

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON AUGUST 1, 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, and Neil Critchlow. Councilwoman Jewel Allen was excused.

Appointed Officers and Employees Present: Sherrie Broadbent, Kerri Anderson, Jesse Wilson, Chief Enslin, Brett Coombs, and Christine Webb.

Citizens and Guests Present: Steve Howe, Kerri Anderson, Jeff Butler, Rick Barchers, Scott Yermish, Daniel Goodwin, Courtney Norman, Kathryn Forbes, Ran Henninger, Eric Grange, Sam Johnson, Troy Rice, Debbie Rice, Shane Doyle, Michaela Doyle, Jessica Johnson, Jesse Wilson, Faye Hall, Mitch Hall, J. Whitney Cook, Steven Merrill, Debbie Spilman, and Heather Johnson.

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

AGENDA:

1. Public Comments.

Jeff Butler stated that he and his wife own a house and property just south of the Mountain Vista property that they are requesting an amendment to the General Plan on item 7. He said they are strongly opposed to the change in the Land Use Map presently and in the future. He reported the zoning map has a distinct line showing half acre lots in this area. He commented that they feel as well as do many people, that as we move out of town with housing, the larger lot sizes need to be maintained to keep the rural atmosphere of Grantsville. He felt that changing the zoning in this area could be detrimental to the property owners that chose to live on the outskirts of town. He added that people that like to live in houses stacked together do not share the same interests as them. Mr. Butler stated that he believed that the residents of Hinckley Park moved there with the thought that their neighbors to the east would also be on half acre lots, not next to a medium or high-density spot zoned development. He expressed concerns about the water situation in Grantsville. He felt that using secondary water at new developments was killing every farm field in Grantsville. He reported that well permits were shut off in 1995 for Tooele Valley.

Kerri Anderson stated she was present on Ordinance 2018-11, the rezoning of approximately 128 acres located at 750 South Quirk Street. She explained her property is located adjacent to this property and when she built her home, she was under the impression this area would have larger lots. Mrs. Anderson built in this location for the more rural, downhome, country feel. It is surrounded by fields and the housing areas

adjacent to all sides of this parcel are zoned for one to ten acre lots. She felt this is more in line with the rural area. She stated she does not want a higher density, half acre housing in her back yard. She added that she specifically looked at what would potentially be there when she spent the money to build her home and this was not it. Mrs. Anderson commented on the 196 homes proposed for the area. She pointed out the only two ways out of the area are Quirk Street and Hale Street which are both highly populated school zones. They are also the two busiest intersections on Main Street. Mrs. Anderson calculated that 196 homes with an average of three drivers per household comes to 588 more drivers on these streets. She asserted the roads will need to be widened and have sidewalks installed for the school children. She stated rezoning this property to R-1-21 would be a mistake and that it does not fit in the area where it is located.

Debbie Spilman said she was curious where the city is on updating the master plan. She commented on the number of lots in the proposed subdivisions. She stated we are growing so fast. She felt that we need to grow in a well-planned and thought out way.

Rick Barchers stated he wished to speak on the same issues as the other commenters. He reported that most people who live in Grantsville drive to the city and the rapidly growing of this area increases traffic on I-80. He reminded the Council they are to serve the needs of the existing community, not the financial desires of a few. He stated he would like to know who on the Planning Commissioners have read a recent hydrological report from the US Geological Survey for this area. Mr. Barchers reported the water our valley receives comes from the mountain ranges on each side of the valley; it does not come up from the ground. He felt, based on the report he could find, the whole area is going to be in trouble. He does not want to see us end up like Phoenix and having to recycle our water just to have something to drink. He asked the Council to take all of these things into consideration when they change zoning laws that encourage growth in our community.

Ray Henninger said he was in agreement with the other commenters on the 128 acres on Quirk Street. He reported with 196 homes that is 77,000 gallons of waste that will go to our treatment plant. He added that waste along with the waste from Deseret Peak Complex and Utah Motorsports Campus will generate almost 200,000 gallons per day. He declared the system cannot handle that kind of flow. He inquired what kind of upgrades will need to be made and what will that do to the taxpayers of Grantsville. Mr. Henninger voiced his concerns about the impact on the streets as well and whether the impact fees will cover the cost to repairs and upgrades. He addressed the increase of water use and the affect it will have on our pumps.

