

APPROVED

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD NOVEMBER 07, 2007 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH 84029. THE MEETING BEGAN AT 7:00 P.M.**

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

**Appointed Official and Employees Present:** Attorney Ronald Elton, Recorder Jeremy Walker, and Records Administrator Rachel Wright.

**Citizens and Guests Present:** Randy Sloan, Linda Sloan, Jake Sloan, Cheri Hoggan, Dave Hoggan, Travis Taylor, George Ann Erickson, Colleen Brunson, Janice Marriot, Mark Cox, Leta Sutton, Jennifer Kelley, Tom Koester, Michael Cox, Dawn Eccles, Dallas Burton, Tom Trip, Wayne Boyer, Garry Bolinder and Bart Hamatake.

**PUBLIC HEARINGS:**

a. **Proposed concept plan for Craig & Natalie Hunt and Agent Allen Patch for a 45 lot subdivision called South Mountain Estates located at 560 South Hale Street:**

Mayor Anderson opened the public hearing at 7:00 p.m. to receive comments on the proposed concept plan. No comments were offered and the Mayor closed the public hearing at 7:01 p.m.

b. **Proposed amendment for Garry Bolinder / Bart Hamatake to the Street Master Plan, which is part of the General Plan, to change the designation of Koester Street from a “collector road” to a “local road”:**

Mayor Anderson opened the public hearing at 7:01 p.m. to receive comments on the proposed Street Master Plan amendment.

Tom Koester spoke in favor of amending the Street Master Plan designation of Koester Street from a collector road. Mr. Koester stated that Koester Street was never a collector road. Mr. Koester stated the definition of a collector road is a road 90 feet wide which is designed to intercept traffic from a standard residential road intended to serve up to 1500 average daily trips from 150 to 500 residents or equivalent units. Councilman Castagno stated that if the Street Master Plan was kept the way it is Koester Street could eventually become a collector road. Attorney Elton stated that on the Street Master Plan that Koester Street is proposed to be a collector road and that the applicants are proposing to change it to a local road designation. Mr. Koester asked how the City planned on widening the road. Attorney Elton stated it probably would not be widened anytime soon, but if the owners of property adjacent to the road developed their property they would need to develop the road consistent with the Street Master Plan. The current proposal would allow Koester Street to be developed to a local road standard. Mr. Koester asked how Koester Street became designated as a collector road. Attorney Elton stated the City's engineer proposed it to be a collector's road as a part of the City's first Street Master Plan. Mr. Koester wasn't sure how the street could even be developed to a local road standard which requires 66 feet. Attorney Elton stated it would be the developer's responsibility to develop the road within the existing limitations. Mr. Koester stated he does not want the road in his front porch.

Garry Bolinder stated that he and Bart Hamatake were asking for an amendment to the Street Master Plan in order to develop Koester Street to reduce the street down to a normal city street instead of a collector road. Attorney Elton asked how the proposal would still affect Garry Bolinder's proposed development. Gary stated it would cut into his property about 12 feet.

Bart Hamatake spoke to answer Mr. Koester's question on how the adjacent land would be developed. Mr. Hamatake stated that with talking with the engineer they take the center point of the existing road and they locate the road 45 feet one way and 45 feet the other way if it is a collector. Mr. Hamatake stated that Koester Street runs along the North line of Mr. Bolinder and Mr. Hamatake's property. Mr. Hamatake stated that he does not feel a collector road is necessary on Koester Street and that private driveways cannot enter onto a collector road. Attorney Elton stated that is correct. Mr. Hamatake made comment that there are already two residences that do enter onto Koester Street. Mr. Hamatake stated they are not intending on having any driveways in their subdivision off of Koester Street. Mr. Hamatake and Mr. Bolinder are intending to use Koester Street as an emergency exit road.

Wayne Boyer spoke in favor of amending the Street Master Plan designation of Koester Street from a collector road to a local road. Mr. Boyer stated that his concern is whether the road had ever been deeded to the City and that he thought it was only an easement for local property owners. Mr. Boyer stated that it cannot go to a collector road because it will be in resident's porches. Attorney Elton stated the current proposal does not affect the legal status of the road, and would only apply if the road and

## APPROVED

adjacent land were developed. Attorney Elton stated that whoever decided to develop the road would need to bring it up to the standard of the current Street Master Plan. Mr. Boyer asked if it could ever go to a collector road. Attorney Elton stated that Garry Bolinder and Bart Hamatake are purposing for it not to ever go to a collector road, but a local road. Mr. Boyer stated that he wants to make sure there will always be a right away for livestock. Mayor Anderson stated that if the proposed amendment goes through then it will be designated as a local road.

