

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON DECEMBER 1, 2010 AT THE GRANTSVILLE CITY HALL, 429 EAST  
MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE.**

Mayor Marshall called the meeting to order and asked everyone to join with him in reciting the "Pledge of Allegiance."

**ROLL CALL:**

**Mayor and Council Members Present:** Mayor Brent Marshall and Council Members Tom Tripp, Mike Johnson, Todd Castagno, James Vera and Mike Colson.

**Appointed Officers and Employees Present:** Attorney Ronald Elton, Zoning Administrator Shauna Kertamus and City Recorder Rachel Wright.

**Citizens and Guests Present:** Colleen Brunson, Grant Brunson, Gayle Parker, Missy Bird, Kent Liddiard, Scott Stice and Vaughn Oborn.

Mayor Marshall welcomed the Scouts from Scout Troop 1370 to the meeting.

**AGENDA:**

**1. Youth Award(s)**

Mayor Marshall and Council Members announced the following youth for recognition awards and congratulated these students and presented a gift for their achievements:

- Hunter Tracy
- Alyssa Muhlestein
- Autumn Dzierzon
- Nathan Beckett
- Erin Anderson
- Adrianna Evans

**2. Summary Action Items**

- a. Approval of Minutes of the November 17, 2010 City Council Meeting.
- b. Approval of Business Licenses for Ultimate Tax Pros, LLC and Hawkins Janitorial Contracting, LLC.
- c. Approval of Bills in the sum of \$97,316.40.
- d. Personnel Matters: salary step increase for Jay Smith to go from Grade 13 Step 1 to Grade 13 Step 2.

**Motion:** Councilman Tripp made a motion to approve the summary action items. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**3. City Council review and approval of Goat Dairy at 507 North Hale Street. (Vaughn Oborn).**

Vaughn Oborn was present and presented the Council with a mitigation management plan for his Goat dairy which is attached to these minutes. Councilman Johnson asked what the dairy procedures are regarding pasturing. Mr. Oborn stated that the goats mainly live in corrals and are let out to pasture periodically. He stated that the corrals will total approximately 4 acres of the land. He stated they will buy feed for the goats. He stated they do not factor pasturing into the feeding of the goats. Councilman Tripp asked if the operation is like a feedlot. Mr. Oborn stated no, the feeding is according to a dairy operation. Councilman Johnson asked how often he planned to pasture the goats. Mr. Oborn stated that he has 4 different pens and he rotates the goats based on breeding and production.

Councilman Johnson stated he heard Mr. Oborn is considering leasing additional land. Mr. Oborn stated that his proposal needs to stand on the merits of his own property. He stated that the plans for the goat dairy needs to be based on the 12.5 acres that he owns. He stated he had looked at leasing ground from a neighboring property owner, but the owner is now looking to use that ground to grow hay.

Councilman Castagno asked how the goat milk is transported. Mr. Oborn stated that he has a pick-up truck and gooseneck trailer that is certified by the State to be a legal milk hauler. He stated that he also will truck in feed for the goats. He stated that they use approximately 1200 pounds of hay per day (4 lbs of hay per goat x 300 goats equals 1200 lbs of hay). Mayor Marshall asked if he is milking the goats now. Mr. Oborn stated that this time of year is when they dry up and is the reason he wants to relocate them to Grantsville.

Councilman Vera inquired about where his hired help lives currently. He stated that in pictures that were presented it looks as though they are living in trailers. Mr. Oborn stated that until the end of September his herd manager lived in a rental house. He stated that the owner of the house sold the house and the manager was okay living in the trailer until the dairy was relocated. He stated that his intent is to put up a caretaker house as soon as possible. He stated that he is at the current time looking for a place to rent for the herd manager and his family until the home is constructed. Mayor Marshall stated that by City Ordinance, a person is not allowed to live in a trailer. Mayor Marshall asked how many goats a herd manager typically manages. Mr. Oborn stated that he did not know what the industry standard was, but that his herd manager does well at managing the size of the current herd. He stated that he has not missed a milking which is twice a day since April of 2009. He stated that he has no intention milking above 200 goats. He stated he does not want to make the dairy a large industry. He stated there are many sources where he can buy milk if he needs to.

