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**MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD JUNE 20, 2007 AT THE GRANTSVILLE CITY HALL.**

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

**Appointed Official and Employees Present:** City Recorder Jeremy Walker, Deputy City Recorder Wendy Palmer, and Attorney Ronald Elton.

**Citizens and guests present:** Jeff Fisher, Preston Miller, Josh Figueire- (press) , Greg Miller, Darrin Smith, Jerry Edwards, Mark Cox, Cheryl Johnson, Neil Johnson, Eric Hadzik, Mike Johnson, Sheila Snow.

**PUBLIC HEARINGS:**

- a. Consideration of a General Plan amendment for M-5, LC on 126 acres on land they own located at 900 S Quirk Street to change the further land use map designation from a rural residential – 1 designation (allowing 1 unit per one acre to 1 unit per ten acres) to a medium density residential designation (allowing a maximum density of 3 units per acre.** Mayor opened the public hearing on the proposed issue. No comment being offered the Mayor closed the public hearing at 7:01 p.m.
- b. Consideration of amendment to Chapter 21 by inserting the requirement for all building set backs to be marked prior to the issuance of a building permit.** Mayor opened the public hearing to received comment on the proposed amendment. No comment being offered, the Mayor closed the public hearing at 7:02 p.m.
- c. Consideration of minor subdivision of one (1) lot into 4 lots Neil Johnson, 591 E. Durfee:** Mayor opened the public hearing on the proposed subdivision. No comment being offered, Mayor closed the public hearing at 7:02 p.m.
- d. Consideration of amendment to Chapter 21 to prohibit streets from being longer than 650 fee from the point of an intersection.** Mayor opened the public hearing to receive comment on the proposed amendment. No comment being offered, the Mayor closed the public hearing at 7:03 p.m.
- e. Consideration of amendment to Chapter 30 Impact Fee and Chapter 28 Water Ordinance:** Mayor opened the public hearing to receive comment on the proposed amendment. No comment being offered the Mayor closed the public hearing at 7:04 p.m.
- f. 2006-07 final budget amendment:** Mayor opened the public hearing to receive comment on the proposed budge amendment. No comment being offered, the Mayor closed the public hearing at 7:05 p.m.
- g. 2007-08 proposed budget and tax levy:** Mayor opened the public hearing on the proposed budge and tax levy.  
Jerry Edwards Vice President of the Senior Citizen Center Association: Mr. Edwards asked the Council if they have included any funds for the operation of the Senior Center. Mr. Edwards stated that the Park Impact fees should include the Senior Citizens recreation as well as the other age groups. Mr. Edwards stated that he would not want to see the city deed the Senior Center to the County so that the Council can work with the County on improvements to the center. No further comment being offered the Mayor closed the public hearing at 7:10 p.m.
- h. Consideration of salaries for Elected and Statutory Officers:** Mayor opened the public hearing for the proposed salaries. No comment being offered, Mayor closed the public hearing at 7:12 p.m.

**APPROVAL OF MINUTES:** Brent made the motion to approve the minutes of the previous meetings held 6-06 and 6-13. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF ORDINANCES AND RESOLUTIONS:**

- a. Consideration of a General Plan amendment for M-5, LC on 126 acres on land they own located at 900 S Quirk Street to change the further land use map designation from a rural residential – 1 designation (allowing 1 unit per one acre to 1 unit per ten acres) to a medium density residential designation (allowing a maximum density of 3 units per acre.** Preston Miller addressed the council stated that the smaller lots will promote water conservation and better land uses. Mr. Miller quoted a report he believed stated that irrigation of farms is not the best use of water

