADJOURN: Brent made the motion to adjourn at 9:30 p.m. Robin seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor