

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 2, 2018 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 Krista Sparks, Scott Stice, Tom Tripp, Jewel Allen, and Neil Critchlow.

Appointed Officers and Employees Present: Brett Coombs, Christine Webb, Kristy Clark, and Chief Enslin.

Citizens and Guests Present: Steve Howe, Shay Stark, Rob Critchlow, and Brent C. Lovell.

Mayor Marshall asked Attorney Coombs to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Oath of Office for Grantsville Police Officer Chris Mitchener.

Chief Enslin introduced Officer Chris Mitchener. He stated Officer Mitchener just graduated at the top of his class from POST and had the firearms award as well. Judge Elton administered the Oath of Office.

2. Public Hearings

a. 2018 Capital Sewer Project Environmental Assessment finding of no significant impact and Project Engineering Report.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

b. Proposed Amended Final Plat for Mustang Ridge Phase 1, to amend seven (7) of the original twenty-six (26) lots, for Land Development, LLC and Adam Nash in the RM-7 and R-1-12 zones.

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

c. Proposed 2018-2019 tentative budget

Mayor Marshall opened the public hearing for comments. No comments were offered and the public hearing was closed.

3. Public Comments.

No comments were offered.

4. Summary Action Items.

- a. Approval of Minutes from the April 18, 2018 City Council Work Meeting and the April 18, 2018 Regular Meeting.
- b. Approval of Bills for \$224,318.69.

Councilman Tripp stated he had read the minutes and reviewed the bills. He did not see anything remarkable in the bills even though there were a few large items; they were expected.

Motion: Councilman Tripp made a motion to approve the summary action items at presented. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

5. Consideration of Ordinance 2018-02 amending Title 15 Parks and Recreation, Chapter 3 Special Events of the Grantsville City Code to update Grantsville City’s Special Event Fees.

Mayor Marshall said this ordinance takes care of some housekeeping items. The ordinance was drafted to standardize the fees and make processing the applications more efficient. Councilman Tripp asked about the Clark Farm. He explained the Friends of the Clark Historic Farm have a certain number of acres there, but the City still owns the home and the grounds around it. He inquired if that is available for use. Mayor Marshall answered that Miss Janet leases the house and the grounds around it.

Motion: Councilwoman Allen made a motion to approve Ordinance 2018-02 amending Title 15 Parks and Recreation, Chapter 3 Special Events of the Grantsville City Code to update Grantsville City’s Special Event Fees. Councilman Tripp seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

6. Consideration of Ordinance 2018-03 amending Title 8 Commissions & Agencies, Chapter 3 Planning of the Grantsville City Code to permit the appointment of two alternate members to the Grantsville City Planning Commission.

Mayor Marshall explained this would allow him to present two individuals to the Council for approval as alternate members of the Planning Commission. Councilman Stice asked if the alternates would be required to attend Commission Meetings. Mayor Marshall said they could go as needed but that he would encourage them to stay actively involved. Councilwoman Allen agreed.

The Council Members discussed assigning the alternates as first and second alternates. Attorney Coombs explained that hopefully the Planning Commission Members would notify staff when they will be unable to attend a meeting and then the alternate could be contacted and asked to

attend. Councilman Stice pointed out that it makes sense to have the same members present who were at the previous meeting when an item was discussed.

Motion: Councilman Tripp made a motion to approve Ordinance 2018-03 amending Title 8 Commissions & Agencies, Chapter 3 Planning of the Grantsville City Code to permit the appointment of two alternate members to the Grantsville City Planning Commission. Councilwoman Allen seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

7. City Recorder’s Notice of Certification of Annexation Petition filed by Todd Castagno, William B. Castagno, Patricia M. Chatwin, and Robert John Castagno.

This is the notice that the City Recorder has certified the annexation petition filed by Todd Castagno, William B. Castagno, Patricia M. Chatwin, and Robert John Castagno.

8. Consideration of an Amended Final Plat for Mustang Ridge Phase 1, to amend seven (7) of the original twenty-six (26) lots, for Land Development, LLC and Adam Nash in the RM-7 and R-1-12 zones.

Councilwoman Sparks stated it looked like the lots had been slightly adjusted to better use the land. She did not see any major change from concept. Councilman Critchlow reported the road had been moved to line it up with Hunter Way. Councilman Stice said it looked like a lot had been added. Councilman Tripp replied two lots had been added. Councilman Stice stated for it to have more than twenty-five (25) lots, you have to have another road out. Mayor Marshall thought it was thirty (30) lots. Zoning Administrator Clark said she would have to look it up to be sure.

Motion: Councilman Tripp made a motion to table the amended final plat for Mustang Ridge Phase 1 until the next meeting to allow time to determine the number of exits required for the number of lots. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

9. Consideration of a Concept/P.U.D. for Reid Dickson with Infinity Consultants and Josh Adams on the Ashlynn Meadows P.U.D. at 619 West Clark Street for the creation of six (6) single family lots plus seventy-three (73) multi-housing units.

Mayor Marshall reported he had a meeting with Reid Dickson, Craig Neely, Shay Starks, Attorney Coombs, Kristy Clark, and others. At that meeting, Mr. Dickson had agreed to a forty-two foot wide street. Councilwoman Sparks asked if the footage for the road was taken from the driveways. Mayor Marshall commented that there are too many units in the development for property. He said Fire Marshal Clayton expressed concerns from the fire side as well as the law enforcement side. There are limitations on a private street for officers to prevent people from

parking on the street and in emergencies that can become a serious problem. Councilwoman Sparks asked if there would be an HOA. Mayor Marshall answered that there will be.

Councilman Stice commented that a P.U.D. is supposed to be allow us to get something and they get something out of the agreement.

Motion: Councilman Critchlow made a motion to deny the Concept/P.U.D. for Reid Dickson and Josh Adams on the Ashlynn Meadows P.U.D. at 619 West Clark Street for the creation of six (6) single family lots plus seventy-three (73) multi-housing units. Councilwoman Sparks seconded the motion.

Councilman Stice stated he typically felt they should not discuss and vote on an item when the applicant is not present, but he felt this should be denied. Councilwoman Allen commended Kristy Clark on the notes from the Planning Commission Meeting. She expressed appreciation for those from the city staff looking out for the City. Councilman Critchlow commented on the flood plain of the area.

Motion: Councilman Critchlow made a motion to deny the concept/P.U.D. for Reid Dickson and Josh Adams on the Ashlynn Meadows P.U.D. at 619 West Clark Street for the creation of six (6) single family lots plus seventy-three (73) multi-housing units. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

10. Consideration of a Multiple Housing Conditional Use Permit/Site-Plan Application for Adam Nash located at 660 E Main Street in the Mustang Ridge Subdivision for the creation of seven (7) units and one (1) single family dwelling/garage with common driveway in the RM-7 zone.

Mayor Marshall reported this is another situation when an adjustment is needed with our requirements on private roads. He stated this is a twenty-foot road. Councilwoman Sparks asked if this is what currently exists going down to Cheryl's property. Mayor Marshall answered no; it is down the backside of Skip's old place. Councilman Critchlow pointed out the parking stalls had been placed across the street.

Motion: Councilman Critchlow made a motion to table the Multiple Housing Conditional Use Permit/Site-Plan Application for Adam Nash located at 660 E. Main Street in the Mustang Ridge Subdivision for the creation of seven (7) units and one (1) single family dwelling/garage with common driveway in the RM-7 zone. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

11. Consideration to accept the 2018 Capital Sewer Project Environmental Assessment finding of no significant impact.

Mayor Marshall explained this was necessary in the bonding process for the sewer project. Shay Stark from Aqua Engineering was present to answer any questions. There were no questions.

Motion: Councilwoman Sparks made a motion to accept the 2018 Capital Sewer Project Environmental Assessment finding of no significant impact. Councilwoman Allen seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

Councilwoman Allen commented on the data provided in the assessment. She said the projected population information was interesting.

12. Consideration to accept the 2018 Capital Sewer Project Engineering Report.

Mr. Stark said this report is straightforward.

Motion: Councilman Stice made a motion to accept the 2018 Capital Sewer Project Engineering Report. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

13. Presentation of the tentative 2018-2019 Grantsville City Budget by Mayor Marshall.

Mayor Marshall presented the tentative 2018-2019 budget. He proposed having work meetings on May 16 and, if needed May 30 to complete the budget. He stated he was proposing a conservative balanced budget of 5.6 million dollars. Some of the proposed expenditures are a two percent COLA adjustment and one percent merit increase, repairing the roof and installing carpet in the foyer at City Hall, street repairs, and equipment upgrades. The equipment upgrades include a replacement for a dump truck bed, a vacuum trailer for cleaning sewer lines, an inspection camera for checking sewer lines for blockages and collapsed pipes, and an F-550 Truck. Mayor Marshall stated we need an additional Police Officer because of increased calls and current issues with officers working without backup. He added that our water, sewer, and garbage rates are being analyzed to ensure we are meeting our needs and planning for future essential repairs. We are working with the Department of Water Resources to bring our water rates into compliance with Senate Bill 28, which requires an increasing rate structure for culinary water to help promote water conservation. Mayor Marshall expressed his gratitude for the City Council Members for their many hours of dedicated service. He stated he is looking forward to working with them, the staff, and the citizens to keep Grantsville a desired community where people want to live and raise their families.

Councilman Stice said he would not be able to make it to a meeting on May 30th. The Council decided to have a work meeting at 5:30 p.m. on May 16th.

14. Consideration of Adoption of the tentative 2018-2019 Grantsville City Budget.

Motion: Councilwoman Allen made a motion to adopt the tentative 2018-2019 Grantsville City Budget. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

15. Consideration for the Council to set a date and time for the public hearing of final budget. (June 06, 2018 at 7:00 pm)

Motion: Councilman Stice made a motion to set June 6, 2018 at 7:00 p.m. for the public hearing of the final budget. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

16. Consideration for the Council to set a date and time for adoption of the final budget. (June 20, 2018 at 7:00 pm)

Councilwoman Allen explained she not be able to attend the June 20th City Council Meeting. She said if needed she could call in.

Motion: Councilwoman Allen made a motion to set June 20, 2018 at 7:00 p.m. for adoption of the final budget. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

17. Mayor and Council Reports.

Mayor Marshall met with a potential manufacturing company (this was their third meeting). He attended the Development Review Committee (DRC) training meeting with the Planning Commission, engineers, and public works employees. He attended the kickoff meeting with Jones and Demille, utility providers, public works, and UDOT. This was the first of many meetings. An informational meeting with time for questions and answers will be scheduled for next month. Mayor Marshall reported the Main Street flyover had taken place. Councilman Stice asked if the video could be uploaded to Google Drive. Mayor Marshall said he would ask. He attended the Arbor Day celebrations at the elementary schools and presented certificates. The Mayor attended the LPC conference on legislative updates. He stated that he needed the thoughts of the Council Members on SB136. Councilwoman Allen was in favor, Councilman Tripp, Councilman Stice, Councilman Critchlow and Councilwoman Sparks were opposed. The Planning Commission and City Council will meet tomorrow evening. Mayor Marshall met with the drilling contractor for the exploratory well at the North Well. They will begin drilling on May 7th.

Councilwoman Sparks stated that in the Mayor’s tentative budget presentation he announced that he would like to put carpet in the foyer. She asked where in the foyer carpet would be placed. Mayor Marshall answered the whole foyer would be carpeted. Councilwoman Sparks expressed concerns due to the foyer being a high traffic area. She thanked the Mayor for his help with the

ball fields. She reported the baseball and softball teams are both region champions. They will be hosting the first round of State Playoffs, which starts this weekend. Councilwoman Sparks asked if the Memorial Day Program had a time set. Mayor Marshall answered it will be held at 8:00 a.m. Councilwoman Sparks asked if he needed any help from the Council. She said she was glad to hear the City has budgeted for an additional officer.

Councilman Stice stated Kristy did a great job on the minutes. He said he felt like he was at the meeting and it helped him understand what the issues were.

Councilman Tripp said the City has an ordinance saying that campaign signs cannot be put up until thirty days before the election. He reported the Republican primary election will be all mail in. They must be turned in or postmarked by the 25th of June or dropped off by June 26th at a ballot collection spot. He asked if that meant that candidates cannot post signs until June 26th. We are the only place in the County with that restriction. He suggested that we look at the ordinance. Councilman Tripp stated there was an article in the Deseret News about Tooele County being out of compliance with ozone levels. He explained they have changed the standard from 84 parts per billion to 70 parts per billion and Erda had four (4) days last year when they were out of compliance. He said generally, you do not have to take any actions until you get up to around ten (10) days. Councilman Tripp commented that he thought we were being targeted unnecessarily. He felt the Tooele County Board of Health should issue a clarifying statement.

