

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD SEPTEMBER 5, 2007 AT THE GRANTSVILLE CITY HALL.

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

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

Citizens and guests present: Colleen Brunson, Tim Gillie, Rollin Sattler, Kirt Williamson, Betty L. Williams, Joel LaSalle, Andrew Rael, Bennie Baird, Krystal Aagard, Kenna Aagard, Ted Aagard, Monica Aagard, Scott Johnson (press), Ruth Stone, Joan Oliver, Robert Chamberlain, Neil Johnson, Mark Cox, Grant Peterson, Ed Johnson.

PUBLIC HEARINGS:

- a. **Proposed rezone for Betty Williams (along south Quirk Street) from an A-10 zone to an RR-1 zone:** Mayor Anderson opened the public hearing to receive comments on the proposed zone change. No comments being offered the Mayor closed the public hearing at 7:03 p.m.
- b. **Proposed rezone for Kirt Williams, Ruth Stone, and Diane Evans (along Durfee Street) from a R-1-8 zone to a R-1-12 Zone:** Mayor Anderson opened the public hearing to receive comments on the proposed zone change. No comments being offered the Mayor closed the public hearing at 7:04 p.m.
- c. **Proposed amendment to Chapter 2 definition #247 “Private Streets”** Mayor Anderson opened the public hearing to receive comments on the proposed zone change. No comments being offered the Mayor closed the public hearing at 7:05 p.m.
- d. **Proposed concept for Oquirrh Development 45.9 acres of land and 135 single family lots at 375 S. SR 112 and a concept for 45.3 acres of land containing 32.7 acre commercial site and 142 multi-family units. :** Mayor Anderson opened the public hearing to receive comments on the proposed concept plan.

Andrew Rael – 3570 N. Sun Valley Drive. Commented that he was concerned that the developer’s plans to place houses on 1/4 and 1/3-acre lot will turn the area near where he lives in into a slum. Mr. Rael stated that he did not want this development approved. He stated that he would not want to live in any of those proposed homes. He said Grantsville is a nice area and these developers only want to create small lots and pile low-income homes on them. Mr. Rael stated that he would like to see nice brick homes and large lots. Low income homes will have junk lying around and the siding will blow off their homes.

Joel LaSalle- Representing Oquirrh Development Company. Mr. LaSalle stated that this development will have CC&R’s that will help the property remain very nice and they wanted to create a balance in the community for housing options and the commercial growth will make it so that our residents don’t have to move to competing cities for housing and jobs. He said to be patient with them and Grantville would be pleased with the end result.

Mayor asked for any further comment. No further comment being offered Mayor Anderson closed the public hearing at 7:12 p.m.

APPROVAL OF THE MINUTES: Attorney Elton suggested that the August 16th meeting minutes needed to include the motion and vote that was made to authorize the Mayor and staff to approve the Subdivision Improvement Bonds and related documents and to approve the proof of water rights for the Subdivisions that were approved on that agenda. Attorney Elton asked who remembered making the motion and second. Todd Castagno stated that he made the motion. Robin Baird stated that he seconded the motion and that the vote was unanimous in favor. Todd Castagno made the motion to approve the regular City Council meeting minutes for August 15, 2007 as amended. Seconded by Brent Marshall. All voted in favor, motion carried.

Special meeting minutes for August 23, 2007. Wayne Butler requested that his statement concerning the percent of lots that need to be sold in a prior phase be changed to reflect his comment that 80% of the lots in a prior phase be sold before the next phase was approved. Councilman Butler also requested a change on pages 1 of

4; 2nd to the last paragraph, concerning the possible site for a school. He indicated that his comment was that there is a possible school site on the plat, but the minutes indicated that there was not a school site. Brent Marshall stated that the comments made were that the school and the churches would purchase building lots in a particular phase and the church and school sites would take the place of home sites. Brent Marshall also stated that on page 4 of 4 the 3rd paragraph from the bottom states Commissioner Baird and it should read Councilman Baird.

Brent Marshall made a motion to approve the special City Council meeting minutes held on August 23, 2007 as amended. Paul Rupp seconded the motion. All voted in favor and the motion carried.

YOUTH LEADERSHIP AWARD: Councilman Castagno announced that he would like to have an annual Youth Leadership Award presented to a Grantsville High School Student that exemplifies Leadership and accomplishments in the community. Councilman Castagno indicated that Monica Aagard had been selected this year for the Grantsville City Youth Leadership Award. Monica has served as the past Future Farmer's of America Chapter President, and has been elected as State Treasurer to the Utah State Future Farmer's of America. This is the first Grantsville member that has ever been elected to this position.