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for the country. Mr. Miller stated that the graying population wants smaller lots with less landscape, and the younger generation needs affordable lots. The 1/3-acre lot is the right size lot to fit this bill. Wayne stated that there are comments from the adjacent property owners opposing the 1/3-acre density. We as a city want to be consistent with our general plan. The general plan shows that the core of city is the most dense and then a progression of less dense properties as we move out from the core of the city. This request is asking for the lower density to have a pocket of higher density on the outer area from the core, which is in the middle of 1-acre zone. Wayne stated that Mr. Miller brought up some good points but I don't feel like it is a good idea to change midstream with the Master Plan. I don't think it is in the best interest of the community. Wayne stated that use of higher density to the south is not the natural progression. Todd stated that South Willow Estates has a one acre zone density and did a mixture of lot sizes by using the Planned Unit Development Code. Brent stated that having a mixed lot size in the same development is a good idea. Paul stated that his personal feeling is that that whole area is pretty laid back and developers are trying to jam too much in there it spoils the feel of the rest of the area. Mr. Miller stated that the area residents have a Noah's Ark mentality. Once they have their property then no one else is allowed in. Brent informed Mr. Miller that his feelings have not changed and the area should remain open and lot sizes to remain large. It is the lot buyer's decision on what size home they want to build on their property. Mr. Miller stated that the Council has an obligation to not only listen to the citizens that live here now but also the citizens that don't live in the community yet. Mr. Miller stated that we are ever evolving humans and should change. Paul stated that if they don't live hear yet then they voices are not heard. Wayne made the motion to deny the General Plan amendment request for M-5. Paul seconded the motion. All voted in favor, motion carried.

- b. Consideration of amendment to Chapter 21 by inserting the requirement for all building set backs to be marked prior to the issuance of a building permit.** Brent made the motion to approve the ordinance requiring building set backs to be marked. Wayne seconded the motion. All voted in favor, motion carried.
- c. Consideration of amendment to Chapter 21 to prohibit streets from being longer than 650 feet from the point of an intersection.** Brent made the motion to approve the ordinance to limit street lengths to 700 feet between intersections. Paul seconded the motion to amend the amount to 700 and adopt the ordinance. Unanimous vote in the affirmative, motion carried.
- d. Consideration of amendment to Chapter 30 Impact Fee and Chapter 28 Water Ordinance:** This item was informational only. Todd made a motion to table this item until Joel and Craig can get comments prepared. Seconded by Paul. Vote was unanimous in the affirmative. Motion carried
- e. 2006-07 final budget amendment:** Mayor asked for clarification on why the budget must be amended. He also asked how this amended budget compared to the original proposed budget. Jeremy indicated that both revenue and expenses are higher than the original budget. Wayne made a motion to adopt the final budget for 2006-2007. Todd seconded the motion. Unanimous vote in the affirmative. The motion carried.
- f. 2007-08 proposed budget and tax levy:** Todd asked how this proposed tax rate compares to the prior year rate. Wendy indicated that the rate has gone down by about 0.01% from last year. Todd proposed adoption of the proposed tax rate and the budget for the 2007-2008 fiscal year. Paul seconded the motion. The vote was unanimous in the affirmative. The motion carried.

**Selection of Engineer for new wastewater facility.**

Brent indicated that only one proposal was received. Brent suggested that he would like to have more proposals and recommended putting the RFP back out for 30 days. Attorney Elton recommended that the council approved the first phase of the multi-phase proposal and have Jeremy collect more data on the cost for additional phases. Brent made a motion to approve phase one of the proposal for the preliminary engineering. Wayne seconded the motion. The vote was unanimous in the affirmative. The motion carried.

**Consideration of a minor subdivision of one (1) lot into four (4) for Neil Johnson at 591 E. Durfee Street.**

Wayne made a motion to approve the minor subdivision. Todd seconded the motion. The vote was unanimous in the affirmative. The motion carried.

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**Consideration of a concept plan for Otto L. Anderson for 109 lots at 550 S. Worthington Street**

Todd indicated that the action by the planning commission was to approve the concept plan to include a stub street to the West. Mr. Anderson indicated that the developer would like to avoid the stub street. Wayne asked about the size of the common space. Mr. Anderson indicated that it would be about one acre. Wayne asked if the developer would be rebuilding the roads on Nygreen and Worthington streets. Mr. Anderson indicated that he thought that it would be a requirement. Wayne asked if the sewer line has been upgraded to Worthington. Mr. Anderson indicated that it has not yet been done. Wayne said that it would have to be done. Mr. Anderson agreed. Brent asked Mr. Anderson to reconsider the stub street on the West side for emergency purposes. Attorney Elton read the planning commission minutes which indicated that the planning commissions motion was to include the stub street. Todd made a motion to approve the concept plan to change the stub street to Nygreen instead of to the west. Paul seconded the motion. The vote was unanimous in the affirmative. The motion carried.