Councilman Castagno stated that the Street Master Plan looks at the City's future growth. Councilman Castagno stated the Street Master Plan does not affect what the street currently is, but what will need to be developed in the future. Mayor Anderson stated that in the Street Master Plan a bypass road was designated to bypass the City and a collector road needed to connect onto the bypass road. Councilman Butler stated that the location of the collector road located at Koester made sense because there is almost equal spacing of collector roads in the Street Master Plan. Attorney Elton stated the City Engineer designated collector roads in the intervals located on the Master Plan to be fairly spaced apart and has recommended that another collector road location in the area be designated if the Council decides not to use Koester Street as a collector road.

George Ann Erickson located on North Hale Street asked if the Council changed Koester Street to a local road where would the Council designate an alternate collector road? Attorney Elton stated it has not been decided, the Planning Commission and City Council would have to approve a new collector road after receiving recommendations from the City Engineer.

Councilman Marshall suggested using Vegas Street if the Council decides to change Koester Street into a local road, because is a large street already. Councilman Marshall stated it would tie onto Cooley Street. Mayor Anderson stated for a collector road to function it needs to collect into another major road. Councilman Marshall stated that Vegas Street would tie into Burmester. Mayor Anderson stated that Burmester would have to be upgraded to allow more traffic.

Mayor Anderson asked for further comment. No other comments were offered. Mayor Anderson closed the public hearing at 7:22 p.m.

- c. **Proposal to replace the current "affordable housing needs analysis for Tooele County, which is an element of our General Plan, with an updated study prepared by James A. Woods:**  
Mayor Anderson opened the public hearing at 7:22 p.m. to receive comments on the affordable housing needs for Tooele County. No comments were offered and the Mayor closed the public hearing at 7:23 p.m.

Regular Meeting officially opened by Mayor Anderson at 7:23 p.m.

## AGENDA:

### APPROVAL OF MINUTES:

Councilman Butler made a motion to approve the minutes of the regular meeting of the Grantsville City Council held October 17, 2007 as presented. Councilman Rupp seconded the motion. All voted in favor and the motion carried.

### CONSIDERATION OF NEW BUSINESS LICENSES:

No business license requests were presented for approval and the council proceeded with the next agenda item.

### CONSIDERATION OF ORDINANCES:

- a. **An ordinance amending the Grantsville City General Plan and Future Land Use Map by extending the most northerly low density residential land use category in the City, North to a line that would end at the South boundary of the existing industrial land use:**

Councilman Marshall stated a lot of discussion has taken place regarding the proposed amendment. Councilman Marshall stated the issue has been to Planning & Zoning twice. Councilman Marshall stated the Council has received unfavorable comments from the City's Planner Nicole Cline. He stated that the proposed amendment has not been recommended by anyone. It has been denied by City Council once, denied by Planning & Zoning twice and it was not recommended by Nicole Cline.

Councilman Marshall made a motion to deny the proposed amendment of the Grantsville City General Plan on the grounds that nothing has changed from the previous proposals. Councilman Baird seconded the motion. All voted in favor and the motion carried.

### b. Consideration of amendment to Northstar Ranch development agreement and phase 1a plat:

APPROVED

Travis Taylor representing Northstar Ranch requested consideration for an amendment to the Northstar Ranch Development Agreement. Mr. Taylor proposed dividing Phase 1 along the South side of Main Street into two phases, Phase 1a and Phase 1b. Mr. Taylor stated that he is asking to attach the Mormon Trail West Street improvements with Phase 1b. Currently the development agreement states that Northstar Ranch cannot go beyond 70% of the first phase without the improvements being done. Mr. Taylor stated that with the current housing market problems have developed in financing all of the improvements for Phase 1. Mr. Taylor stated that if the Council would allow him to divide Phase 1 into two phases, then it would allow the development to obtain some momentum to establish a track record with the bank so they could get the funding needed for the West Street reconstruction which would be developed as a part of Phase 1b.

Attorney Elton stated that the problem that he can see is that if Northstar Ranch develops the first phase and then they leave the market, the City would not receive any improvements to West Street. Mr. Taylor stated that if that did happen, which is not what Northstar Ranch development is planning on doing, then the worst case scenario would be the City would gain 50 more houses that would be using West Street and the City would gain 50 more building permit fees as well as 50 more residents paying taxes. Councilman Marshall commented that the water and sewer would be put in with the first phase. Mr. Taylor reaffirmed Councilman Marshall's statement. Mr. Taylor stated he met with the City Engineer Craig Neeley, who stated that as he saw the situation that as long as Northstar Ranch continued with the full design of the development he didn't see a problem attaching the Mormon Trail West Street to the second half of Phase 1. Councilman Baird asked Attorney Elton if amending the development created a problem with the City ordinances. Attorney Elton stated that an amendment is not prohibited by any City Ordinance, but the City Council would need to approve any amendment.

