

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON FEBRUARY 20, 2008 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.**

**Mayor and Council Members Present:** Mayor Byron Anderson; Council Members Paul Rupp, Tom Tripp, Todd Castagno, Mike Johnson, and Brent Marshall.

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

**Citizens and Guests Present:** Ron Richards, Tony Gonzalez, Colleen Brunson, Ardell Henderson, and Mark Cox.

Mayor Anderson called the meeting to order at 7:00 p.m.

**AGENDA:**

1. **Summary Action Items:** Mayor Anderson asked if any of the Council Members would like to pull any specific item for separate consideration. Council Members requested that the “John and Company” bill and the business license for “Premier Excavating and Construction” be pulled from the Summary Action Items.

**Motion:** Councilman Tripp made a motion to approve the consent calendar with the exception of the “John and Company” bill and the business license for “Premier Excavating and Construction”. Councilman Marshall seconded the motion, all voted in favor and the motion carried.

The items approved under the summary action item are as follows:

- a. Approval of the minutes of the City Council Meeting held on February 20, 2008
- b. Approval of Business License for “B&S Sport”.

Councilman Tripp asked if a representative from “Premier Excavating and Construction” was present. Kacie and Todd Hammond were present. Councilman Tripp stated he drove past the property and noticed large equipment stored at the property location, 58 N. Cooley. Kacie Hammond stated that the Conditional Use Permit was approved by the Planning and Zoning Administrator. Councilman Tripp asked if any neighbors have disapproved of the storage of the equipment for the business. Mayor Anderson stated they live behind his property and he has not heard of any complaints regarding the storage of the equipment.

**Motion:** Councilman Tripp made a motion to approve the business license for “Premier Excavating and Construction”. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

Councilman Marshall asked about the bill from the “John and Company”. The bill was for portable restrooms at the rodeo grounds. Recorder Walker stated he had contacted the John and Company in October to have the portable restrooms removed for the winter months, but they never did pick the portable restrooms up. Councilman Marshall stated he does not feel the City should pay the bill, if the service was to have been terminated last fall at the request of the City Recorder.

**Motion:** Councilman Tripp made a motion to approve the bills dated February 20, 2008 in the sum of \$103,231.40 with the exception of the “John and Company” bill. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

2. **Consideration of Ordinance No. 2008-04 amending the General Plan to adopt a land use designation for Worthington Ranch Annexation of 187 acres to be designated a Rural Residential – 1 category:**

Attorney Elton stated the ordinance is updating the General Plan map to include newly annexed property. He stated that when property is annexed into Grantville City the property needs to be given a general plan land use designation.

**Motion:** Councilman Marshall made a motion to approve Ordinance No. 2008-04, an ordinance amending the Grantsville City Comprehensive General Plan and Future Land Use map by establishing a land use category for 187 acres located along the northwest boundary of the city and north of Old Lincoln Highway, with a Rural Residential-1 land use designation. Councilman Castagno seconded the motion, all others voted in favor and the motion carried.

**3. Amendments to Land Use Code:**

**a. Consideration of Ordinance No. 2008-05 to allow property to be rezoned to RM-7 zoning designation as specified in Section 15.4:**

Attorney Elton stated that currently the RM-7 and RM-1-8 zoning designations have been frozen. He stated that Ordinance No. 2008-05 and 2008-06 would unfreeze these zones, which would allow property to be rezoned to these designations. Councilman Castagno stated that currently the only high density zoning is RM-15 which allows 15 units per acre. He stated that if the RM-7 and R-1-8 zoning designations were unfrozen that the City could offer other densities than the most dense RM-15 district in the core areas of the City. Councilman Castagno indicated that with the RM-15 and R-1-21 zoning designations, there is nothing in the middle. Councilman Tripp stated he would like to receive more information on why the zoning designations were frozen in the first place and he stated he did not see the urgency of voting on this ordinance. Councilman Marshall stated he also would like to have more time to consider these items. Councilman Rupp stated his concern is that if the RM-7 and R-1-8 zoning designations are unfroze that more high density development will be asked for and that he would like to see more low density developments.

**Motion:** Councilman Tripp made a motion to table the consideration of Ordinance 2008-05, an ordinance amending Section 15.4 of the Grantsville Land Use Development and Management code by removing the restriction prohibiting the rezoning of property to a RM-7 zoning designation until time permits on the agenda to receive more information. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

**b. Consideration of Ordinance No. 2008-06 to allow property to be rezoned to R-1-8 zoning designation as specified in Section 15.3:**

**Motion:** Councilman Tripp made a motion to table the consideration of Ordinance 2008-06, an ordinance amending Section 15.4 of the Grantsville Land Use Development and Management code by removing the restriction prohibiting the rezoning of property to a RM-1-8 zoning designation until time permits on the agenda to receive more information. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

**4. Zoning Map Amendments:**

**a. Consideration of Ordinance No. 2008-07 for Ron Richards at 401 South Worthington Street to reclassify approximately 9 acres from an A-10 zone to an R-1-21 zone:**

Councilman Castagno stated the area around the property is all zoned with a R-1-21 zoning designation.

