

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON DECEMBER 17, 2008 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Roll Call Mayor and Council Members: Mayor Anderson, Council Members Brent Marshall, Tom Tripp and Mike Johnson were present. Council Members Paul Rupp and Todd Castagno were excused.

Appointed Officers and Employees Present: Attorney Ron Elton, Recorder Rachel Wright, Treasurer Susan Gustin and Director of Finance Jeremy Walker.

Citizens and Guests Present: Dean Cox, Wade Watkins, Brenda Loveless, Colleen Brunson and Jennifer Kelley.

Mayor Anderson officially called the meeting to order at 7:10 p.m.

AGENDA:

1. Summary Action Items

- a. Approval of Minutes of the City Council Meeting held December 03, 2008.
- b. Approval of Business Licenses for Abigail Vought and Junk in the Trunk.
- c. Approval of Bills dated December 17, 2008 in the sum of \$214,692.39.
- d. Personnel Matters: salary step increases for Robin Hensley to go from a Grade 11, Step 6 to a Grade 11, Step 7, Chism Yeaman to go from a Grade 13, Step 5 to a Grade 13, Step 6, Randi Johnson to go from a Grade 10, Step 4 to a Grade 10, Step 5, Markus Seat to go from a Grade 12, Step 2 to a Grade 12, Step 3 and Larry Bolinder to go from a Grade 18, Step 7 to a Grade 18, Step 8.

Councilman Tripp made a comment about the fuel usage for Public Works Department and the Police Department. He stated it looks as though the public works department is spending as much as the police department. Director of Finance Jeremy Walker asked for approval to cut a manual check for Wal-Mart for the Shop with a Cop program. He stated the money had been received from donations collected by the Police Department.

Motion: Councilman Marshall made a motion to approve the summary action items and to approve the issuance of a manual check for Wal-Mart for the Shop with a Cop program. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

2. Consideration of an amended concept plan for Oquirrh Estates Subdivision/Commercial Development located at approximately 400 South State Road 112, covering 91 acres, including 288 multi-family units, 99 single family lots and a proposed 32.7 acre commercial site (Jacob Andregg and Hewn Development LLC).

Jake Andregg was present and addressed the City Council. He stated he would like to explain why they did not decide to move forward with the original concept plan that had originally been approved by the City Council. He stated after the approval he met with several different groups. He stated he met with the Tooele County Engineer who indicated a possible County street could connect to the subdivision in the middle of the east side. He stated he would like to be proactive and accommodate this street if it goes in the future. He stated when he marketed the project he received a great deal of feedback. He stated that he received advice that the multifamily area layout was too much of a grid pattern. He presented a map with the layout of Tooele Valley that included all of the commercial businesses. He stated that Tooele City is getting majority of the new businesses in the valley. He stated that his group did a study on State Road 112, which had 4800 vehicles per day and that UDOT's own study showed 5400 vehicles per day on this road. He stated that he looked for anchor stores to locate on the property. He stated the key tenants were fence sitting because they wanted to see more roof tops in the vicinity. He stated the logic is that they can locate in Tooele City and still receive the business of Grantsville City residents. He stated that only a small percentage of the employees of the Wal-Mart Distribution live in the Tooele Valley because there is little affordable housing here.

Mr. Andregg stated he had met with those with more experience in the development of residential subdivisions. He stated that with the expert advice he received they decided to improve the plans. He stated the new plan has an open view of the corridor and a roundabout with a water feature. He stated there will be two swimming pools in the multifamily area. He stated he met with a group called Parkridge Management. He stated they have close to 9000 units nationwide. He stated they have developments in 13 different states. He stated they have an onsite management staff that will oversee the entire rental project. He stated he has received two letters of intent from commercial establishments and there is a good possibility of a third which would be a hotel. He stated the hotel company is excited about the location being near the Miller Sports Park. He stated they have a letter of intent from a steak house as well as a grill that is similar to Café Rio. He stated the original plan only had 1.48 acres of open space and this new concept plan has 1.8 acres of open space. He stated

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the plan has more of an aesthetic appeal. He stated the plan for the multifamily development will be varied with the taller units on the interior and the smaller units on the perimeter. He stated there will be a soccer field, a playground and the two swimming pools.

