

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 17, 2014 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 and Council Members Present: Council Members Mike Johnson, Mike Colson, Tom Tripp, Scott Stice and Neil Critchlow. Mayor Brent Marshall was excused from the meeting but was on the phone to follow the proceedings.

Appointed Officers and Employees Present: Joel Linares, Kevin Turner, and Christine Webb.

Citizens and Guests Present: Todd Castagno, Gordon Brady, Ken Grant, Faye and Mitch Hall, Justin Richardson, Susan Johnsen, and Kent Liddiard.

Motion: Councilman Johnson made a motion to appoint Councilman Tom Tripp as Mayor Pro Tempore for this meeting in the absence of Mayor Marshall. The motion was seconded by Councilman Stice. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

Mayor Pro Tempore Tripp asked Ben Warner to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Public Hearings:

- a. Proposed minor subdivision for Kaylie Buhl dividing 4.62 acres of land from two (2) lots into three (3) lots at approximately 241 North Cooley in a R-1-21 zone.**

Mayor Pro Tempore Tripp opened the public hearing for comments. No comments were offered and the public hearing was closed.

- b. Proposed minor subdivision for Ernie Beacham dividing 13.47 acres of land from one (1) lot into four (4) lots at 558 South Quirk Street in a RR-1 zone.**

Mayor Pro Tempore Tripp opened the public hearing for comments. No comments were offered and the public hearing was closed.

- c. Proposed concept plan for Darrell Nielsen and Celtic Bank on the Cherry Village subdivision at West Main Street for the creation of 60 half acre lots in the R-1-21 zone.**

Mayor Pro Tempore Tripp opened the public hearing for comments. No comments were offered and the public hearing was closed.

d. Proposed concept plan for Todd Castagno and Lou Rae Tate and Rosanne Rhodes on the Tate Place subdivision at 230 Quirk Street for the creation of 11 lots in the R-1-8 zone.

Mayor Pro Tempore Tripp opened the public hearing for comments. No comments were offered and the public hearing was closed.

2. Public Comments.

Mayor Pro Tempore Tripp remarked we have a change on our normal agenda and will open the meeting for about fifteen minutes maximum for public comment. He asked if there were any comments and asked for a limit of about three minutes per person. No comments were offered.

3. Summary Action Items.

- a. Approval of Minutes from the September 3, 2014 City Council Meeting.
- b. Approval of Bills in the amount of \$229,990.13.
- c. Personnel Matters (none).

Motion: Councilman Stice made a motion to approve the summary action items. The motion was seconded by Councilman Colson. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

4. Consideration of a minor subdivision for Kaylie Buhl dividing 4.62 acres of land from two (2) lots into three (3) lots at approximately 241 North Cooley Street.

Gerald Webster was present and explained the plans for this minor subdivision. He stated there are currently two lots owned by Kaylie Buhl's aunt and uncle and they are dividing them into three lots to allow Ms. Buhl to build a house on one. Councilman Critchlow commented there was a concern at the Planning and Zoning Meeting about the road going in but that has been amended.

Motion: Councilman Critchlow made a motion to approve the minor subdivision for Kaylie Buhl dividing 4.62 acres of land from two (2) lots into three (3) lots at approximately 241 North Cooley Street. Councilman Johnson seconded the motion. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

5. Consideration of a minor subdivision for Ernie Beacham dividing 13.47 acres of land from one (1) lot into four (4) lots at 558 South Quirk Street.

Ernie Beacham was present and explained this minor subdivision. Councilman Colson asked about the plans for lot 104. Mr. Beacham clarified that is the 10.3 acre lot and said at this time he is planning to leave it intact. Councilman Critchlow reported there were no comments at Planning and Zoning.

Motion: Councilman Johnson made a motion to approve a minor subdivision for Ernie Beacham dividing 13.47 acres of land from one (1) lot into four (4) lots at 558 South Quirk Street. Councilman Stice seconded the motion. The vote was as follows: Councilman Stice, "Aye", Councilman

Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

6. Consideration of a concept plan on the Cherry Village subdivision at West Main Street for the creation of 60 half acre lots.