Councilman Butler asked what the projected cost of the road improvements were. Councilman Butler also stated that West Street is in need of repair and if the Council allows the subdivision to go through and add 50 more houses it will cause more damage to the road. Mr. Taylor stated that Craig Neeley estimated the cost to be around \$450,000.00 to \$500,000.00 to rebuild West Street. Mr. Taylor stated that Northstar has had the survey for West Street done from Main Street to their property. Mayor Anderson stated that some repair has been budgeted into this year's budget. Councilman Castagno stated that Joel Kertamus planned on repairing the road from Main Street to Cherry Street in this year's budget and Cherry Street to Durfee Street in next year's budget. Councilman Marshall stated that one of the concerns was that residents were told that West Street would be rebuilt by July 2008. Councilman Butler stated that West Street cannot go two years without some work. Councilman Castagno stated that the development already has the survey done and the road would need to be repaired even if the development did not go through. Attorney Elton suggested waiting to make a decision until the Council has time to discuss the issue with the City Engineer.

Councilman Rupp made a motion to table the request for an amendment to Northstar Ranch Development Agreement in order to obtain City Engineer Craig Neeley's input. Councilman Baird seconded motion. All voted in favor and the motion carried.

#### **CONSIDERATION OF PURCHASE OF PROPERTY AT 225 WEST APPLE STREET:**

Mayor Anderson commented that the City has obtained an appraisal for the building known as the old clinic for \$265,000.00. Mayor Anderson stated the company that owns the clinic is willing to consider selling the property for the appraised value. Mayor Anderson proposed the possible move of either the Police Department or the Library to that building. The building would almost double the space for the library or the Police Department. Attorney Elton stated that MHTN is working on a plan for the future needs of the City, which would be available within the next month or two. Recorder Walker stated that the owner of the Clinic is also willing to consider a lease. Recorder Walker stated that if the City purchased the building, the City could use reserve money or public safety impact funds to purchase the building, but that a lease would need to be funded through the regular City operational budget. Mayor Anderson stated the Police Department would be the easiest to move. Mayor Anderson also stated that the Clinic would be a great place for the library because it could be permanent. Mayor Anderson asked the Council if they would like him to pursue the purchase of the old clinic. Councilman Marshall stated he would like the City to obtain cost estimates to remodel the old clinic. Mayor Anderson stated that he will look into getting some cost estimates to remodel the old clinic for both the Library and the Police Department.

#### **CONSIDERATION OF SALARY STEP INCREASES:**

Mayor Anderson stated Judge Saxon is requesting a pay raise for Leslie Chadwick a Court Clerk. Councilman Marshall asked if the raise was allotted in the current year's budget. Recorder Walker stated the budget was for more hours not an increase in pay. Councilman Butler stated he would like to see the numbers as to what other Court Clerks and entry level Clerks in the City make. Attorney Elton stated he believes Judge Saxon is asking for the hourly rate comparable to a full time entry level position. Attorney Elton stated Sue Gustin is the personnel director and advised discussing the situation with her. Mayor Anderson stated he would like to redirect the salary increase to the HR Director, Sue Gustin, and have her address the Council with a proposal relative to a pay rate and job description before the council makes a decision.

APPROVED

**APPROVAL OF BILLS:**

Councilman Marshall moved to approve the bills for \$139,718.46 dated November 07, 2007. Councilman Rupp seconded the motion. All voted in favor and the motion carried.

**COUNCIL INFORMATION UPDATES:**

Mayor Anderson stated that Nicole Cline had called about Larry Miller contacting her about wanting to build some more buildings at Miller Motor Sports Park and their need for a sewer system. Nicole Cline stated Mr. Miller was not getting any cooperation for sewer services from Tooele County. Mayor Anderson stated he emailed the City Engineer Craig Neeley for an estimate for a sewer line, from Miller's property to Grantsville City and to review a County proposal to build a regional sewer plant, that would serve both Grantsville City and Tooele County. The Mayor indicated that Craig Neeley suggested looking into a Regional Service District. Mayor Anderson stated that a unified plan would need the cooperation and consent of Tooele County, Larry Miller and Grantsville City. Mayor Anderson asked the Council if they would like him to investigate this regional sewer proposal. Councilman Marshall stated he doesn't see what it would hurt to look into the proposal. Mayor Anderson stated a meeting had been set up next Tuesday with the Tooele County Engineering Office, Craig Neeley, Joel Kertamus the Public Works Director, and Larry Miller's employees will all be present. All of the council members were in favor of looking into a regional sewer that would service both Tooele County and Grantsville City.