Troy Rice reported that he lives in Hinckley Park and wished to speak on items 7 and 8. He said when they moved out here, they did so because they liked the atmosphere of the larger lots and the smaller community. The marketing of the neighborhood was that this was a half-acre community with larger lots and less homes. He indicated that he and the

neighbors he spoke with are strongly against shrinking that property down and doubling the number of houses.

Steven Merrill said he hoped the Council was paying attention to what was being said. He felt there was a strong feeling about the expansion of the City. He commented the community is not on board with the current expansion they have in mind. He described his concerns about water and the irrigation system and road repairs. Mr. Merrill declared some of the worst roads he has seen are in this city. He stated the intersection at Willow and Durfee is a near death experience every time you go through it. He commented that he doesn't see much happening in the way of road repair. Lastly, he reported he has heard complaints about overcrowding of our schools and that they are not large enough.

Shane Doyle lives in Hinckley Park. He stated he is really new to the area. He and his wife have lived here for about two weeks. They moved from the Millcreek area and they moved here because there were large lots, it is rural and not so crowded. Mr. Doyle said if you want to see what happens when you start changing zoning to quarter acre lots, look at Herriman. He reported they told the people it was all half acre lots and it was going to stay that way. Then they put in some quarter acre lots and the next thing you know they want duplexes and fourplexes and now there is a sea of fourplexes as far as you can see. He cited that is a perfect example of what could happen here.

Whitney Cook voiced his concern that water is an issue here in Grantsville and he does not see any way of getting around it. He came about a concern in the Silver Fox Subdivision over a power line that has had repeating issues. The power lines run through the area from east to west on Fox Hollow Drive. They have caused issues. On three separate occasions the line has snapped. Mr. Cook reported Rocky Mountain Power has come out, repaired the line, and put in new poles. He said he has gone out to his yard when the wind has been blowing and he is afraid those lines are going to break again. He felt that after three (3) times already, something needs to be done. Mayor Marshall stated he will make contact with the Rocky Mountain Power representative and take him out to look at it. Mr. Cook said he has spoken with Rocky Mountain Power and they told him that they have gone as far as they are willing to go. He commented that his big concern is that the longest stretch is over 400' goes right across his property. Two of the three times it has fallen, were on his property and one of those times it caused a brush fire on the neighboring property. Mr. Cook provided a petition from half of the neighborhood urging the Grantsville City Council to remove, relocate, and/or cause to be buried the overhead power lines that run from east to west on the north side of Fox Hollow Drive.

Derek Ellis with Mountain Vista Homes asked to withdraw the application for the change in zoning for the McBride Property. He stated the original intent of the rezone was to eliminate the Grant Pass Subdivision they asked to be tabled because it was a higher density subdivision in the area. They had planned to trade it for less density in the Hinckley Park Subdivision but given the comments they will continue with a conforming use in those two areas.

2. Summary Action Items.

- a. Approval of Minutes from the July 18, 2018 City Council Meeting.
- b. Approval of Bills in the amount of \$363,421.78.

Councilman Tripp stated he reviewed the bills and found them to be unremarkable. He went through the minutes and felt they fairly represent the last meeting.

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

3. Consideration of contractor procurement policy for the water and sewer project. (Presented by Jones & DeMille).

Matt Laurendeau with Jones and DeMille stated their firm is about fifty percent (50%) complete on the design of the water and sewer capital project. He explained they have reached the milestone to begin considering contractors. This project is big enough and complex enough to discuss an alternative to the traditional design, bid, build approach. Mr. Laurendeau presented and explained information about the three most popular contractor procurement methods. Jones and DeMille uses a Contractor Design Assist and Construction. They have had a lot of success with this method. This method gets the contractor, the engineer, and the owner working together as a team to accomplish the project. Mr. Laurendeau reported there are two processes to this method. There is the design and construction management and there is the general contractor. They work together to give the best product possible.