Councilman Tripp asked what the corral area will look like. Mr. Oborn stated that the corral area will not be grass but he will plant trees along the south side of the property,

stagger the loafing sheds and will manage the manure. He stated he put in an oversized meter so if he needs to sprinkle the area to control the dust he will. He stated it is in his best interest to be clean for his dairy as well as for his neighbors.

Mayor Marshall stated that if he wanted to hook into the City sewer system he would have to purchase a pump station and if he was planning on using a septic tank that it would need to be approved by the Tooele County Board of Health. Mr. Oborn stated he was planning on using a septic system and is aware of the requirement to obtain approval from Tooele County. Mayor Marshall stated he contacted the Tooele County Board of Health regarding concerns the neighbors have about being on wells. He stated that they suggested having the culinary wells sampled and as long as their wells were done correctly they should not experience any problems from the dairy. Councilman Johnson stated that the property owners have some responsibility for their own animals as well. Mayor Marshall stated he contacted the Department of Agriculture and they gave high ratings regarding Mr. Osborn's goat dairy. He stated they have not received any complaints. Mr. Oborn stated that the use of water and washing is minimal with goats. He stated that it is healthier on the utter to use less water. He stated that any chemicals used will be supported by the septic system. Mayor Marshall asked how many times Mr. Oborn is planning to clean the pens and other areas. Mr. Oborn stated that they are currently doing a thorough cleaning three times a year. He stated he will clean as often as is necessary. He stated he anticipates doing a thorough cleaning on a monthly basis. He stated that he will keep the manure on the back of the property and will compost it. He stated that goat manure is a dry product that does not have much odor.

Mr. Oborn stated he would manage the manure to control odors and insects. Mayor Marshall asked about the need for public parking? Mr. Oborn stated that other than deliveries and transporting of the milk, he would not have the need for any public parking, except for providing tours for scout groups or school classes, who would be welcome. Mayor Marshall asked about a retail business at the dairy and having customers go there. Mr. Oborn stated he would not be selling the milk at retail. Mayor Marshall stated that he was in favor of Mr. Osborn's plans to plant trees on the south side of the property. Mr. Oborn stated that he wouldn't be using any hormone treatments for pest control. Councilman Castagno asked how many goats would be kept for milking and to replenish the herd. Mr. Oborn stated that he plans to milk approximately 240 goats with another 20 to 30 percent for replacements. Councilman Vera asked what number Mr. Oborn wanted for a maximum number of goats. Mr. Oborn stated that he probably would never go over 400 but didn't want to be in violation if the number of goats went to 420. Councilman Castagno asked how many square feet of corral space would be maintained per goat. Mr. Oborn presented several studies and opinions citing 25 square feet to 150 square feet as different recommendations for each goat. He said he would have 435 square feet for each of his 400 goats. Councilman Tripp asked if proper notification to the neighbors within 300 feet of this property had been given. Shauna Kertamus stated that it had. Mr. Tripp asked whether or not the 300 foot radius was enough for an activity such as this. It was mentioned that a zoning ordinance requiring additional notice would need to be proposed and considered as an amendment. Attorney

Elton indicated that the City Council's consideration of this matter was not a part of the conditional use permit process, but was under a separate provision of the Land Use Code which provides for notice to City Departments, coordination of utility requirements and to allow mitigation of negative impacts. Mr. Elton indicated that even though the Planning Commission had approved a maximum number of goats, that the City Council could reduce the number under its separate authority. The Planning Commission did, however, approve the CUP on condition that Mr. Oborn presented an operations plan to the City Council for its approval. Councilman Vera indicated that he would like to authorize a lower number of goats at first and then allow more at a later date if the impacts were kept minimal and if necessary. He suggested starting out with 350 goats and if Mr. Oborn wanted more goats in the future he could come back to the City Council with a request for a higher number. Councilman Tripp and Johnson indicated that the operations plan that Mr. Oborn presented appeared to be appropriate.