Doug Kinsman with Ensign Engineering was present for Darrell Nielsen. Mr. Kinsman stated Mr. Nielsen is planning to develop this as 60 half acre lots. He explained this was laid out for half acre lots once before but due to the economy it was left. Mr. Nielsen purchased it and has made a few changes to the original plan but it is almost exactly the same layout as before. Councilman Stice asked about things brought up at the Planning and Zoning Meeting. Mr. Kinsman said he believes they have addressed them in the information provided to the Council Members. Councilman Colson confirmed this is still at the concept stage of development. Councilman Johnson commented that he discussed this concept plan with Zoning Administrator, Jennifer Huffman. He reviewed the suggested corrections and the needed improvements for Cherry Street. Councilman Critchlow asked where the secondary water will come from. Mr. Kinsman remarked he has not confirmed if irrigation water is available to the area however, Mr. Nielsen has banked a quite a bit of water with Grantsville City. Mayor Pro Tempore Tripp asked Mayor Marshall if he knew if there was irrigation water available in that area. Mayor Marshall answered it is not. Councilman Johnson said his biggest issue is drainage. There are some live washes. Mr. Kinsman answered they do not plan to impede or stop the running water but plan to make a path for it. Councilman Stice asked about the number of phases. They adjusted it to three phases to comply with City Code. Councilman Critchlow expressed concerns about the drainage.

Motion: Councilman Stice made a motion to accept the concept plan on the Cherry Village subdivision at West Main Street for the creation of 60 half acre lots. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

7. Consideration of a concept plan on the Tate Place subdivision at 230 South Quirk Street for the creation of 11 lots.

Todd Castagno represented the Tate Place subdivision. The subdivision is directly east of the tennis courts just off of Cherry and Quirk Streets. Mr. Castagno said it is currently a vacant field. He explained the smallest lot is about 8,000 square feet but most are about 10,000 square feet. Councilman Colson commented with the setbacks some of the lots have very little building room. Mr. Castagno said they have reviewed that and have provided house plans that will fit the lots. Councilman Stice felt providing some smaller lots in the community would be a good idea. Mr. Castagno reported the houses will not face Quirk Street. Mayor Pro Tempore Tripp asked Fire Marshal, Kent Liddiard, if he had looked at the plan. Mr. Liddiard answered as a concept plan, it looks good. Councilman Stice inquired about the turnaround in the cul-de-sac. Mr. Castagno said that has been checked multiple times. Councilman Johnson commented they should let potential buyers know the high school band practices every morning. Councilman Stice asked about the drainage easements. There will be on site drainage. Mr. Castagno stated they will install curb and gutter. Councilman Colson felt the development will be a good addition to that space.

Approved

Motion: Councilman Johnson made a motion to approve a concept plan on the Tate Place subdivision at 230 South Quirk Street for the creation of 11 lots. The motion was seconded by Councilman Critchlow. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

8. Review and declaration of surplus items.

The Council Members were provided with a list of surplus items.

The list consisted of:

- two keyboards
- one monitor
- fifteen bikes
- two laptop computers
- an HP 7500 printer
- three toolboxes
- a 2003 Ford Explorer
- 1986 Kawasaki KZ 1000 Motorcycle
- 2001 Ford F-150
- 1989 GMC 3500
- a box of office supplies

Councilman Johnson asked Mayor Marshall if we decided not to add the loader to this surplus auction with a minimum bid. Mayor Marshall said he was planning to get some information from Ritchie Brothers. The Council determined to hold off on the loader until they have more information and can decide on a fair minimum bid.

Motion: Councilman Colson made a motion to declare the items listed as surplus and set the date of October 4th at 10:00 a.m. for a public auction. Councilman Johnson seconded the motion. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

9. Initial Consideration of Annexation Petition filed by Kenneth Hales.

Attorney Linares asked the Council to table this item until the next City Council Meeting for statutory reasons.

Motion: Councilman Critchlow made a motion to table the Initial Consideration of Annexation Petition filed by Kenneth Hales. Councilman Johnson seconded the motion. The vote was as follows: Councilman Stice, "Aye", Councilman Critchlow, "Aye", Councilman Tripp "Aye", Councilman Colson, "Aye", and Councilman Johnson, "Aye". The motion carried.

