

**MINUTES OF THE REGULAR BUSINESS MEETING  
GRANTSVILLE CITY COUNCIL  
AUGUST 15, 2007  
MEETING BEGAN AT 7 P.M.**

**Elected Officials Present:** Mayor C. Byron Anderson; Council members: Robin Baird, Wayne Butler, Brent Marshall, Paul Rupp and Todd Castagno

**Appointed Officials and Employees Present:** City Recorder Jeremy Walker; Deputy City Recorder Wendy Palmer; Attorney Ronald Elton. Judge Mary Saxon

**Citizens and Guests present:** Brandon Bell, Andres Rael, Jared Anderson, Van Potter, Denise Bunyard, Val Bzu, Travis Taylor, Sheila Snow, Mike Casey, Milt Shipp, Milo Barrett.

**MINUTES PREPARED BY:** Mary Ruth Hammond

**PUBLIC HEARINGS:**

Set public hearing –Councilman Castagno made a motion to set public hearings for all of the items listed on the agenda for September 5, 2007 at 7:00 p.m. Councilman Baird seconded the motion. Vote was unanimous in the affirmative. The motion carried

**AGENDA:**

1. Approval of Minutes of August 1, 2007 City Council Meeting.  
Councilman Marshall made a motion to clarify on page 2 of the minutes that the size of the SCBA bottles were 30-minute bottles not 10lb bottles. Councilman Marshall requested clarification on the recent ordinance limiting street lengths to 650 feet. He indicated that he thought the limitation should be only for cul-de-sacs and hammerheads, since the international fire code adopted by the State of Utah did not include the appendix that required streets no longer than 700 feet. Attorney Elton indicated that the Planning Commission will be addressing this issue again.

Councilman Marshall made a motion to approve the minutes as amended. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative except for Councilman Castagno who abstained due to his absence at the prior meeting. All others voted in favor and the motion carried.

2. Consideration of Ordinances:
  - a. Proposed rezone for Kelly Hansen on property he owns along Mormon Trail to go from an A-10 to a R-1-21 zone.  
Kelly Hansen indicated that he is hoping for three units per acre but would be willing to settle for two units per acre.  
**Councilman Castagno** made a motion to grant the request to rezone the Hansen property to a R-1-21 designation. Councilman Baird seconded the motion. The vote was unanimous in the affirmative and the motion carried.
  - b. Proposed General Plan amendment of the Future Land Use Map for Travis Taylor on 810 acres of land located in the southwest quadrant of the City to go from a “Rural Residential – 2” designation (allowing one unit per 5 acres to one unit per 10 acres) to a “Low Density Residential” designation (allowing 2 units for every one acre.)  
Travis Taylor indicated that the proposed Northstar Ranch includes 810 acres, some of which is not yet within the City boundaries. Attorney Elton stated that the concept plan for the Northstar Ranch development includes 699 lots on 417 acres. Councilman Baird asked if 1/3 acre lots were approved. Councilman Rupp indicated that 1/3 acres were not approved. Mr. Taylor explained a conversation with the Planning Commission about how zoning will be requested. Councilman Butler asked Mr. Taylor to address the natural drainage corridors. Mr. Taylor indicated that the drainage has been worked through with Aqua Engineering and indicated that the infrastructure issues will be addressed in the development plans for each phase. Councilman Marshall asked Mr. Taylor what will be done with the old gravel pit. Mr. Taylor indicated that it will be developed to a small extent with native plants, but mostly will be used for drainage. Mayor Anderson

noted that the City owns land nearby and commented that he was not aware of any plans to change the current use of this land. Councilman Castagno asked Mr. Taylor how much open space was planned. Mr. Taylor indicated that the plan is for 40 acres of open space with the pond, 25 without. Councilman Rupp asked Mr. Taylor about the size of the walking corridors.