**Motion:** Councilman Tripp made a motion to accept the operation and mitigation plan as presented by Mr. Oborn as one condition for the ultimate approval of the dairy operation. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

**Motion:** Councilman Vera made a motion that the caretaker residence be built on the dairy property by November 2011 and that the corrals be cleaned a minimum of 4 times a year as additional conditions for approval of the dairy. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**Motion:** Councilman Johnson made a motion to approve the goat dairy with the previous conditions and with additional conditions that the goats and corrals be at least 500 feet west of Hale Street, a limit of 400 goats maximum, but that goats under three months old would not count towards the 400 limit, and with the option of Mr. Oborn being allowed to come back after twelve months to request more goats if necessary and the other conditions are complied with. Council Members Tom Tripp, Todd Castagno and Mike Johnson voted in favor of the motion. Councilman James Vera voted against the motion. The Motion carried and the goat dairy was approved with the conditions stated and including the Planning Commission Conditions except as modified by the City Council.

#### **4. Consideration of declaration of surplus weapons and authorization to trade for goods.**

**Motion:** Councilman Tripp made a motion to approve to declare the weapons presented by the Police Department as surplus and to authorize that department to trade the items for ammunition with a licensed firearm dealer. Councilman Vera seconded the motion. All voted in favor and the motion carried.

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**5. Consideration of specifications for audio/visual/recording equipment for Council Chambers and authorize to purchase.**

Mayor Marshall asked that this item be deferred to a later date in order to obtain additional information.

**6. Mayor and City Council Reports.**

Mayor Marshall reported that he had attended a regional transportation meeting where projects were discussed. He indicated there was consideration of expanding the park and ride program. Mayor Marshall indicated that he had attended the Council of Governments meeting where appointment of the Boundary Commission members was discussed and planned. He indicated that the County Health Department had passed a regulation prohibiting the possession or use of synthetic marijuana substances (spice). Mayor Marshall stated that he attended and spoke at a Girl Scout Gold Award program. He reported that the Applied Technology College could provide customized training for businesses and the City. He was planning to have them provide free computer training for City employees. He indicated that he had taken and passed the fireworks operator test for the Fire Department. He indicated that he and staff had met with the Larry H. Miller real estate and development representatives regarding the issues associated with the City Annexing the Deseret Peak Special Service District and the Miller Motor Sports Park. He stated his opinion that the meeting went well and the City is waiting to hear back from them. Mayor Marshall indicated that the City sponsored Santa Parade and event at the Fire Station with Santa Claus went well. Mayor Marshall indicated that he met with a representative from the State of Utah Trust Lands regarding the proposed annexation. He indicated that the state is in favor of the annexation, and wanted to provide input in the zoning of the state property within the annexation area in anticipation of developing that property. Mayor Marshall stated that he had received communication from the owners of the Chemical Lime Plant regarding the annexation and he had answered their questions. He stated that the City's lawsuit against the EPA regarding their designation of Tooele County as a nonattainment area was scheduled for a hearing in the 10<sup>th</sup> Circuit Court of Appeals on January 15, 2011. He stated that the City had received thank you letters for its participation with the turkey show. Mayor Marshall invited the Council to attend the Fire Department's Christmas Party.

Councilman Vera reviewed the Health Departments approval of a resolution to ban synthetic marijuana. He indicated the harms associated with use of these substances and that the County was formulating a plan to obtain the support of all communities in enforcing this regulation.

Scott Stice indicated his support for the Council's work and his opinion that the Council took their jobs seriously.

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Councilman Castagno indicated his support for Mr. Stice and his neighbors and that a commercial sign should not be put up on a residential property in that neighborhood. Mayor Marshall stated that he would ask the enforcement officer to address this issue.

Colleen Brunson addressed the Council and that zoning matters can be very difficult and that she appreciated the thorough investigation and review that the Council had taken with the matters on the agenda.

**7. Adjourn.**

**Motion:** Councilman Vera made a motion to adjourn. Councilman Johnson seconded the motion. All voted in favor and the meeting officially adjourned at 8:50 p.m.