Councilwoman Allen reported that she enjoyed the ULCT Conference in St. George. She encouraged the Council Members to attend the meetings throughout the year or during the legislative session. She added that if there is anything the Council would like to have presented to the ULCT, let her know. She will continue to serve on the ULCT Board. Councilwoman Allen wondered how it would affect Grantsville's road fund if we opt out of SB136. She hoped that we were not cutting ourselves off from getting funds. Councilwoman Allen suggested that when the Donner Reed Museum is re-opened, the City has the Historic Preservation Commission help. She commented on issues with gravel pits in the County, and recommended that we be pro-active and have regulations to avoid issues. Councilman Stice thanked her for bringing it up. He reminded the Council not to get involved, but to be aware of what is happening.

Councilman Critchlow enjoyed the ULCT conference as well. He attended some classes about economic development. The presenter of one of the classes works for Lehi City, but he used to be in Jerome, Idaho. He suggested coming up with an idea of what you want your city to be known for and then pursue it. Councilman Critchlow reported that the motivational speaker was great. He felt it would be beneficial to have her speak at the schools. Councilman Critchlow commented that he will be out of town next Thursday. He asked Councilwoman Allen if she would attend the Planning Commission Meeting. She was not sure if she would be available. The other Council Members were unable to attend. Councilman Tripp may be able to attend. He will check his calendar. He recommended having the re-opening of the Donner Reed Museum on Saturday, May 26, because many people will be coming that day to visit the cemetery. He invited everyone to attend this weekend's Barnyard Babies and Derby Days at the Clark Farm. Councilman Critchlow commented on the construction at the senior citizen housing.

Councilwoman Allen suggested placing the video from the flyover of Main Street on the informational website.

Attorney Coombs reported that he contacted the Lt. Governor's Office about the referendum petition and the SR112 Development Group rezoning. He said it was up to the City Council on the process. He explained there have been instances in the past where a referendum petition was started and as signatures were being collected, the city council decided to revoke the ordinance and the property went back to its original state. Attorney Coombs stated the Lt. Governor's Office was not aware of that happening after the signatures had been gathered. He added that the City Council would have to vote to revoke the ordinance. The Council briefly discussed this. Attorney Coombs said he and his family attended the Baby Animal Days at the Clark Farm. His children enjoyed it. He noticed there were activities taking place on the lawn around the home owned by the city. He suggested having a liability waiver from the Friends of the Clark Farm. Attorney Coombs stated he would look at the lease and then report.

18. Public Comments.

Reid Dickson stated he was present for one of the agenda items that has already happened. He explained he was stuck in traffic and missed his chance to present information on the Ashlynn Meadows/Sun Sage Meadows P.U.D. He asked if his item could be re-ordered so that he could give a concise presentation to clarify many things talked about at the Planning Commission. Mayor Marshall said there was a discussion and the Council voted to deny. He pointed out that Mr. Dickson had agreed to forty-two (42) foot wide roads. Mr. Dickson said his presentation would only be five (5) minutes. Councilwoman Sparks asked Attorney Coombs if the Council had already taken action on this item, could they open it back up. Attorney Coombs answered they would have to take a vote to re-open it. The Council Members agreed that they would listen to Mr. Dickson's presentation.

Mr. Dickson stated the main issue had been the road widths. He explained they prepared a road width at the beginning of thirty-four (34) feet, hoping they would be able to have more open space and landscaped area. They then learned from Fire and others that was not preferred. Mr. Dickson said they provided a concept plan with the private streets measuring forty-two (42) feet, but that cut down the length of the driveways. He reported they have removed the units along the north, placed them in a different location, and created another open space. He felt that with that adjustment, they think they can solve all of the problems discussed in the Planning Commission Meeting.

Councilwoman Allen asked for clarification on the proposed design with forty-two (42) foot roads and street parking. Mr. Dickson answered they will have space for parking on the street on one side only. Councilwoman Allen felt enforcement would be an issue.

Mr. Dickson provided a new proposal and explained it. He stated they have had many opinions expressed and this concept plan addressed everyone's concerns. There was a discussion about water flow, parking, and street width.

Approved

There was no motion to re-open this.

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

Motion: Councilman Tripp made a motion to go into a closed session for pending litigation. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried and the Council went into a closed session at 8:26 p.m.

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

Mayor Marshall was excused at 8:51 p.m.

Those in attendance were: Councilwoman Sparks, Councilman Stice, Councilman Tripp, Councilwoman Allen, Councilman Critchlow, Brett Coombs, and Christine Webb.

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

20. Adjourn.

Motion: Councilman Allen made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 9:23 p.m.