**Councilman Castagno** made a motion to amend the General Plan as requested by Travis Taylor. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

3. Consideration of final plat for Mountain View Manor subdivision. Councilman Baird mentioned that the notes in the packet indicated that the plat was still being reviewed by the City Engineer. Jeff Daugherty a partner in the development indicated that the City Engineer has worked with the developer to make the changes required.

**Councilman Butler** made a motion to approve the final plat for this subdivision.

Councilman Marshall seconded the motion. The vote was unanimous in the affirmative and the motion carried.

4. Consideration of final plat for Halifax Land Co on Cherry Village Phases 1 & 2.

Councilman Marshall asked the unidentified representative from the developer if this is a continuation of the existing developments in the area. The representative indicated that it was.

**Councilman Marshall** made a motion to approve the final plat for this subdivision.

Councilman Rupp seconded the motion. The vote was unanimous in the affirmative and the motion carried.

5. Consideration of final plat for Hale Estates on the corner of Hale and Pear Street.

There was a discussion about road and fence upgrades.

**Councilman Castagno** made a motion to approve the final plat for this subdivision.

Councilman Baird seconded the motion. The vote was unanimous in the affirmative. The motion carried.

6. Proposed minor subdivision of one lot into two for Denise Burnyard at 166 S. Park Street.

**Councilman Butler** made a motion to approve this minor subdivision. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative and the motion carried.

Upon the advice of Attorney Elton Councilman Castagno made a motion to authorize the Mayor, with the assistance of staff, to negotiate the terms of the improvement bond and the water conveyances for all of the subdivisions approved in this meeting. The motion was seconded by an unidentified councilmember. The vote was unanimous in the affirmative. The motion carried.

7. Consideration of Development Agreement for Northstar Ranch Planned Unit

Development. After discussions about the negotiations between the City Staff and the developer **Councilman Butler** made a motion to table this item until the City Engineer and Public Utilities Director could be present. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative and the motion carried.

8. Consideration of final plat for Northstar Ranch Planned Unit Development.

Attorney Elton indicated that Development Agreement for the overall project is very important because the infrastructure and planning necessary for Phase 1A will need to accommodate the entire project. Councilman Castagno asked if the City could limit the development agreement to just the proposed phase 1A. Attorney Elton recommended that a work meeting be planned set to work through the Development Agreement.

**Councilman Marshall** made a motion to postpone consideration of the Development Agreement and the final plat for Phase 1A until August 23, 2007 at 6:00 p.m. when a special meeting could be held. Councilman Baird seconded the motion. The vote was unanimous in the affirmative and the motion carried.

9. Worthington annexation petition

a. Recorder's Notice of Certification

Recorder Walker presented a notice to the Council that the petition has been reviewed by the County officials and accepted as appropriate. Attorney Elton noted that the County officials had requested that the proposal be amended to include the

Old Lincoln Highway.

b. Consideration of publishing and providing notice of proposed annexation.

**Councilman Marshall** made a motion to accept the Notice of Certification and direct Recorder Walker to advertise the notice as required by statute. Councilman Baird seconded the motion. The vote was unanimous the affirmative and the motion carried.

10. Consideration of Resolutions:

a. Requesting recertification of the Grantsville Justice Court.

At the Mayor's request Attorney Elton explained the requirements and process for recertification of the Grantsville Justice Court. Judge Mary Saxon addressed the recertification issues, reviewed the Court's budget and indicated her opinion that the Grantsville City Justice Court meets the requirements and operational standards for recertification. Judge Saxon noted that the City's current Court facilities are barely sufficient for recertification and poses security issues for the court staff. Councilman Butler asked Attorney Elton if he recommended recertification. Attorney Elton indicated that he had submitted a letter to the Council specifying the state requirements for recertification and that he did recommend recertification.

**Councilman Butler** made a motion to adopt the Resolution requesting recertification of the Grantsville City Justice Court. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative and the motion carried. Attorney Elton noted that the current term of the Justice Court Judge will expire the first of 2008 and that the issue of appointment needs to be addressed at the first of next year.

b. Municipal wastewater planning program

**Councilman Rupp** made a motion to approve the Resolution approving the City's wastewater planning program and intent to take such actions as may be required to implement the program. Councilman Butler seconded the motion. The vote was unanimous in the affirmative and the motion carried.