CONSIDERATION OF DEVELOPMENT AGREEMENT FOR NORTHSTAR RANCH SUBDIVISION: Wayne Butler stated that the proposed development agreement is written very close to what we was discussed at the special meeting. Wayne questioned how the commercial development would be able to locate in this area in the future. It was discussed that the developer would need to request that land be designated for commercial uses and the City would need to agree. School sites and Church sites would be need to be requested by these entities and derived from the purchase of multiple lots in order to provide space for these uses. Brent Marshall expressed his concern about the reconstruction of West Street. He indicated that on page seven of the agreement it states that the Developer will do the engineering for the reconstruction of West Street and that the City will contribute \$200,000 for this rebuild. Brent asked if the current curb, gutter and sidewalk along the Apple Street Church would tie in to the new construction? Mr. LaSalle stated that the sidewalk, curb and gutter at the church may line up with the new work, but no one will know for sure until the project is designed. West Street is to be completed in 2008. Councilman Marshall asked Mr. LaSalle if it was realistic to complete West Street Reconstruction within the time specified in the agreement. Mr. LaSalle stated that he felt that they could do have West Street completed on time. The cattle guard was discussed and it was suggested that it would be need to moved further south from its current location closer to the City's North Tank along West Street. Wayne Butler expressed his concern about the impact this development will have on Grantsville City. He indicated that the number of homes that this development has the potential to develop that there may need to be a limit on the homes that are built each year in order for the City to serve this development. He said the City needed to consider the fact that the sewer plant may not be completed in time to handle this development. Attorney Elton stated that the City Engineer has stated that the new sewer facility should be completed in time to handle this development, but that if it is not, the City could put a moratorium on development at that time in order for the City to have the sewer plant completed. Wayne Butler stated that he understood that in order to complete phase two of Northstar Ranch that a water storage tank would need to be built. Brent Marshall strongly suggested that the proposed entryway feature for the development should be completed by the developer at the earliest possible date and at least by the second recorded plat. Robin Baird discussed Section 7.3.1 concerning the reimbursement to the developer for the public park using park impact fees and his concerns that the City would be obtaining full value for these fees. Wayne Butler wanted to make sure that the actual costs to complete the park were verified by the City. Attorney Elton stated that the subdivision improvement bond would regulate the costs and the time frame in which the park is to be completed.

Robin Baird made a motion to approve the Development Agreement, as amended, for the Northstar Ranch PUD and to authorize the Mayor to sign the agreement as

approved. Brent Marshall seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF FINAL PLAT FOR NORTHSTAR RANCH

SUBDIVISION: Robin Baird questioned Mr. LaSalle about the definition of the open space that has been planned for the project. He wanted to know if the open space was merely the storm drainage ways that currently exist or was there plans for this open space to be improved with grass areas? Mr. LaSalle stated that the natural drainage ways are considered open space and they will have improved walking trails built along each of the swales.

Todd Castagno made a motion to approve the final plat for Northstar Ranch (PUD) Subdivision Phase 1A and to authorize the Mayor and City Staff to review and approve the Subdivision Improvements Agreement and Bond and to review and approve the water conveyances to the City, prior to the recordation of the plan. Paul Rupp seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Todd Castagno made a motion to approve the new business licenses for TBSC Spray Solution, SN Hydro Excavation and Utility Locating, Jay Crane, Direct Community Management Inc, Grants Commercial Complex and Artisan Cabinets. Brent Marshall seconded the motion. All voted in favor and the motion carried.

APPROVAL OF BILLS: Brent Marshall made a motion to approve the bills that had been presented in the sum of \$121,705.19. Todd Castagno seconded the motion. All voted in favor and the motion carried.

COUNCIL INFORMATION AND UPDATES:

Mayor Anderson informed the Council that he met with Jason Burningham and Recorder Walker to discuss the pending contract for an annexation feasibility study. Mr. Burningham is working on the cost-benefit analysis for a proposed annexation to the east of the current City limits. Mayor Anderson stated that he and Recorder Walker met with the County Commission concerning the Senior Citizen Center Improvements. It was discussed that the County will pay for the cost of the architect designs for the improvement and that Grantsville City would apply for CDBG grants to finance the improvements. Mayor Anderson informed the Council that he attended the USGS meeting where a preliminary report was presented on the status of the ground water for Tooele Valley. Mayor Anderson stated that there is less water being pumped for agricultural uses and more for culinary uses than in past years, which has resulted in a smaller total consumption of ground water. He indicated that the downside to the trend is that culinary use is considered a 100% use and that agricultural uses return about 55% of the water back to the water table.

Brent Marshall reported that the fire hydrants on Quirk Street south of 500 South are mostly buried. Attorney Elton stated that Joel should be able to require the developer to raise them in order for the street to be completed and accepted by the City. Brent informed the council that he was in a meeting with the Department of Natural Resources and they provided much of the same information that the Mayor received at the USGS meeting.

Todd Castagno stated that he had discussed Tooele County water rights with a real estate agent and he was informed that the State of Utah is limiting the transfer of water rights even within Tooele Valley.

Wayne Butler asked Ron Elton if he had contacted UDOT concerning an agreement to sell the Durfee Street – SR-112 property to the State of Utah for the Durfee Street intersection reconstruction. Mr. Elton stated that he had been in contact with agents from UDOT and that the State is forwarding a contract to the City to purchase the property.

Approved

Robin Baird asked about the status of the completion of the South Willow Estates Park. Ron Elton stated that he had met with the representatives from Mountain Vista. He reported that the sidewalks, concrete and parking lot had been completed and that the sprinkling system has been installed. Mountain Vista had promised to complete the landscaping as soon as possible. Attorney Elton also indicated that he had made a written request to the escrow agent to report on the progress and that they reported that the sprinkling system has been complete. Attorney stated that he has requested the escrow agent report on the expenditures that had been authorized for the Park.

ADJOURN: Brent Marshall made a motion to adjourn this City Council meeting at 8:07 p.m. Paul Rupp seconded the motion. All voted in favor and the motion carried.

Jeremy A. Walker
Recorder

Byron Anderson
Mayor