Mr. Laurendeau stated they are proposing three phases. The first phase is planning, engineering, and design assist selection. The second phase is final engineering/design assist, and the final phase is construct the project. He explained this method brings a contractor on board and that is where the design assist comes in. The contractor will then review the plans and look for things to improve prior to the project beginning. This starts to reduce the risks

Jones and DeMille has advertised for a Statement of Qualifications from contractors. Mr. Laurendeau reported they already have fourteen (14) contractors interested in this project. After the contractors are pre-qualified, they will submit a bid. The RFP at around 60-75 percent design will include a pre-construction assistance price, construction price, project approach, project management, added value, and schedule. This will give the engineers time to complete the design.

UDOT is coming in 2019 to mill and overlay Main Street. They have given us a hard and fast deadline of when the water and sewer project must be complete. Mr. Laurendeau pointed out they will be laying water and sewer lines on Main Street where it goes down to two lanes. The water and sewer lines are required to be ten feet (10') apart, so they

will be digging up a lot of the road. He stated that having a contractor on board to help determine traffic control, etc. will help with the end product and getting a better price.

He reviewed the formula for the selection process along with a case study. The project had an RFP price of \$15,209,358. The final contract ended up being \$19,987,356. They worked with the contractor for value engineering and saved a substantial amount of money.

Councilwoman Sparks asked if we do the RFP on that. Mayor Marshall answered Jones and DeMille would. Finance Director, Sherrie Broadbent, reported it is out for Statement of Qualifications right now. Councilman Tripp asked if we hired Jones and DeMille for a certain amount of money to do the design and then we have some contractor contributing to the design, then do you take a cut in pay to use the other design to make up the difference. Mr. Laurendeau answered no. He explained that an engineer can design a project but he does not know the tricks of the trade. He gave an example that sometimes a contractor prefers to do something a certain way because it saves money, but another contractor doesn't agree and says that he cannot save money that way. Mr. Laurendeau stated there are countless ways to construct things, but their job is to create a design they can build off.

We have a hard budget, there is not any contingency money. The timeline is getting very close. Mayor Marshall explained UDOT will not allow us to dig during the winter. They have agreed to let us work to forty degrees and climbing. The Mayor said they are looking at phasing the project and laying so many feet of pipe at a time.

Councilman Stice commented that he like this. Councilwoman Sparks agreed. Councilman Stice stated if it makes the process quicker, run smoother, and cost less money, it is always great. He added that nothing is ever as good as it is promised.

Motion: Councilman Stice made a motion to approve the procurement policy for the water and sewer project that was presented by Jones and DeMille. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

4. Consideration of Ordinance 2018-10 rezoning 42.69 acres of land at approximately 4778 East Hwy 112 for Bill Castagno to go from an A-10 zone to an R-1-21 zone.

Councilman Critchlow asked if Bill was here. He was not. Councilwoman Sparks stated she did not see anyone from the family present. Councilman Stice said that he did not like voting on items when no one was present to answer questions. Councilwoman Sparks thought the reason for the rezone was so they could sell the home and divide it amongst the family.

Motion: Councilman Stice made a motion to table Ordinance 2018-10 rezoning 42.69 acres of land at approximately 4778 East Hwy 112 for Bill Castagno to go from an A-10 zone to an R-1-21 zone until August 15. Councilwoman Sparks seconded the motion.

Councilman Tripp stated he has had discussions with family members other than Bill who are not in favor of this. He felt that the Council should be careful rezoning because we are in a general plan process where we are rethinking our general plan. He stated if they do a lot of rezones right now, they are letting that dictate what our general plan is rather than being able to look at the whole and planning. Councilman Tripp was willing to take a denial on the rezone and reject this idea.

Councilwoman Sparks commented that she would like to hear from members of the family because if this is denied, they cannot come back for two years. Councilman Tripp asked if Councilman Stice was willing to table this until the general plan process is complete.

Motion: Councilman Stice made a motion to table Ordinance 2018-10 rezoning 42.69 acres of land at approximately 4778 East Hwy 112 for Bill Castagno to go from an A-10 zone to an R-1-21 zone until August 15. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

5. Consideration of Ordinance 2018-11 rezoning 128.03 acres of land at approximately 750 South Quirk Street for Mark Newman and Scott Yermish to go from an A-10 zone to an R-1-21 zone.

