

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL
HELD SEPTEMBER 19, 2007 AT THE GRANTSVILLE CITY HALL.**

MAYOR AND COUNCIL MEMBERS PRESENT: Brent Marshall, Wayne Butler, Todd Castagno, and Paul Rupp.

ABSENT: Mayor Anderson and Robin Baird

APPOINTED OFFICIALS AND EMPLOYEES PRESENT: Recorder Jeremy Walker, Attorney Ron Elton

CITIZENS AND GUESTS PRESENT: Joan Oliver, Ruth Stone, Robert Chamberlain, Celeen Brunson, Betty Lou Williams, Mark Cal, Travis Darla Daniels, Jason and Mattie Remick, Tony Gonzales, Andrea Cahoon, Macae Wanberg, Sheila and Gary Snow, Neil Blackburn, Alee (illegible), Cory Tuckett, Carol Haddock

Meeting started at 7:04pm

Councilman Butler made the motion to appoint Councilman Castagno as Mayor pro tempore for the meeting in absence of the Mayor. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

AGENDA:

Fire Dept. recognition of fire one and fire two certificates earned.

Dept Chief Richard Broadbent announced completion of certificates and advancement of many firemen within the dept. The Deputy Chiefs and council members awarded certificates.

Approval of Minutes of September 5, 2007 City Council Meeting

Councilman Castagno requested a correction on youth award, fourth sentence to remove the redundant "this year". Councilman Butler made motion to accept as amended. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative.

Ranch Road Subdivision- Request to delete secondary water system (Neil Blackburn)

Attorney Elton summarized the issues on this request. Councilman Castagno questioned if deleting the requirement would violate the current ordinance. Attorney Elton clarified that there are two interpretations of the ordinance. Craig Neely suggested that the City take the water and run it through the Grantsville system. The other option is to require them to build and run water through an independent secondary system. Mr. Blackburn clarified that prior to this proposal, that the City accepted the well water as culinary and secondary in phase one and two. Councilman Castagno indicated that he thought that taking all of the water rights is a good idea, but believes that deleting the requirement to build the secondary system is contrary to the current ordinance. Councilman Marshall asked Adam Nash how many water rights are remaining in the well in question. Mr. Nash responded 123 acre feet. Councilman Marshall made a motion to table the proposal until the next meeting to consult with Craig Neely and review the history of this issue. Councilman Rupp seconded the motion. Vote was unanimous in the affirmative. Motion carried.

Contract for Sale of Property to UDOT for Durfee Street-SR112 intersection

Councilman Butler made a motion to accept the contract to sell the property to UDOT and to give UDOT immediate access until the property is deeded to UDOT and authorize Mayor pro tempore Castagno to sign the documents as the Mayor is out of town and a signature needs to be signed immediately. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative. The motion passed.

Consideration of Ordinances

Proposed rezone for Betty Williams to go from an A-10 to an RR-1

Mrs. Williams addressed the council and explained her intention is to only build up to six homes, but only one for now. Councilman Marshall made a motion to approve the rezone. Councilman Butler seconded the motion. The vote was unanimous in the affirmative. The motion carried.

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Proposed amendment to Chapter 2 definition #247 “Private Street”

Attorney Elton clarified that this change would allow private streets in all zoning districts, whereas the current one only allows them in agricultural and rural residential districts. Councilman Marshall explained that this is a potential fire access issue. Councilman Castagno commented that the fourth line should include an “or”. Attorney Elton mentioned that the actual ordinance included the correction. Councilman Rupp made a motion to approve the ordinance amendment. Councilman Butler seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Proposed rezone for Kirt Williamson, Ruth Stone, and Diane Evans to go from R-1-8 to R-1-21.

