

Approved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON SEPTEMBER 5, 2018 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

Krista Sparks

Scott Stice

Tom Tripp

Jewel Allen

Neil Critchlow

**Appointed Officers and Employees Present:**

Brett Coombs, Attorney

Christine Webb, Recorder

Kristy Clark, Zoning Administrator

**Citizens and Guests Present:**

Steve Howe

Shay Stark

Derrick Ellis

Monte Kingston

**AGENDA:**

**1. Discussion of the Wells Crossing Subdivision.**

Derek Ellis reviewed the proposed development of the Wells Crossing Subdivision. He stated that the plan has been through staff review and Aqua Engineering.

Mayor Marshall attended the DRC meeting on this. He stated there were numerous issues discussed with this subdivision. He commented they made some adjustments on the layout and the alignment of the road into the Butler property. Shay Stark with Aqua Engineering explained they tried to minimize the number of intersections they have and providing access to landlocked parcels. They discussed the completion of a sidewalk or trail to get to the south end of the church on Hale Street. There is currently sidewalk from the south end of the church to the corner on Durfee Street. Mr. Stark suggested putting in a six-foot wide asphalt trail instead of a sidewalk because Hale Street has not been engineered. The trail could follow the natural lay of the ground. Mr. Ellis reported the intent is to try to get the road done from Hale Street to Old Mormon Trail as soon as possible.

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Councilwoman Allen asked about the installation of the sidewalk from 604 – 315. The Mayor clarified that we will take the money from the road and place it into an account to create a sidewalk/trail system from this subdivision to the church or the school. All construction traffic will use a hard pack road from the Mormon Trail. The road from 604-315 does not serve anyone, so there is no point in putting in an asphalt road.

The Mayor, Council, and developers discussed a putting in a park or providing an area for a church with open area for a park. The developers do not wish to create an HOA to maintain the park. The park will be put in during one of the later phases.

Mr. Stark felt the development agreement should be considered at the same time as the final plat approval for the first phase. They plan to install an eight-inch water line. If the developers of North Star Ranch wish to upsize the line, they are willing to share the cost to do so. They also talked about Hale Street. Mr. Stark discussed the Traffic Impact Study. Councilwoman Allen expressed her concern about having a street that is partially developed and partially gravel.

Mr. Ellis stated they are willing to front costs as long as they have the ability to recover them. He pointed out the City does not have a mechanism in place to recover from any future developers.

Councilman Tripp commented on the report from Craig Neeley and the mention of some geo-technical things. He hates to see any kind of drainages closed in. Councilman Tripp asked if there is a commitment to follow Mr. Neeley's recommendations. Mr. Stark explained they tried to address those issues as the development occurs. They will have geo-tech watch that. The reports are given to the building inspector.

## **2. Adjourn.**

**Motion:** Councilman Tripp made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 6:55 p.m.