**Motion:** Councilman Tripp made a motion to approve Ordinance No. 2008-07, an ordinance amending the official zoning map of Grantsville City, Utah by rezoning approximately 8.41 acres located at approximately 401 South Worthington Street from an A-10 to a R-1-21 zoning designation. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

**b. Consideration of Ordinance No. 2008-08 for L&S Builders and Developers along the north side of Old Lincoln Highway to reclassify 165 acres from an A-10 zone to a RR-2.5 zone.**

Tony Gonzalez representing L&S Builders and Developers was present. Mr. Gonzalez stated the proposed plan was to create a subdivision with 2.5 acre lot sizes or larger. Councilman Castagno stated that the 2.5 zoning designation was put in effect two years ago and he is glad to see it being requested. Councilman Marshall stated he liked the size of the lots and that he also was pleased with the Blake Mountain Phase 3, which is another quality subdivision that this L&S Builders and Developers has pursued.

**Motion:** Councilman Marshall made a motion to approve Ordinance 2008-08, an ordinance amending the official Zoning Map of Grantsville City, Utah by rezoning the 173.09 acres located along the north side of Old Lincoln Highway from an A-10 to a RR-2.5 zoning designation to reclassify zone to 2.5. Rupp seconded the motion, all voted in favor and the motion carried.

**5. Consideration of Concept Plan for L&S Builders and Developers along the north side of Old Lincoln Highway to create a 43 lot subdivision (Worthington Ranch).**

Tony Gonzalez representing L&S Builders and Developers was present. He stated they are proposing a 43 lot subdivision of lots 2.5 acres in size or larger. Attorney Elton stated the Planning Commission recommended that the subdivision be required to hook into the City's water and sewer systems. Mr. Gonzalez stated that the Planning did not want to have any more lift stations and in order to connect to the sewer a lift station would be required. Mr. Gonzalez stated he was planning on putting in septic systems for each of the lots. Councilman Castagno asked how far away the sewer was from his development. Mr. Gonzalez stated it is about 1100 feet away from the lowest corner and nearer on the top end but that the line would there would be above the property. Councilman Johnson stated that he was present at the Planning Commission meeting when this item was discussed and recalled the City Engineer stating that L&S Builders would need to connect to the sewer and recommended that the developer try to get a right away through Darrel Nielson's property. Councilman Johnson stated the recommendation was to gain a right away that went through Lot 8 on the proposed subdivision map. Mr. Gonzalez stated the distance for the sewer to be run was undesirable. He stated he had discussions with the engineer and septic tanks were suggested. Attorney Elton stated that in the memorandum from the Planning Commission, that it stated that all utilities needed to be run to the property. Councilman Castagno stated that with the sewer being so close he would like to see the sewer run to the property. Councilman Tripp stated he would also like to see the property connected to the sewer. Councilman Marshall suggested approving the Concept Plan contingent on Craig Neeley, the City's Engineer's recommendation. Councilman Marshall recommended that Mr. Gonzalez contact Craig Neeley to discuss connecting to the sewer.

**Motion:** Councilman Marshall made a motion to approve the Concept Plan for L&S Builders and Developers to create a 43 lot subdivision known as the Worthington Ranch subdivision upon the condition that the developer comply with the City Engineer's recommendation regarding the connection of this development to the City's sewer system. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

**6. Consideration of Concept Plan for James Black at 269 South Park Street to create a 2 lot subdivision (Elk Horn).**

Councilman Tripp stated that one of the lots is 1/3 acre in size and the other lot is 1 acre in size. Councilman Marshall stated the lot sizes are in compliance with the zoning designation of the property.

**Motion:** Councilman Johnson made a motion to approve the Concept Plan for James Black at 269 South Park Street to create a 2 lot subdivision known as the Elk Horn subdivision. Councilman Marshall seconded the motion, all others voted in favor and the motion carried.

**7. Declaration of surplus property and disposition.**

Mayor Anderson stated two police vehicles are in need of being declared surplus to the needs of the City. Attorney Elton stated the Council needs also would need to determine how they would like the vehicles to be disposed of if declared surplus. Attorney Elton stated that in the past, the City has disposed of property by sealed bids or by having an open auction. Councilman Marshall stated there are some vehicles at the sewer plant that should also be declared surplus.

