

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 29, 2017 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 Brent Marshall and Council Members Jewel Allen, Krista Sparks, Mike Colson, Neil Critchlow, and Tom Tripp.

Appointed Officers and Employees Present: Chief Enslen and Christine Webb.

Citizens and Guests Present: Jeff Butler, Mike Johnson, Kent Liddiard, Susan Johnsen, Kirsten Moore, Guy Haskell, Lynne Walker, Doug Kinsman, and Wayne Butler.

Mayor Marshall asked Jeff Butler to lead the audience in the Pledge of Allegiance.

AMENDED AGENDA:

- 1. Public Hearing:**
 - a. Proposed General Plan amendment for Mountain Vista Development and Adam Nash at 410 South Center Street for 9.53 acres to go from a “Low Density Residential” designation to a “Commercial/ Higher Density Residential” designation.**

Mayor Marshall opened the public hearing for comments.

Jeff Butler stated he is a property owner to the south of the proposed development. He said during the Planning and Zoning Meeting Mr. Nash state he was doing Grantsville a favor by cleaning up the wrecking yard, therefore we should grant the rezone request. Mr. Butler commented that he would like Mr. Nash to know that he does not mind it being there and built his house knowing the wrecking yard is there. He added Grantsville City will never hear him complain about that wrecking yard. He stated the neighbors do not have a problem with the wrecking yard. He said the only person who has a problem with it is Mr. Nash because he says he can't make enough money after the cleanup to make a development. Mr. Butler commented on the contamination issue reported by Mr. Nash. He felt he should know about what it entails. Mr. Butler stated he felt these neighborhoods can be built HOA governance which would allow for larger lots. He commented we feel all burdens created by a developer. Whether it be water, infrastructure, streets, classrooms, lifestyle should bear on the shoulders of the developer, not the existing taxpayer. He said all developers should note that they will not come to our town and burden our resources without taking responsibility for their impacts. Mr. Butler stated right now, he has a view. He feels he has a right to that view. He does not want to see two-story apartment buildings or two-story houses blocking that view. He expressed a desire to keep the lots the same size as those already in the area. He felt it would attract homeowners with a similar lifestyle as the neighboring homes. Mr. Butler commended the Council Members and the Planning Commissioners for their questioning and the concern for the wellbeing of Grantsville. He pointed out the Planning Commission unanimously denied this request. He asked the City Council to do the same.

No further comments were offered.

Approved

2. Public Comments.

Mayor Marshall asked if there were any public comments.

Susan Johnsen expressed her frustration of having the public comments at the beginning of the meeting. She felt this makes it difficult to have any kind of input or comment on discussions that haven't happened yet. She asked the Council to consider returning the public comments to the end of the meeting.

Kirsten Moore stated she was representing the Clark Historic Farm. She invited all to attend Baby Animal Days, which will be held April 29th and May 6th from 10:00 a.m. to 5:00 p.m. She expressed her excitement for the event and all of the people this can bring to Grantsville.

3. Summary Action Items.

- a. Approval of Minutes from the March 15, 2017 City Council Meeting.
- b. Approval of Bills for \$125,186.19.

Councilwoman Allen asked about the turnouts and where we are in terms of what the Fire Department needs. Mayor Marshall answered he thought that was all of the money allotted in the budget for them. Councilwoman Allen asked if that provides the turnouts needed. Mayor Marshall answered yes.

Motion: Councilman Colson made a motion to approve the minutes and bills as presented. Councilman Tripp seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

4. Consideration of a General Plan amendment for Mountain Vista Development and Adam Nash at 410 South Center Street for 9.53 acres to go from a "Low Density Residential" designation to a "Commercial/Higher Density Residential" designation.