**Consideration of the final plat for Mike Johnson on the J. Ruben Clark Jr. Estates.**

Brent made a motion to approve the final plat in addition to authorizing the attorney, Mayor and public works director to negotiate and approve the bonds on the improvements. Wayne seconded the motion. The vote was unanimous in the affirmative.

**Consideration of the final plat for Todd Castagno on nine (9) lot Hollywood Estates.**

Todd excluded himself from his council position. Wayne asked what the front configuration will be. Todd indicated that it was not required, but that he was putting in ribbon curb and sidewalk. Also Todd indicated that Joel asked that he change to high back curb on willow. Wayne moved to approve the final plat with the provision that the attorney, mayor and public works director can negotiate and approve the bond on the improvements. Brent seconded the motion. Vote was Wayne, Brent, and Paul in the affirmative with Todd abstaining.

**Consideration of purchase of property on the intersection of Durfee and SR 112**

Wayne indicated that he communicated with the property owner and that he was interested in selling the land to the City. UDOT indicated that they might reimburse the City once the City purchased the property. Wayne made a motion that the City obtains a survey for the land and offers the appraised value of \$76,000. Todd seconded the motion. The vote was unanimous in the affirmative. The motion carried.

**Consideration of Deeding the Senior Center to Tooele County.**

Todd asked for some history on the facility. Wendy Palmer indicated that the building was built in 1984 with CDBG grant funds. Attorney Elton recommended that the City could deed the building with contingencies on usage. Jerry Edwards indicated that the County put \$30,000 of air conditioning during the last year. Mayor offers to talk to the Commissioners about the ownership and use of the center. Paul made a motion to table the item until the Mayor has a chance to discuss the issue with the County.

**Consideration of salary step increases.**

None to consider

**Consideration of New Business licenses.**

Brent made a motion to approve the business licenses of Deseret Family Dentistry and Security Title Agency of Utah. Paul seconded the meeting. The Vote was unanimous in the affirmative. The motion carried.

**Consideration of July 4<sup>th</sup> City Council Meeting.**

Brent made a motion to cancel the council meeting on July 4, 2007. Paul seconded the motion. The vote was unanimous.

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**Approval of the Bills.**

Jeremy explained that he added addition invoices from the original list that was put into council boxes on Friday. He also asked for special approval to pay the once yearly invoice to Utah Local Gov. Trust for more than \$50,000. Todd made a motion to approve the bills for June including the invoice to Utah Local Gov. Trust to be paid after July 1, 2007. Paul seconded the motion. The vote was unanimous in the affirmative. The motion carried.

**Council Information updates.**

Mayor received a couple of industry inquiries. Brent wanted to know how to dispose of old City owned vehicles. Brent also wanted to find out about the McBride trailer on the road and if the ordinance officer can enforce it. Wayne noticed that Quirk Street and construction is three to four weeks out on completion. Wayne wondered about a dust ordinance on developers. Attorney Elton mentioned that the P&Z is looking at an ordinance of such. Paul said that Joel is going to get started on a barn at the Clark farm next week, he wondered about the council's thoughts on cedar shingles. Todd needs to follow up with Joel and Jason Killian on the park at South Willow.

**Consideration of salaries for Elected and statutory Officers:** Mayor indicated that he raised the Recorder salary to \$70,000. Wayne asked Jeremy to explain his qualifications and experience. Todd asked Jeremy if the proposed salaries are a 6% increase for all positions. Jeremy indicated in the affirmative excepting his own salary. Brent makes motion to adopt the consideration of salaries as proposed. Paul seconded the motion. The vote was unanimous in the affirmative. The motion carries.

**Adjourn**

Brent made a motion to adjourn. Paul seconded the motion. The vote was unanimous in the affirmative. The motion carried.

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Jeremy Walker, City Recorder

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Byron Anderson, Mayor