Scott Yermish was present with his design engineer, Daniel Goodwin from Dominion Engineering. He stated that he submitted a concept plan to the Planning Commission for rezone. He said it was his understanding that a plan was put forth about ten (10) years ago for approval. That plan was denied because it was outside what the general use was. Mr. Yermish reported they understand the concerns the Planning Commission has (water and widening of Quirk Street and Hale Street). He said this is something they do address in their concept plan. They are planning to widen the Hale Street and Quirk Street corridors. He stated they will work with the Planning Commission to meet whatever obligations or issues they have. He added they have purchased water rights in the contract. Mr. Yermish stated the only thing they are asking the Council today is to allow them to rezone the property.

Mr. Goodwin stated there was a concept plan submitted. He said there will be half acre lots minimum. The configuration may change from what is being presented.

Councilman Tripp stated he remembered the Miller proposal. He said it was a slice of bologna; it went from ten acres to one acre to half acre lots and he asked for quarter acre lots as well. Mayor Marshall said it was a very controversial subdivision when it was proposed by the Miller family. Mr. Goodwin replied that in the R-1-21 zone, they would

have at a minimum half acre lots. He stated that one thing they did not show on the concept plan is the parks. They will have to provide at least two parks. They will be used as a retention area for storm water. He said the number of lots won't be 195, but it will be in that area.

Mr. Yermish commented they are doing a traffic study and a lot of stuff to see what the issues would be with this size development. He added they are here to work with the community. They want to come here long-term.

Councilman Critchlow commented that the homes to the north and all of the property are farmland or large lots of at least an acre. Mr. Yermish stated that he talked to Mr. Goodwin about that and because of the way it sits, they may have to go back and make those a little bit larger.

Councilwoman Sparks asked where one of the cul-de-sacs go. She asked if it goes all the way to Hale Street. She stated that she hesitates on approving any zone changes until the master plan has been adopted. She added that we have a State grant to work on the master plan. Councilman Tripp commented that if they deny the rezone, they will not be able to come back for two years. He stated that he agreed with her about waiting until the general plan was complete. Councilman Stice said there are no roads going east and west. He felt the general plan would help determine where the streets will go.

Motion: Councilman Tripp made a motion to table Ordinance 2018-11 rezoning 128.03 acres of land at approximately 750 South Quirk Street for Mark Newman and Scott Yermish to go from an A-10 zone to an R-1-21 zone until the end of the year when it will be reviewed. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

6. Consideration of Ordinance 2018-12 rezoning 4.26 acres of land at 651 West Main Street for Mitch Hall to go from a CN zone to a CG zone.

Mitch Hall explained that in 2009 when his self-storage business was approved for development, it had a CN (Commercial Neighborhood) zone. In 2010, zoning ordinance changed and the CN zone no longer allowed outdoor self-storage. He did not realize they were required to apply for a separate conditional use permit for outside storage.

Motion: Councilman Tripp made a motion to approve Ordinance 2018-12 rezoning 4.26 acres of land at 651 West Main Street for Mitch Hall to go from a CN zone to a CG zone. Councilman Stice seconded the motion.

Mayor Marshall asked that Councilman Tripp make an amendment to the motion that they have to install half of the road to the end of their property. Mayor Marshall reported it should have been done when the original permit was approved. Mr. Hall stated it is done as per the original permit. Mayor Marshall said the original permit did not allow

outside storage, it only allowed inside storage. Mr. Hall argued the road is not an issue with the rezone; it is a separate issue from the rezone request. Mayor Marshall responded that he was asking that the rezone be conditioned upon that so the road gets put in.

Attorney Coombs clarified that the City Council has a right when making a zoning decision to determine what issues need to be addressed. He explained this is the kind of problem we are trying to remedy. A previous City Council did not require Mr. Hall to install the road and utilities to the end of his property, which is required in the City Code.

Motion: Councilman Tripp amended his motion to defer the paving requirement until some future date when the rest of the project will go forward. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

Motion: Councilman Tripp made a motion to approve Ordinance 2018-12 rezoning 4.26 acres of land at 651 West Main Street for Mitch Hall to go from a CN zone to a CG zone. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

7. Consideration of Ordinance 2018-13 amending the General Plan for Mountain Vista Development, Inc. at 410 South Center Street for 9.53 acres to go from a “Low Density Residential” designation to a “Medium Density Residential” designation.