10. Consideration of Ordinance 2014-14 amending the official zoning map of Grantsville City, Utah by rezoning 0.72 acres located at 713 East Main Street from an RM-7 and A-10 zoning designation to a CN zoning designation.

Mayor Pro Tempore Tripp commented this item has been discussed at length and it was tabled approximately two months ago. Councilman Stice commented he does not feel anything has changed in the last two months. He did not feel they should change the zoning in this area. Councilman Johnson asked for an explanation from Councilman Stice. Councilman Stice stated the zone change would not be harmonious with the surrounding area. Councilman Johnson asked Mayor Pro Tempore Tripp for his opinion. Mayor Pro Tempore Tripp stated he would really like to find a middle ground here; however, the building was built as a residential garage. He said he spoke with one neighbor who was not opposed to making it a Commercial Neighborhood but wanted a restriction on the future use of the property. Mayor Pro Tempore Tripp commented he did not feel the owner would agree to the restriction. Councilman Johnson explained the future use of the property is restricted with the CN zone. Councilman Stice pointed out that could always be changed. Councilman Colson expressed they should make their decisions based on the current ordinances. He felt they had reached some middle ground because Mr. Grant will have to apply for a conditional use permit for any use in the CN zone. Councilman Critchlow asked Mr. Grant if he was aware of what this ordinance would allow him to do. Mr. Grant answered as far as the Use Table on the Grantsville City website and the Zoning Administrator had provided to him. Mayor Pro Tempore Tripp asked Recorder Webb if the Use Table online was correct. Recorder Webb checked the website and reported the Use Table was not up to date. Attorney Linares remarked the uses were discussed at the July 16th City Council Meeting. Mr. Grant stated when he sat down with Shauna Kertamus she gave him a copy of the Use Table which is the same as the one online. Recorder Webb provided Mr. Grant with the corrected information she had available.

Mayor Pro Tempore Tripp explained there are no real expectations that the City Council has to make any changes to zoning so they have to look at the impact on the City. He stated if the Council felt this was an improvement, they could change it but if not, there is no obligation to make changes.

Councilman Stice said they need to decide; there needs to be a vote.

Motion: Councilman Colson made a motion to approve Ordinance 2014-14 amending the official zoning map of Grantsville City, Utah by rezoning 0.72 acres at 713 E. Main Street from RM-7 and A-10 to a CN zoning designation. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Johnson, "Aye", Councilman Colson, "Aye", Councilman Tripp "Nay", Councilman Critchlow, "Aye", and Councilman Stice, "Nay". The motion carried.

11. Mayor and Council Reports.

Prior to ending his phone call, Mayor Marshall stated he would like to have a work meeting.

Mayor Pro Tempore Tripp asked Chief Turner about a bid to serve the Lake Point area. Chief Turner explained Lake Point is doing a feasibility study for incorporation. They requested a bid for police services for comparative purposes.

Approved

Councilman Stice reported on the Library Board Meeting. They agreed to schedule their meetings for the third Wednesday of each month at 4:30 p.m. He stated they discussed the requirements to become a certified library. One of the requirements is the number of hours the library is open. We need to increase the hours of operation to qualify for certification. Councilman Stice suggested looking into funding increased hours during the next budget meetings. He remarked the donor tree previously purchased has been placed in the children's area for display.

Councilman Critchlow said the Fire Department was out doing fire hydrant checks. He reported there is one by the Maverick that needs to be replaced. Another one on Triple Crown Way may have a valve partially shut off. Councilman Johnson suggested having Larry check it out. Councilman Critchlow stated the Planning and Zoning Meeting went well. Councilman Critchlow asked which Council Members would like to participate in the homecoming parade.

Councilman Tripp commented on the signs around town. He would like to adopt a simple, straight forward sign ordinance. Councilman Stice suggested they get together to come up with an ordinance.

Councilman Colson commented he would like to add a discussion about the Burmester water line to the work meeting. He suggested pursuing a special service district in that area to fund the project. Councilman Colson is concerned about the liability to the City for that area.

The Council Members decided on a 5:30 p.m. work meeting for October 1st.

12. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilman Colson seconded the motion. The meeting was adjourned at 7:55 p.m.