Mayor Anderson stated the City is investigating a possible plan to provide City Employees with memberships to Anytime Fitness. Rachel Wright stated that the fitness committee consisting of Darrin Yates representing the Police Department, Marcus Seat representing the Public Works, and Rachel Wright representing City Hall have been looking into possible solutions to promote the fitness of City Employees. The Fitness Committee is asking the City to provide Anytime Fitness memberships for permanent full and part time employees. The committee also would like the council to consider paying one-half of the fee for a work out companion for the employee to be able to participate as well. Councilman Butler stated he would like a large recreation center for the whole community in the future. Mayor Anderson asked the council if they would like to pursue looking into obtaining gym memberships for the employees. Councilman Rupp stated he thinks the council should consider paying half for the work out companion. Councilman Castagno asked if the Fire Department would be willing to have the City employees use the Fire Station for their workout room. Council Baird asked to look into a card reader for the fire station, security cameras, and a panic alarm. The council stated they would like to look into how many employees would be interested in a membership as well as how many would like a workout companion so they could get a good estimate of how much it will cost the City. The council also wanted the Fitness Committee to look into the costs to use the Fire Station. Records Administrator Wright stated she would look into the costs of both the memberships as well as the costs for an upgrade to the Fire Station.

Councilman Butler asked about the status of the Quirk Street construction project. Recorder Walker stated that he had talked to a representative with Kilgore Paving and he indicated that payment has not been secured for the completion of Quirk Street from Alan Johnson, but when they receive payment they will start. Recorder Walker stated Kilgore Paving is looking at starting next week if they are paid. Councilman Castagno stated that if the city is required to pave Quirk Street then it will not be started until next spring. Attorney Elton suggested to wait and see what happens, because if the project were not completed, the City would need to obtain the bond, prepare plans and specifications and advertise the project, which probably wouldn't be ready until next spring.

Councilman Rupp stated that Scouts had worked on two eagle projects at the J. Reuben Clark Farm which included putting a fence around the farmhouse. Councilman Rupp stated that Joel Kertamus had indicated that the maintenance department was going to start the framing of the building for the J. Reuben Clark Farm within the next week or two. Councilman Rupp also stated a cedar fence is going to be put down the west side of the property.

Councilman Castagno stated that the City is pursuing a new website for the City which would be [grantsville.ut.gov](http://grantsville.ut.gov).

Councilman Castagno stated he talked to Santa Clause today and that he will be in town the Saturday after Thanksgiving. Councilman Castagno stated the parade will start at City Hall at 10:00 a.m. on November 24, 2007 and will proceed west to the new Fire Station. Councilman Castagno stated the activities will be held in the Fire Station. He stated that Mountain West Medical Center has donated \$500.00 and Wal-Mart Distribution has donated a \$100.00 to the Santa Parade.

Attorney Elton stated that he is in the process of updating the Grantsville City Code. He stated he has a draft of a new Chapter 8 and would like it to be put on the next agenda. Attorney Elton stated he would like to bring a new revised City Code chapter to the Council each month, with the goal of bringing the City Code up to date.

APPROVED

Attorney Elton stated there is a formal contract from MHTN that needs to be put back on the agenda for Planning Services for a new City Hall. Attorney Elton stated the minutes approving these services indicate that the project would not to exceed \$3,000.00 but now MHTN is requesting a formal contract for a price not to exceed \$15,000.00.

Mayor Anderson asked about the next regular City Council meeting and if the Council would like to cancel that meeting since it would be held on Thanksgiving eve. Mayor Anderson stated he could put the necessary agenda items on the Canvas meeting being held on Monday November 19, 2007. Councilman Baird made the motion to cancel the regular city council meeting scheduled for November 21, 2007 and to hold a special meeting on Monday, November 19, 2007 to canvass the general election among other things. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

Councilman Marshall stated a Grantsville City resident is taking the EMT class and does not have the funds to take the State test. Councilman Marshall stated she will work for the hospital after accomplishing the test. Mayor Anderson stated he would allow funding for the test.

**ADJOURN:**

Councilman Marshall made a motion to adjourn the City Council meeting at 8:45 p.m. Councilman Robin seconded the motion. All voted in favor and the motion carried.

---

Jeremy A Walker  
Recorder

---

C. Byron Anderson  
Mayor