11. Consideration of new position at City Hall.

Recorder Walker explained how the proposed job description was developed.

**Councilman Castagno** made a motion to approve the proposed job description for a Records Administrator position with a hourly pay range of approximately \$15 per hour. Councilman Baird seconded the motion. The vote was unanimous in the affirmative and the motion carried. The Mayor asked Recorder Walker to explain how the position would be funded. Recorder Walker explained that upon review of the budget, additional revenue was identified in property taxes and sales taxes for the 2008 fiscal year. Councilman Marshall asked Recorder Walker if this new job will take some workload off of Kristy and Rachel. Recorder Walker indicated that it does with the exception of accounts payable which will be moved to the utility clerk at a future time. Attorney Elton asked if the vote was intended to approve the filling of the position. Recorder Walker requested that it be filled immediately.

**Councilman Baird** made a motion to authorize the Mayor to fill this new position. Councilman Butler seconded the motion. The vote was unanimous in the affirmative and the motion carried.

12. Consideration of proposals to address City Hall space issues.

Recorder Walker explained a memo that was presented to the Council with a list of options and pros and cons to deal with the City Hall office space issues. Recorder Walker asked the Council for input on which option they would like to pursue. Recorder Walker stated that his recommendation was for the City to consider using the City owned recreation center. The Mayor and Councilman Castagno indicated they did not want to evict the current tenants and their community based programs. Several options were discussed. Councilman Castagno stated that he believed that the City should investigate the possibility of leasing space in the new strip mall located next to Soelberg's. Councilman Marshall asked Recorder Walker to obtain information regarding the possible purchase of modular (portable) office space.

13. Contract with Mary Ruth Hammond for Preparation of City Minutes.

Attorney Elton presented a proposed contract and suggested that its effective should be retroactive to the beginning of August, Since Ms. Hammond started performing services

at that time.

**Councilman Marshall** made a motion to approve the proposed contract with Mary Ruth Hammond, with an effective date of August 1, 2007. Councilman Butler seconded the motion. The vote was unanimous in the affirmative and the motion carried.

14. Consideration of salary step increases.

No items were presented.

15. Consideration of new business licenses

**Councilman Butler** made a motion to approve business licenses for J&J Diesel Truck and Trailer Repair, B.R. Faber Inc., Subs R Us Inc d.b.a. Subway, and to table the license of TDSC LLC, until a better description of the business can be provided. Councilman Castagno seconded the motion. The vote was unanimous in the affirmative and the motion carried.

16. Approval of bills

Recorder Walker commented that there are three additional bills for consideration (Ashley Barton for \$125.33, Robert Fackrell for \$2,000.00, and D&B Tittle for \$936.00) in addition to the system generated Invoice Register dated August 15, 2007 10:44am. He asked the council to approve payment for those items as well.

**Councilman Castagno** made a motion to approve payment of the bills including the three additional items noted. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative and the motion carried.

17. Council information updates

Councilman Marshall asked about the progress of the Quirk Street road construction project. Recorder Walker indicated that he has received contact from the paving contractor and work has begun and is scheduled to be completed by early September 2007.

Councilman Butler commented that UDOT is planning to start on the new intersection between SR112 and Durfee Street in late September.

Councilman Rupp expressed concern about the City employees' safety when watering the flowers on the power poles on Main Street. He requested that a safer method of watering be considered.

Councilman Castagno mentioned that the Planning Commission is reconsidering the new ordinance limiting the length of streets.

Adjourn

**Councilman Baird** made a motion to adjourn. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative and the motion carried. The meeting adjourned at 9:45pm.

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Jeremy A. Walker  
City Recorder

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Byron Anderson  
Mayor