Adam Nash was present. He expressed appreciation to the Mayor and City Council to be in front of them again. He reminded the Council that they have acquired the McBride property and have developed most of the Hinckley Park Subdivision. Mr. Nash explained during that time they determined it would be in the best interest of their subdivision and the community to tie the roads together from Cooley up and across Pear and then back down Center. He said it will provide redundancy in utilities, sewer, and water and better fire protection. He added as they proceeded with that, they talked with Dennis McBride and ultimately purchased his property.

Mayor Marshall pointed out this not a zoning change. It is a General Plan amendment. He stated if this is approved, there is nothing that says Mr. Nash could not do whatever he wanted. He explained this would go from two (2) homes per acre to fifteen (15) homes per acre.

Mr. Nash addressed this issue by explaining through the laws and ordinances of Grantsville City, the process does not necessarily provide for negotiation of a development agreement. He reported they wanted to come out and be vocal about what they are doing so everyone understands. He stated they are not planning to develop fifteen (15) units per acre; their intention is to use the HOA and the PUD

ordinance in the City. Mayor Marshall pointed out they do not have to grant a PUD. The Mayor expressed his concerns with approving this designation.

Mayor Marshall stated he did not think the neighboring property owners would have a problem with half-acre lots. There were concerns about amending the General Plan and then having multi-unit buildings. Mr. Nash explained their position is that the property is being used for commercial purposes right now, so they do not see a distinct difference to identify more clearly.

Councilman Critchlow commented that Mr. Nash had stated in the Planning and Zoning Meeting that the City had been trying to get rid of the wrecking yard for years. Councilman Critchlow stated that was news to him. Mr. Nash said that is what he was told by Mr. McBride.

Councilwoman Allen asked why Mr. Nash could not develop the lots as suggested by Mayor Marshall to keep with the rural feeling of the location. Mr. Nash answered there is a configuration problem. The property is "L" shaped which makes it difficult to put in the required sixty-foot (60') road. He added there are utilities installed under the roadways in anticipation that Center Street would develop that direction. Mr. Nash explained they are looking for some latitude from strict ordinance in either the R-1-21 or the R-1-12 with regards to setbacks and frontages to accommodate housing with some flexibility in design, as well as, multiple homeowners to participate. He stated they would be happy with a zone more like the R-1-12, which is about 2.7 lots per acre. Mayor Marshall said he was trying to look at the map and visualize what Mr. Nash was suggesting. He asked if the road would be a dead-end road. Mr. Nash said they would turn it to the west. They discussed that situation. Mayor Marshall asked if the road would be installed on the north side of the property or the south side of the four lots. Mr. Nash answered that he has not studied it in enough detail to know where the utilities are located but he thought it would go next to Hinckley Park. Mayor Marshall discussed his suggestions with Mr. Nash.

Mayor Marshall asked the neighbors to comment. Wayne Butler proposed taking the road up Center Street. He would then develop the rest in half-acre (1/2) lots or two and a half acre (2 1/2) lots. Mr. Butler was not in favor of changing the Master Plan.

Mr. Nash explained the controls they are under to change this. Mr. Nash and the Council agreed there was a chance of opening Pandora's Box.

Councilwoman Sparks stated she is not in favor of amending the General Plan. She did not feel this fit in the area. Mr. Nash claimed the City has ignored the Master Plan as recently as two (2) months ago. Councilwoman Sparks asked in what instance. Mr. Nash answered Clark Street. Councilwoman Sparks stated they did not feel that fit with the area. Mr. Nash interjected that is the Master Plan of the community. Councilwoman Sparks explained the Council has to approve each subdivision as they come in and what fits in the area. She was opposed to the General Plan amendment.

Councilwoman Allen pointed out when the Council discusses new developments; they can look at each decision and decide what is best for the City. Mr. Nash explained he wants to come up with a plan that works for everyone. Councilwoman Sparks felt larger lots would fit with the area, but was not willing to change the General Plan.

Motion: Councilman Tripp made a motion to deny a General Plan amendment for Mountain Vista Development and Adam Nash at 410 South Center Street for 9.53 acres to go from a “Low Density Residential” designation to a “Commercial/Higher Density Residential” designation. Councilwoman Sparks seconded the motion.

