

APPROVED

**SPECIAL CITY COUNCIL MEETING WITH TRAVIS TAYLOR, DEVELOPER
OF NORTHSTAR RANCH
TO REVIEW DRAFT DEVELOPMENT AGREEMENT**

Meeting began at 6:10 p.m. on Aug. 23, 2007 at Grantsville City Hall, 429 East Main

Mayor C. Byron Anderson and Council Members Present: Robin Baird, Todd Castagno, Wayne Butler, Paul Rupp, and Brent Marshall

Appointed Officers and Employees Present: Recorder Jeremy Walker, Grantsville Attorney Ron Elton, Maintenance Foreman Joel Kertamus, and Grantsville Engineer Craig Neeley

Citizens and Guests present: Travis Taylor, agent for Northstar Ranch , (land developer) and Northstar Ranch's Attorney Paxton Guymon

Minutes prepared by Mary Ruth Hammond

The City Council reviewed a draft Development Agreement prepared by Ronald Elton with input from representatives of Northstar Ranch.

Mr. Taylor requested that the standard subdivision provision, requiring Northstar Ranch to sell 70 percent of the lots in a phase before it could apply for approval of the next phase be deleted under a Planned Unit Development Approval.

Councilman Butler suggested the percentage of lots to be sold before another phase can begin be increased to 80%.

Attorney Guymon asked if the City was reluctant to lower the percentage because there could be an excess of unsold lots. Mr. Guymon indicated that the City's bonding requirements should fully protect the City.

Mayor Anderson asked Engineer Neeley and Mr. Kertamus if they were comfortable in granting Mr. Taylor's request to delete some subdivision requirements for approval of the next phase of this PUD. Mr. Neeley indicated that he would be comfortable with an amendment to some of the subdivision phasing requirements. .

Councilman Butler said a plat presented to the Planning Commission possible school in the first phase of 417 lots, but that proposal was not on the plat presented on Aug. 23, 2007.

Attorney Guymon said only some items were going in the Phase I and they would include the entry way open space and possible school and church sites, consistent with the Development Plan for Phase 1. Other uses could be included in the remaining phases with the approval of the City.

Attorney Elton said there were many development issues and plans that were not on the Phase IA plat that should be addressed before the first plat is approved.

Mr. Taylor said the Concept Plan does show parks and trails, and a possible school site. He said that if his company built commercial buildings, there would have to be approved by the City. He said that a PUD could allow commercial activities within the project.

The Council and Developer discussed overall densities in the proposed project including each phase.

Attorney Elton said the real question is, what densities should be allowed in each phase and overall in the project. Mr. Elton indicated that densities should be considered in each phase to ensure that the if the last phases were not completed that the densities of the approved phases were consistent with the overall approved densities.

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Councilman Castagno said the phase as it is now, is in Grantsville's favor. The developer is only asking for 699 lots, but he could have 830+ lots.

Councilman Baird said the City does not want anything over a two lots per acre. **Councilman Marshall** agreed. **Councilman Baird** said if the developer wanted to come in later and ask for a PUD for additional densities that he could do that

Mayor Anderson left at 7:10. **Councilman Baird** made a motion to appoint **Councilman Rupp** to serve as mayor pro tem. **Councilman Castagno** seconded the motion. All present voted in favor and the motion carried.

Councilman Marshall made a motion to set the average density for the entire Northstar Ranch PUD at two dwelling units per gross acreage, and that the average density for any particular phase should not exceed four dwelling units per gross acreage. **Councilman Baird** seconded the motion. All present voted in favor and the motion carried.

Mr. Taylor said he didn't know why Grantsville City has its limitations on developing subsequent phases of a subdivision. **Attorney Elton** indicated that this provision came from Tooele County's subdivision regulations. **Mr. Taylor** said the requirement seemed unreasonable. **Councilman Castagno** said he saw no harm in allowing the developer to apply for the next phase whenever they were ready.

Councilman Baird made a motion to allow the developer of Northstar Ranch to apply for and process a subsequent phase (plat) before its sells 70 percent of the lots in a previously approved phase, but not allow the plat to be recorded or lots be sold until 70 percent of the lots in the previous phase have been sold. This would constitute a Planned Unit Development waiver. **Councilman Butler** seconded the motion. All present voted in favor and the motion carried.