This item was withdrawn during the public comments.

8. Consideration of Ordinance 2018-14 rezoning 9.53 acres of land at 410 South Center Street for Mountain Vista Development, Inc. to go from an R-1-21 zone to an R-1-12 zone.

This item was withdrawn during the public comments.

9. Consideration of the development agreement for Anderson Ranch Subdivision, Phase 8A and 8B.

This item was removed.

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.

Adam Nash was present. He stated they have been working to update the plan for some time. He said he will do the twenty-six foot (26') road; he does not have a problem with that. He reported the International Building Code 2017 says that a road under 500' long is only required to be twelve feet. Councilman Critchlow commented that is with the caveat that it takes care of the fire equipment that we have in our community. Mr. Nash replied they are not going to exceed twenty feet (20'). Councilman Critchlow pointed out the ladder truck takes a lot of area to turn. He asked how wide the driveway is that is going to be shared. Mr. Nash answered it is thirty feet (30'). Councilman Stice questioned if the driveway where they put the slope to go into the driveway was really thirty feet. Mr. Nash answered that is what they were permitted from UDOT.

Mayor Marshall inquired if the open area was greenery or parking. Mr. Nash said it is green area. Councilwoman Sparks asked if he got rid of the parking stalls altogether. Mr. Nash responded that they had.

Mayor Marshall commented on UDOT giving Mr. Nash the second access. The Council discussed the length of the parking spaces. Councilman Stice stated the common access looks like it is twice as wide on paper as it actually is. Mr. Nash said it will be cut out. The current curbing will be removed and changed. It was a contractor mistake. Attorney Coombs confirmed with Mr. Nash that the existing house will be part of the HOA.

Motion: Councilman Stice made a motion to approve 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 conditioned that Mr. Nash shows that he has approval for two accesses and approval from the Fire Marshal on the access for emergency vehicles. Councilman Critchlow seconded the motion.

Councilman Stice commented that he had been opposed to this since it was presented, but Mr. Nash has done a lot to improve it and that is why he made the motion to approve it. Councilwoman Sparks thanked Mr. Nash for listening to their changes. Councilman Tripp asked if the person who buys the existing house will own the whole corner end because there is enough land that could accommodate some facilities for the rest of the residents. Mr. Nash answered they may very well do that.

Motion: Councilman Stice made a motion to approve 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 conditioned that Mr. Nash shows that he has approval for two accesses and approval from the Fire Marshal on the access for emergency vehicles. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

11. Mayor and Council Reports.

Mayor Marshall reported that Dr. Christy Kane is looking to make her presentation on October 16th at the Tooele High School auditorium. The presentation is on how electronics change the human brain. All communities including the county would contribute \$250 each. The Mayor asked if the Council was still good with this. The Council was agreeable to this.

Mayor Marshall pointed out the cemetery memorials keep getting bigger and bigger. We are receiving many complaints. They create extra work to remove the items to mow and maintain the cemetery. Attorney Coombs provided the current ordinance for the cemetery. He explained the way our ordinance is drafted, we give the city sexton the authority to enforce our ordinances at the cemetery. We specifically prohibit any outside monument that is not the headstone. Title 6, Chapter 1, Section 13 states private improvements are prohibited. Attorney Coombs reported that right now we are not enforcing this. He indicated the Council needs to decide how they would like to address this. They may change the code regulating this, or they may decide to enforce the current code. The Council felt there needs to be a standard and agreed to consider an ordinance at the next City Council Meeting.

Mayor Marshall has received a request from Lost Angels Rodeo to accommodate delivery of the stock animals to the chutes. They are willing to donate their time, labor, and materials to change the chutes so they have three opening to the left and three opening to the right. The Council were fine with changing the chutes. Eric Grange with Lost Angels Rodeo explained his plan to complete this project. Mayor Marshall asked if the Council was willing to be sponsors of the Bar J Wranglers for the FFA fundraiser. He advised the Council that in the past we have been a bronze sponsor for \$250. They were in favor of sponsoring. The Council approved the purchase of a stock animal at the County Fair. Mayor Marshall notified the Council that we need to approve a resolution or ordinance adopting regulations of cemetery markers (headstones) in the child and infant area (A-1 and A-2 lots).