Councilman Tripp stated when he came onto City Council; one of his dedicated ideas was to preserve neighborhoods and their character. He pointed out to Mr. Butler that he cannot own the view. Councilwoman Allen commended Mr. Nash for thinking outside of the box but this was not right for the area.

Motion: Councilman Tripp made a motion to deny a General Plan amendment for Mountain Vista Development and Adam Nash at 410 South Center Street for 9.53 acres to go from a “Low Density Residential” designation to a “Commercial/Higher Density Residential” designation. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, “Aye”, Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, “Aye”. The motion carried.

5. Consideration of a final plat approval for Willow Springs Subdivision Phase 2, which contains twenty-two (22) lots, for IRA Services, etal and Todd Castagno.

Doug Kinsman with Ensign Engineering represented for this item. Mayor Marshall stated everything was complete on this and was ready for approval. Mr. Kinsman confirmed this had a clean memo from engineering.

Motion: Councilwoman Allen made a motion to approve the final plat for Willow Springs Subdivision Phase 2, containing twenty-two (22) lots, for IRA Services, etal and Todd Castagno. Councilman Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, “Aye”, Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, “Aye”. The motion carried.

6. Consideration of a concept plan for Grantsville, LLC and Guy Haskell on the Deseret Highlands Subdivision at approximately 800 North Highway 138 for the creation of one hundred sixty-eight (168) lots in the RM-7 zone.

Guy Haskell was present on this item. Mayor Marshall expressed appreciation to Mr. Haskell for going back and looking at this plan. He felt this proposal made better sense than the one previously submitted. Mr. Haskell agreed. He felt the storm drainage being spread out over more lots was better as well as the second access. Mayor Marshall stated there was only one issue. He read from the Aqua Engineering memo, “Subsequent designs for this Project shall limit the storm water discharge to 0.05 cfs/acre for the 10-year storm event and 0.15 cfs/acre for the 100-year storm event.” Mayor Marshall asked that the motion include the condition that they conform to the engineer’s specifications on this. Mr. Haskell asked for clarification. Mayor Marshall answered Mr. Haskell’s engineer’s calculations were not correct with the City’s engineer. He would like the correction done on the plan for the retention basins to take the 10-year storm plus the 100-year storm.

Approved

Mayor Marshall commented he wished a few of the lots had been eliminated in favor of a tot park. The Council and Mr. Haskell discussed the UDOT study and the second access road. They also discussed the addition of a park in the neighborhood.

Motion: Councilwoman Allen made a motion to approve a concept plan for Grantsville, LLC and Guy Haskell on the Deseret Highlands Subdivision at approximately 800 North Highway 138 for the creation of one hundred sixty-eight (168) lots in the RM-7 zone with the condition the storm water calculations be revised per the memo from Aqua Engineering. Councilman Colson seconded the motion.

Councilman Tripp stated he did not feel much enthusiasm for approving this, but felt it would be approved anyway. Councilwoman Allen expressed appreciation to Mr. Haskell for requesting guidance from the City Council. She felt the Council Members have been vocal in their expectations. She hopes Mr. Haskell will meet them half way.

Motion: Councilwoman Allen made a motion to approve a concept plan for Grantsville, LLC and Guy Haskell on the Deseret Highlands Subdivision at approximately 800 North Highway 138 for the creation of one hundred sixty-eight (168) lots in the RM-7 zone with the condition the storm water calculations be revised per the memo from Aqua Engineering. Councilman Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

7. Discussion of the Clark Farm Cemetery.

Mayor Marshall stated he had Nolan Hathcock mark where the trees need to be planted. Mr. Hathcock did the survey work on the cemetery. He explained we have received grant money (\$9,000) for the trees and he does not want to lose the money.