Councilman Butler made a suggestion to attempt to get an agreement of the developers along West Street, Tooele County and the trucking companies that use West Street to help pay for the upgrade of West Street.. **Councilman Marshall** agreed.

Councilman Butler asked to Council to reconsider Section 3.8 of the Development Agreement. Councilman Butler indicated that the agreement would not require the completion of the entryway feature to be completed for six or seven years and that it should be completed earlier. **Mr. Taylor** indicated that with Northstar's requirement to rebuild West Street in the first phase and with the other off-site improvements being required as a part of the first phase that it would be difficult to complete the entryway feature much earlier. **Mr. Taylor** said he would like to have his first house done by February 2008 and estimated he could sell 70 lots in one year.

Councilman Marshall asked if Mr. Taylor had plans to build a water tank in the future.

Engineer Neeley said the South Willow culinary storage tank would accommodate Phase 1A and other portions of the first phase. He indicated that at some point during the completion of the first phase, additional culinary water storage facilities would need to be considered.

Councilman Marshall asked if the sewer line north of Northstar's sewer line upgrade to Durfee Street would be large enough to accommodate the development.

Engineer Neeley said the City would probably split the sewer line on Clark Street to provide more capacity.

The draft Development Agreement provided for Northstar to upgrade West Street from its entryway to Main Street. **Joel Kertamus** indicated that the City had budgeted \$100,000.00 to upgrade West Street during the current fiscal year and would propose that an additional \$100,000.00 would go to this project out of the 2007-2008 City fiscal year budget. Those monies will come from Class C Road Funds.

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Councilman Castagno discussed Section 7.3.3 and mentioned the problems the City has with a developer completing a proposed park in the South Willow Estates subdivision. The proposed agreement provides that Northstar Ranch will donate the park site and develop it with Park impact fees collected from the Northstar Ranch PUD.

Attorney Elton said Mr. Taylor does not agree with limiting the use of Park Impact fees from this project only and wanted the City to consider using other Park Impact fees for the proposed park.

Mr. Taylor said that if the City wanted a regional City Park that it should be willing to consider using other Park Impact fees for the Park.

Councilman Baird asked Mr. Taylor if developers of Northstar Ranch are going to pay for the park improvements, and then be reimbursed by Grantsville with impact fees when houses are sold at Northstar Ranch. **Mr. Taylor** agreed.

Councilman Butler, in referring to Section 8.19.11 asked who would enforce the required annual review. **Attorney Elton** indicated that the language of this Section indicates that the City “may” require an annual review, but suggested that the City not be forced to conduct an annual review by changing the language from may to shall.

Councilman Butler mentioned there could be problems with Indian remains near the Old Mormon Trail. **Engineer Neeley** said if the developer hits a site with human remains, they must immediately contact the State Historic Preservation Office

Attorney Elton said he will make the changes to the Development Agreement as requested by the City Council.

Councilman Butler made a motion that the Development Agreement be revised and provided to the Council and Mayor prior to its consideration for final approval. Councilman Baird seconded the motion. All present voted in favor and the motion carried.

Councilman Marshall asked if washes west of Northstar Ranch will need flood control or retention basins. **Engineer Neeley** said the engineering for Northstar Ranch will provide for flood control and the will take into consideration the existing conditions.

Councilman Baird asked what the entryway feature for Northstar would look like. **Mr. Taylor** made a brief explanation of how the entrance would be designed including water features with the entryway road appearing to be a bridge over the water.

Councilman Castagno made a motion to approve the final plat for phase 1A of Northstar Ranch. **Councilman Baird** seconded the motion. **Councilman Castagno** voted yes. **Councilmen Baird, Rupp, Marshall, and Butler** all voted no and the motion failed.

Councilman Baird made a motion to adjourn. **Councilman Butler** seconded the motion. All present voted in favor and the meeting was adjourned at 9:10 p.m.

Jeremy A. Walker
City Recorder

Byron Anderson
Mayor