Councilman Butler made a motion to approve the rezone to R-1-21 (see correction in later motion). Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Consideration of concept plan for Oquirrh Development 91.27 acres of land at 375 S. SR112 to R-1-12

Attorney Elton asked Patrick Negal representing the property owner if the retail sites would be finalized before final plat. Mr. Negal indicated that it would. Councilman Butler commented that he is okay with the commercial development but opposes the dense residential development. Attorney Elton pointed out that the rezoning for the density and commercial has been approved in prior meetings. Councilman Marshall suggested that they consider reducing road sizes to increase lot sizes. Attorney Elton explained that the specifics of the commercial will need to be determined to the extent that the utilities and infrastructure must be planned and bonded at final plat approval. Councilman Rupp asked Mr. Negal what assurances does the City have that the commercial development will be pursued once the money is made on the dense residential. Mr. Negal indicated that the high density is planned to be town homes, not apartments. Paul made a motion to approve the concept plan. Councilman Castagno seconded the motion. The vote was Councilman Castagno and Councilman Rupp in the affirmative, Councilman Butler and Councilman Marshall opposed. The motion failed. Upon further discussion, Councilman Rupp made a motion to table the concept and request the developer to give a more specific development strategy for the commercial and provide the number of residential lots and units. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Consideration of Clyde Williamson Trust minor subdivision of one lot into four at 291 E. Durfee Street.

Councilman Marshall asked for clarification on the map presented in the packet. He also asked if the road was a 30ft right of way. Mr. Williamson indicated that it was a 30ft. strip. Councilman Marshall moved to approve the minor subdivision. Councilman Butler seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Consideration of Barbara Holden Trust, to divide one lot into four at 261 E. Durfee Street.

Councilman Marshall asked if the lots were a little over an acre. Mrs. Holden indicated that they were. Councilman Castagno pointed out that if the sizes are as indicated that they do not comply with the recent change made to the property. Councilman Marshall made a motion to amend the previous motion and vote to rezone the land at issue as R-1-21 except lot number one. Councilman Butler seconded the motion. The vote was unanimous in the affirmative. The motion carried. Councilman Marshall made another motion to approve the division of the land into four lots. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Consideration of final plat for Heritage Grove Phase 2 for Alan Johnson

Councilman Butler made a motion to approve the final plat contingent upon Alan Johnson’s completion of The South Quirk Street construction with the fire hydrants to be raised and with a separate agreement to bond the completion of the balance of the trail along Durfee Street within six months after the City acquires the necessary easements. Also that the plat cannot be recorded until these conditions are met and including an agreement with the developer and homeowners of the South Willow Estates to move the retention basin and to authorize the Mayor and staff to approve the subdivision improvements agreement and water conveyances. Councilman Marshall Seconded the motion. The vote was unanimous in the affirmative. The

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motion carried.

Consideration of final plat for Blake Mountain View Estates for Tony Gonzales

Mr. Gonzales brought a concern that the required sidewalk, curb and gutter along Quirk Street may cause deterioration if completed too soon. He offered to put off completion until other infrastructure is complete. The general consensus was to have the developer complete this sidewalk, curb and gutter. Councilman Rupp made a motion to accept the final plat and authorize the Mayor and staff to approve the subdivision improvements agreement and water conveyances for this development and Heritage Grove Phase 2. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Worthington Annexation:

- **Report from City Recorder**

Recorder Walker reported that the City has received no formal protests to the annexation.

- **Set Final Public Hearing.**

Councilman Marshall made a motion to set the final public hearing for October 3, 2007. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Consideration of salary step increases

None to consider.

Consideration of new business licenses

Councilman Marshall made a motion to approve the business licenses of Macae Krogh Wanberg Drama School, A1 Helical Pierino Consulting, EJT Electric LLC; Fashion 4 U. Councilman Butler seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Approval of bills

Councilman Butler made a motion to pay the bills identified on the invoice register dated September 18, 2007. Councilman Marshall seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Council information updates

Councilman Marshall wanted to encourage education of employees about the weed killers used and their effects on animals.

Councilman Castagno reported on the FBLA business expo including the “Taste of Grantsville” event. Over 30 businesses participated and 500 people purchased dinner tickets. Councilman Butler made a motion to pay for one dump of S&C Construction dumpster if it costs extra. Councilman Castagno seconded the motion.

No vote was taken.

Adjourn

Councilman Marshall made a motion to adjourn at 9:33pm. Councilman Rupp seconded the motion. The vote was unanimous in the affirmative. The motion carried.

Jeremy A. Walker
Recorder

C. Byron Anderson
Mayor