Councilman Colson stated he asked this to be put on the agenda because he has had some citizens ask him what was happening at the cemetery and he couldn't give them an answer. He wanted to get the Council thinking about things that had been left undecided. He thought they should discuss the name of the cemetery. He pointed out Mayor Marshall had suggested calling it the Grantsville Cemetery North at a previous meeting. Councilman Colson brought up the issue of headstones and whether the Council wants to try to maintain the farm look by only allowing markers and not vertical headstones. He pointed out some of the advantages such as the reduction of the maintenance costs. Councilman Colson added the Council needs to think about setting a sale date of when plots will be available for purchase. He explained he just wanted to discuss it and then have it added as an action item on a future agenda.

Councilwoman Allen expressed appreciation for having this on the agenda. She asked about the grant and where it was from. Mayor Marshall answered it was from Cargill Salt and was a grant to reduce the carbon footprint in communities designed for planting trees. He explained we have received one of these grants before and this is the second one. He stated we didn't use this last fall and he had to go talk to Cargill Salt to allow us to use it this spring. If we don't use it this spring, we have to give it back to be re-distributed. Councilwoman Sparks stated, "So we could plan those trees anywhere really." Mayor Marshall answered in the affirmative.

Approved

Councilman Tripp stated when he saw this as an agenda item; he went to check on the Wootton property. He explained we have 600 plots there and we are about 1% per month. Councilman Colson asked if they could call that something else. Councilman Tripp said yes. He felt it should be called the Grantsville Cemetery. Councilman Tripp reported selling at that rate in eight (8) years that extension will be completely full. He thinks the City has invested money, there is a huge demand, and he expects the City to sell 100 lots the first day they are offered. Councilwoman Allen asked for clarification on which area of cemetery Councilman Tripp was talking about. He answered the north one (Clark Farm). They discussed the extension and reasons citizens prefer to be buried there. We've sold 36 lots in five (5) months. Mayor Marshall said we've averaged five (5) burials per month since the first of the year.

Councilwoman Allen stated if we use the analogy of subdivisions where we wait until a certain percentage has sold before selling the next phase. She felt we should develop the cemetery extensions with the same process as subdivisions. Councilwoman Allen commented that if we pit the two cemetery extensions by each other, more people will gravitate to the north cemetery. Councilman Tripp asked why she thought that would be. Councilwoman Allen answered because it is a prettier spot. She suggested the north cemetery be available at a premium to encourage the budget conscious people to purchase in the east cemetery.

Councilwoman Allen would like to have more involvement in grant money and how it is spent. The Council agreed they would like to be included in decisions where the city matches money on grant money over \$5,000. Councilwoman Sparks stated the Recreation Grants that were applied for had no input from the Council.

Councilwoman Allen stated the reason she brought up the grant detailed was that she wanted to have a plan for grant money and not feel forced to spend it because it is there. Mayor Marshall reported he had a plan for the trees when the grant was applied for.

The Council discussed the Recreation Grants and other issues involving pickleball courts, the parking lots at the City Parks, the tennis courts, and cleaning up City property. They agreed they would like to have more involvement in the decision-making processes.

Councilwoman Sparks would like the Council to consider the flat headstones to keep the farming atmosphere and help with maintenance. Councilman Tripp felt if they allowed upright headstones, they should be at a premium. He added the Council needs to decide what they are going to do with the rest of the acreage. Councilwoman Sparks stated a Recreation Grant was applied for with a plan for the property. Mayor Marshall pointed out a plan had been made by a company we hired to do so. The Rec Grant was for the sprinkling system at the north end to create more soccer fields. Councilman Colson remarked the City is getting a lot of parks and grass areas that we need to budget for the maintenance costs. He mentioned a park tax to pay for parks, arts, and recreation. Mayor Marshall will work on getting it on the ballot.