Mr. Andregg stated he has a legitimate investment partner that is able to back the entire project. Councilman Marshall commented that the proposed residential units have increased significantly from the first plan. Mr. Andregg stated the increase is 78 units because they decreased some of the single family units. Councilman Marshall stated he would like to see more commercial and less residential. He stated the site is a perfect area for commercial development. He stated the first time they came in he stated he would like to see more commercial and less residential. Mr. Andregg stated there needs to be more rooftops to support additional commercial area. Councilman Marshall stated he still preferred the old plan with fewer residential units. Councilman Marshall stated he does not want to see this proposal being approved and then not be able to bring in the commercial businesses with a future request for more housing. Attorney Elton stated provisions can be placed in a development agreement that would restrict the commercial area from being used for other purposes. Mr. Andregg stated they have three letters of intent and they have businesses that are interested, based upon what the Council approves.

Councilman Johnson questioned the sewer and the phasing of the development. Attorney Elton stated they will come before the Council for the approval of phasing and Craig Neeley will meet with them to go over the sewer and design of the subdivision. Mr. Andregg stated that he had spoken to the City Engineer about the sewer and the current City Wastewater Facility. Mr. Neeley stated that it could handle this development for at least two years, which should allow the new upgrade to be completed.

Councilman Tripp asked if they had met with the neighbors and how they felt about the subdivision. Mr. Andregg stated he had two meetings with the neighbors and they like the current plan and that they are okay with the easements. Councilman Tripp stated he has a hard time believing that two hundred more rooftops is going to sway commercial establishments to come to Grantsville. Mr. Andregg stated that proximity is a big thing for them. He stated they like the idea that people would be within walking distance of the commercial area. The second thing they like is the proximity to the Miller Sports Park. Councilman Tripp stated why would hotel chains want to come to his location when they could locate closer to the Miller Sports Park. Mr. Andregg stated that Larry Miller's first project is to lease space and the hotel chains are looking at five to ten years to locate near the Miller Sports Park. He stated there are hotel chains that want to come sooner for competition reasons. Councilman Tripp stated that if you are going from Grantsville to Tooele it would be hard to access the subdivision. Mr. Andregg stated there will be three points of access. He stated they received a variance from UDOT for a light.

Motion: Councilman Marshall made a motion to approve the revised concept plan for Oquirrh Estates. Councilman Johnson seconded the motion. Councilman Tripp amended the motion by asking that the matter be tabled. Councilman Johnson seconded the motion. All voted in favor and the amended motion carried.

3. Consideration of 2007-2008 Independent Audit Report.

Wade Watkins and Danny Barlow were present representing Pinnock, Robbins, Posey and Richins who prepared the City's 2007-2008 independent audit report. Mr. Barlow reviewed with the council the audit report and answered the Council's questions. Mr. Barlow indicated that the audit standards had been increased for this audit. Mr. Watkins reviewed the management letter with the Council.

Motion: Councilman Tripp made a motion to accept the 2007-2008 audit report with an amendment to reflect that the audit was for Grantsville City and to authorize that it be filed with the State of Utah. Councilman Marshall seconded the motion. All voted in favor and the motion carried.

4. Council Information Updates.

Attorney Elton stated an RFP has been advertised to purchase water rights for the City. He stated the RFP gave a deadline of December 31, 2008. He stated the City has received one request from the developers of North Star Ranch. He stated the proposal is for \$6800.00 per acre foot. Councilman Marshall stated that they only had an option to purchase water rights and he did not see the urgency to purchase the water rights, prior to the end of the RFP period. The council agreed to go through the RFP process and not call a special meeting prior to the end of the year.

Mayor Anderson indicated his appreciation for the audit report.

Councilman Tripp stated his concern with the budget. Mayor Anderson stated he is looking into holding a meeting to amend the budget to reflect updated revenues and matching expenditures.

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Attorney Elton stated the City had received an offer from Pacific West Communities to settle their lawsuit. He stated the Council may need to have a closed session and if the Council had any objections to inviting a representative of the homeowner's association and the adjoining street to attend the closed meeting. The Council agreed to invite these interested parties to the closed session.

5. Adjourn.

Motion: Councilman Marshall made a motion to adjourn. Councilman Johnson seconded the motion. All voted in favor and the meeting officially adjourned at 9:00 p.m.

Rachel Wright
City Recorder

C. Byron Anderson
Mayor