**Motion:** Councilman Marshall made a motion to declare the following two police department vehicles as surplus: a 1990 Chevrolet Lumina Vehicle Identification Number 2G1WN54T9L9316478 and a 1994 Ford Explorer Vehicle Identification Number 1FWDU34XORUC75674 and place them up for sale to the highest bidder after advertisement and in the event there are no bids to contact a salvage yard for the vehicles to be disposed of. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

**8. Approval of specifications for medium weight dump truck and acquisition.**

Attorney Elton stated that if an item is purchased from the State bid, the City is not required to seek competitive bids. Councilman Johnson stated that he met with the Public Works Director, Joel Kertamus and found that the City has two dump trucks. One is a four year old Sterling and the other is a 26 year old International. Councilman Johnson stated the dump truck Joel Kertamus is asking for is smaller than the Sterling. He stated the intent is to use the new truck for light hauling and to be used for water and sewer repairs. Councilman Tripp asked if a plow was included in the bid. Recorder Walker stated that a plow was budgeted separately from the dump truck and was not included in this bid. Councilman Tripp asked if the state bid price was reasonable. Councilman Johnson stated the price is in the right range. Councilman Tripp asked if the dump truck is to replace or to add to the

Public Works equipment. Councilman Johnson stated it will do both in that it is replacing an old International as well as adding an additional piece of equipment. Councilman Johnson stated that the Public Works need to have good equipment and there is nothing worse than being broke down.

**Motion:** Councilman Castagno made a motion to approve the proposed specifications for a medium weight dump truck and to authorize that it be purchased under the State bid. Councilman Johnson seconded, all voted in favor and the motion carried.

#### 9. Council information updates:

Mayor Anderson stated that Tooele County Council of Governments only approved two Community Development Block Grants. One grant was awarded to Grantsville City and the other was for a Tooele City housing project. He stated that Grantsville will receive \$275,000.00 for completion of the South Willow sidewalk project. He stated that CDBG had seven proposals and only two were funded. Mayor Anderson stated he was hoping to get money to improve the Grantsville Senior Citizens Center, but after attending the meeting with CDBG he believed that it would be very difficult for the City to receive funding for this project. Mayor Anderson stated he will try to find some other funding to improve the Senior Citizens Center.

Mayor Anderson stated he attended a meeting where a regional sewer plant was discussed. He stated that to complete a feasibility study will cost \$24,000.00 which was proposed to be allocated among the interested governments. He said that Grantsville City, Tooele County, and Tooele City would each pay \$7,000.00 and that Lakepoint and Stansbury would pay \$1,500.00 each. Mayor Anderson stated that he had talked to the City's Engineer, Craig Neeley and would like Mr. Neeley to attend a Special City Council meeting on March 5, 2008 to discuss the regional sewer plant and other issues.

Councilman Marshall asked if the Christmas decorations at the fire department could be stored at another location. Records Administrator Wright stated that she would talk to the Public Works director to see if the items could be moved.

Councilman Tripp stated that he had reviewed the City expense and revenue report. He stated that if the City continues spending at the same rate that the City could be over budget. Mayor Anderson suggested that Councilman Tripp meet with Recorder Walker to review this issue. Councilman Tripp stated he does not want to see funds for roads and streets to be used for other items that may not be as important.

Records Administrator Wright attended a meeting with the UTA planning committee regarding a bus transit plan that services the Tooele Valley including Tooele City, Stansbury Park and Grantsville City areas. She stated UTA is looking into storing buses in Tooele Valley to save on costs. She stated that UTA is proposing a set route, but they would offer a program that would allow an individual to call in at least an hour before the schedule bus route time for a route deviation. The deviation would cost an additional dollar. The UTA calls this proposal Flex routing and there will be set stops but the bus would deviate from the route to pick individuals. Records Administrator Wright stated that the idea is still in the planning stages and those that attended the meeting gave the UTA some suggestions based on the areas most needing transportation. The representatives from UTA stated that the route would be adaptable but if the bus is making continuous deviations to a certain area they would look into adding it to the route. She also stated that UTA is looking into offering a community van for the Tooele Valley area. Records Administrator Wright stated she will report back to the Council with any updated information that she receives.

Attorney Elton stated the final argument concerning the lawsuit of Pacific West Communities against the City regarding the County Haven Condominiums was going to be heard on Friday, February 22, 2008 at 10:00 a.m. at the Third District Court in Tooele. He invited everyone to attend.

#### 10. Adjourn

**Motion:** Councilman Marshall made a motion to adjourn the meeting. Councilman Rupp seconded the motion, all voted in favor and the motion carried. The meeting was adjourned at 8:30 p.m.

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Jeremy A. Walker  
Recorder

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C. Byron Anderson  
Mayor