8. Mayor and Council Reports.

Mayor Marshall attended the Regional Growth Committee Meeting at the WFRC offices and the critical incident de-briefing at the Fire Station. He addressed the General Federation of Women's Conference for the Central District at the Library. Mayor Marshall attended the Grantsville Sociable and had an enjoyable evening. He congratulated Councilman Critchlow for being nominated as a Chair for next year's Sociable. He reported on the interviews for the City Attorney and the construction meeting for the Justice Center. The Mayor stated he would like to schedule a special meeting to approve the new attorney on April 12th at 5:00 p.m. Councilman Tripp stated he may not be able to be here by 5:00 p.m. on that day. Mayor Marshall reported there was a structure fire last night. It was contained to the utility room. The Fire Fighters did a great job. There were no injuries. The Mayor stated the Animal Clinic was held this evening at the Fire Station where owners could have the pets vaccinated and licensed. Mayor Marshall read the following statement: "Grantsville City Police were dispatched to a domestic violence issue this morning at about 9:30 in the area of Deep Wash Road and Saddle Road. Officers arrived and made contact with a male individual who was upset and threatened to harm himself. Officers attempted to negotiate with the individual who ultimately sustained fatal injuries from a self-inflicted wound. The name of the individual is not being released at this time pending notification of family."

Councilman Critchlow stated he hopes everyone plans to attend the Sociable next year. He is looking forward to the ULCT Conference. He reported on the Planning Commission Meeting.

Councilwoman Allen attended the Planning Commission Meeting as well. She reported they had the Historic Preservation Commission Meeting. She did bring up with the HPC that the grant application will need a couple of bids. They also discussed other projects. One is a historic preservation potluck on Wednesday, April 26th from 6:00 p.m. – 8:00 p.m. for a public meeting for input to be included in the booklet on historic homes. Councilman Tripp suggested inviting Helen Allredge. She had compiled a description of all the houses that were 100 years old or older.

Councilman Tripp reported on the Mosquito Abatement District. They are moving forward with building their new building. He thanked Councilman Colson for his input on architects. Councilman Tripp gave Councilman Critchlow some advice on being a Sociable Chairperson. He passed out three (3) pages of code from St. George for subdivisions. He would like to review it and customize it for Grantsville. He encouraged adopting development standard for our community. Councilman Tripp reported on some nuisance issues. He stated there were some four-wheelers off the end of Eastmoor out in the mud over the weekend and then drove down Eastmoor, leaving a mud trail. He asked if there is a nuisance ordinance that deals with this. Councilman Tripp pointed out Worthington Street, just south of Durfee has been torn up badly and the condition needs to be resolved. Mayor Marshall stated it is being resolved. Councilman Tripp reported there is a drainage basin on the north end of Worthington but no water was flowing into it after the recent storms. He explained the big one in Eastside Park was completely covered. Councilman Tripp felt the Worthington Street basin may be plugged and not functioning. Mayor Marshall will have it checked.

Councilman Colson commented he was on Main Street at about 6:00 a.m. and he noticed all of the Hadco gravel trucks coming through town. He suggested putting a toll on West Street or put a weight limit on it. Mayor Marshall stated he talked with Joel Linares about it and suggested Councilman

Approved

Colson talk to him as well about this issue. Councilwoman Allen explained she has talked with Representative Nelson and will forward the information she received. Councilman Colson reported on the County Health Board Meeting. They have received the study on septic tanks. He said they are limiting septic tanks to one (1) system per five acres until the County runs a sewer line.

Councilwoman Sparks thanked all of the citizens for their time and talents donated for the Sociable. She asked where we are on the Beautification Committee. Mayor Marshall told her he only received two names and Councilwoman Sparks had not given him the names she had. She stated she will give him the names she has.

9. Closed Session (Personnel, Real Estate, Imminent Litigation).

There was no Closed Session.

10. Adjourn.

Motion: Councilwoman Allen made a motion adjourn. Councilwoman Sparks seconded the motion. The meeting adjourned at 8:22 p.m.