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MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 9, 2017 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 6:00 P.M.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Krista Sparks, Mike Colson, Tom Tripp, Jewel Allen, and Neil Critchlow.

Appointed Officers and Employees Present: Brett Coombs and Christine Webb.

Citizens and Guests Present: Todd Stewart.

AGENDA:

1. Discussion on subdivision regulations.

The Council Members started by discussing open space regulations. Councilwoman Sparks expressed a desire to require a standard ratio of lots to open space. The Council Members preferred something similar to the requirements in St. George for open space. Councilman Tripp pointed out the St. George policy outlined two kinds of parks: neighborhood parks and community parks. He explained they have divided their city into areas and when an area builds up, they have their impact fee bifurcated. He said you impact the area for the area park, you impact the neighborhood for the neighborhood park, and you ask the developer to contribute. The Council talked about how St. George strives for six acres of park land per 1,000 residents. Councilman Tripp reported that in the Grantsville Land Use Management and Development Code, there is a provision that requires open space in some of our zones. He was not sure that we have adhered to them. He felt that they should extend to all the zones. Councilwoman Sparks asked if Planning and Zoning has been making sure that was being adhered. The Council discussed HOA (or private) parks vs. city parks and the benefits and detriments of each. Councilman Colson stated the park cannot be a detention pond. Councilman Critchlow commented that one thing that stuck out to him in the St. George policy was that the city would update the Parks and Recreation Master Plan. He said we need to establish a master plan for parks and recreation. Councilman Tripp pointed out Grantsville is going to be under extreme growth pressure in the near future. He suggested they should put a plan together, but in the short term, we should have a standard. Councilwoman Allen felt the city should update the Master Plan. She stated Tooele County updated theirs in 2016 and there was a lot of information and data. She suggested addressing it after the subdivision regulations. The Council Members agreed that it would be nice to have a professional help determine the locations of future parks. They discussed impact fees and fees “in lieu of” to pay for parks and the maintenance of them. Councilman Tripp suggested adopting a requirement for each zone and develop a table. Councilman Critchlow asked if they could put a moratorium on building up to this point. Attorney Coombs answered that they could, but it would have to be a public vote.

Councilman Tripp stated he would like to develop something more formal with retention basins. The Council Members talked about what it would take to have a storm water system. Mayor Marshall explained that one of the things planned with the Main Street Project is to run culverts to move the storm water from south to north. They discussed the pros and cons of swells or retention basins in the front

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yards vs. the back yards. Councilman Colson stated the subdivision on West Street is taking the street water and taking care of it on their property.

Councilman Tripp said he would like to adjust the minimum street widths. He pointed out there are some subdivisions where the lots are smaller and people are continually parking on the street and there is not enough room for two cars to pass each other while driving down the street. He explained that meets our standard.

Councilman Critchlow asked if he should report to the Planning Commission this will be coming to them for approval. Councilwoman Sparks inquired about having a work meeting with the Planning Commission. The Council preferred to schedule a work meeting with the Planning Commission to discuss possible subdivision regulations. Attorney Coombs reminded the Council Members they cannot discuss specific applications or things currently pending with the Planning Commission. They can only discuss general ideas. The Council Members determined they could meet with the Planning Commission and Zoning Administrator, Jennifer Williams, on August 29th at 5:30 and asked Councilman Critchlow to talk to them to see if that would work for them.

Councilwoman Allen recommended that they all make sure they review and try to recall things that have come up in City Council Meeting to discuss with the Planning Commission.

2. Discussion on the manner for citizen feedback for the development of property owned by Grantsville City.

Councilwoman Allen stated she has thought about their discussion regarding this previously. She expressed appreciation for their perspective and has since tempered her suggestion for a town hall meeting. She commented on the feedback the Council received from the residents of Palomino and was glad to have that feedback. Councilwoman Allen added that it was just a small part of what they should be looking at and said she felt they need to focus on what they want our city to look like. She suggested looking at what has been done in the past and how long ago was it, and how they come up with a purposeful plan. She tried to find information on how a city develops a plan, but only found out there are consultants for it. She then looked at the Tooele County General Plan, which they adopted in June of 2016. Councilwoman Sparks proposed bringing in a consultant. She acknowledged we have not budgeted for one, but felt it would be nice to have an outside professional to plan for projected growth and parks and recreation. Mayor Marshall recommended talking to Sherrie Broadbent to see what we can do with the Park Impact Fees. Then we can put out an RFP.

Councilman Tripp commented on the input from the HOA members from Palomino Ranch. The Council Members discussed citizen input, planning for growth, and adopting or amending the general plan. Councilwoman Allen asked if she could look into how it came about and what the process was like for the Tooele County General Plan.

Attorney Coombs requested the Council go into a closed session.

Motion: Councilwoman Sparks made a motion to go into a closed session. Councilman Colson seconded the motion. The vote was as follows: Councilwoman Sparks, “Aye”, Councilman Colson,

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“Aye”, Councilman Tripp, “Aye”, Councilwoman Allen, “Aye”, and Councilman Critchlow, “Aye”. The motion carried and the Council went into a closed session at 7:34 p.m.

Those in attendance were: Mayor Marshall, Councilwoman Sparks, Councilman Colson, Councilman Tripp, Councilwoman Allen, Councilman Critchlow, Attorney Brett Coombs, and Recorder Christine Webb.

Motion: Councilmember Tripp made a motion to go back into an open session. Councilmember Sparks seconded the motion. The vote was as follows: Councilwoman Sparks, “Aye”, Councilman Colson, “Aye”, Councilman Tripp, “Aye”, Councilwoman Allen, “Aye”, and Councilman Critchlow, “Aye”. The motion carried.

3. Adjourn.

Motion: Councilmember Sparks made a motion to adjourn. Councilmember Allen seconded the motion. The meeting was adjourned at 7:58 p.m.