Councilman Critchlow announced August 10th will be a movie night. They plan to show "The Incredibles". He said he will turn in the receipt for the movie to Sherrie Broadbent. He reported they plan to have movie nights beginning in May next year.

Councilman Tripp applauded the commenters for their comments during the public comment. He thought they were well thought out. He reported on the Mosquito Abatement Board Meeting. Their original bid did not receive any bids, this time they had three (3). Councilman Tripp commented on the blowing garbage problem associated with construction areas. He felt we need to have something with teeth in it so the contractor will pay attention. He remarked on water resources; we set how much water has to come in for a certain size lot. He suggested that we bump that up about ten percent (10%) to make sure we have enough water in our system. Councilman Tripp moved to the capital facilities plan. He has heard quite a bit of pro-splashpad idea. He felt the City should open the capital facilities plan and add a splashpad even if we can't do it right

away. He would like to see that happen. Councilman Tripp commented that at the end of the parade, he was on the lawn at the West Stake Center where people well out on the lawn were sprayed. He expressed that people need to be careful where they are spraying water for the parade. Mayor Marshall stated there was not supposed to be any spraying of water. Councilman Tripp was at the County Commission Meeting last night. He reported that one of the comments suggested that we have a much longer public notification on zoning changes so that residents really know. They felt we should post a sign in front of the property so people know that it is subject to rezoning. Councilman Tripp felt that we should consider the idea.

Councilman Stice commended the citizens that spoke. He stated they should have seen what happens when their voices are heard. The developers pulled the one rezone because they heard what the residents were saying. Councilman Stice received his property tax notice last week. He stated the Council voted for the certified tax rate in June and at that time he made a statement that Grantsville City taxes should not go up and his Grantsville City taxes went up \$42. He added that his total taxes are going up \$600 from last year. Mayor Marshall replied it was done by the State and County through the appraisals. Councilman Stice said that is what he does not understand; how they can send us a certified tax rate based on all of the criteria they have. Councilman Stice pointed out to Chief Enslin that on the road near the Walmart Distribution Center, there are more and more big trucks parking in front of the No Parking signs.

Councilwoman Sparks thanked the citizens for their comments. She explained that the Council is on the same side as the citizens. She added that they are redoing the master plan to be sure that we have control over the development of Grantsville. Councilwoman Sparks commended the Fire Department for responding to a fire at her neighbors' garage.

Attorney Coombs recommended the Council remove the public comments at the beginning of the City Council Meeting because the Council Members should not receive comments relating to planning and zoning that the Planning Commissioners have not heard. He pointed out all other agendas have the public comments at the end of the meeting for that reason. The Council Members had a discussion about the law regarding public comments on planning and zoning issues. Attorney Coombs stated this is something the Council can think about. He explained the Council is required to have an annual Open and Public Meetings training. He reported we will do it differently this year. He will provide a link so the Council can go online to complete the training, print a certificate, and turn it in showing they did the training. Attorney Coombs said we learned today that Grantsville City does not have a specific noise ordinance. He will prepare an ordinance for consideration for the next meeting.

12. Public Comments.

Jeff Butler thanked Councilman Tripp for some of the things he brought up. He agreed about the issue with the trash from the contractors and the notification of property affected by a zone change. He added that when he first started attending City Council

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Meetings, he was worried about missing a meeting in fear of what would take place with the developers. Now he feels that they have the citizens' best interests in mind. He thanked the Council.

One of the commenters (citizens who commented) from earlier stated this is the first City Council Meeting he has attended. He has lived here a little over a year. He is a Fire Captain at his employment. He enjoyed the comments and seeing what is on the agenda. He thanked the Council for what they do and for having our backs.

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

Motion: Councilman Stice made a motion to go into a closed session to discuss pending litigation. Councilman Tripp seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried and the Council went into a closed session at 9:17 p.m.

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

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

14. Adjourn.

Motion: Councilman Critchlow made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 9:32 p.m.