

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON DECEMBER 5, 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
Krista Sparks
Scott Stice
Tom Tripp
Neil Critchlow
Jewel Allen

Appointed Officers and Employees Present:

Jacob Enslin, Police Chief
Brett Coombs, City Attorney
Christine Webb, City Recorder
Sherrie Broadbent, Finance Director
Kristy Clark, Zoning Administrator

Citizens and Guests Present:

Conrad & Carlene Schultz
Monte Kingston
Derek Ellis
Courtney Norman
Nicole Lochhead
Stan Sorensen
Julie Watson
Joseph Knickerbocker
Debbie Spilman
Alta Calcagno-Batterman
Todd Stewart
Jeff Hutchins

Mayor Marshall asked Sherrie Broadbent to lead the Pledge of Allegiance. Mayor Marshall recognized and welcomed Scout Troop 1278.

AGENDA:

1. Summary Action Items.

- a. Approval of Minutes from the November 21, 2018 City Council Meeting.
- b. Approval of Bills in the amount of \$263,134.15.

Councilman Tripp stated that he had reviewed the bills and did not see anything remarkable. He found the minutes to be representative of the meeting.

Councilwoman Allen reported there was a correction on page one; correct “work” to “word”.

Motion: Councilman Tripp made a motion to approve the summary action items with the correction to the minutes. 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.

2. Consideration of the independent audit report.

Steve Rowley with Keddington and Christensen reviewed the audit.

Spencer Hintze with Gilbert & Stewart expressed appreciation for being allowed to do the audit. He explained they are required to look at three main things. The first is an opinion on the financial statements as a whole. They test the trial balances and make sure they are right. They review the invoices and cash payments to make sure they are correct and there are good procedures in place. They review the general ledger and do some analytical reviews to get a good overall picture of what is going on. Mr. Hintze stated there are a lot of steps to make sure the audit evidence is correct. He pointed out the opinion is on page one and he read it. It was a clean opinion which is the highest opinion you can have. He commented this is what the City earned and deserved.

Mr. Hintze reported that in order to achieve that opinion the auditors test the internal controls. They check to see that the internal controls are adequately designed, they are being implemented, and they are working efficiently. He explained that they do not issue an opinion on the internal controls, but they test them to get the opinion on the financial statements. Mr. Hintze stated that in the process of testing the internal controls, they are looking for material weaknesses and significant deficiencies. The City did not have any, so there were none reported.

Mr. Hintze explained they do issue a statement on Utah State compliance. They look to make sure Grantsville City is compliant with Utah State law. There is a list of what some of those things are that can be found on page forty-nine (49). Their opinion was that Grantsville City was in compliance.

Councilman Stice reported that he has gone through a couple of audits at work. He said during those audits, they were looking for conformity or non-conformity. He confirmed that they were making sure that we conform to the standards. Councilman Stice asked if

they were to look for non-conformities, could they find them. Mr. Hintze answered yes; that would come in when testing the internal controls. Councilman Stice asked if there are opportunities for improvements and were they identified. Mr. Hintze said they have given some suggestions.

Mr. Hintze pointed out that the City is really in a great position because we have hired Keddington and Christensen to come in and help.

Councilman Tripp commented that he found it interesting that they tested the Open and Public Meetings Act. He asked what they looked at. Mr. Hintze answered they look to see that the Council has been trained, the agendas are posted on the State Public Meetings Website, and the minutes are being posted where citizens can find them to stay informed.

Councilwoman Allen asked about the pie chart and who prepared it. Mr. Hintze answered the City prepares it with Mr. Rowley's help. Councilwoman Allen stated she would like to see specifics listed on the chart in a dollar amount.

Councilwoman Allen commended the City staff, Sherrie Broadbent, and Mayor Marshall for all the work they do. Councilman Stice commented that when everything is great, the staff is congratulated but when there is a finding, it is the Finance Director's fault.

Motion: Councilwoman Allen made a motion to accept the findings of the independent audit 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.

3. Consideration of Ordinance 2018-21 amending the official zoning map of Grantsville City, Utah by rezoning 0.60 acres located at approximately 168 East Main Street from a CS zone to a CD zone (Mike Quarnberg).

Julie Watson represented the Davis family on this zoning request. Mayor Marshall explained this is on a piece of property east of Guzzle. The Davis family is looking to change the zoning on the property so it could be more useful as a commercial building.

Councilman Stice asked if the property is at the back end of Guzzle. Mr. Coombs answered that it is on the east side of Guzzle.

Motion: Councilman Tripp made a motion to approve Ordinance 2018-21 amending the official zoning map of Grantsville City, Utah by rezoning 0.60 acres located at approximately 168 East Main Street from a CS zone to a CD 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.

4. Consideration of Ordinance 2018-22 amending the official zoning map of Grantsville City, Utah by rezoning 1.929 acres located at approximately 4778 East Highway 112 from an A-10 zone to a R-1-21 zone (Bill Castagno).

Bill Castagno was present. He explained they are rezoning the front part of the property so they can sell the home. Mayor Marshall asked about the sixty-foot (60’) easement. He pointed out that if a road is put in, it would need to be sixty-six feet (66’). Mr. Castagno stated that he understood.

Motion: Councilman Tripp made a motion to approve Ordinance 2018-22 amending the official zoning map of Grantsville City, Utah by rezoning 1.929 acres located at approximately 4778 East Highway 112 from an A-10 zone to a R-1-21 zone. 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.

5. Consideration of a concept plan amendment for Mountain Vista Development, Inc. to go from 51 lots to 62 lots for the Worthington Ranch Subdivision at approximately 1000 North Old Lincoln Hwy in the RR-2.5 zone.

Monte Kingston and Derek Ellis were present on this item. Mayor Marshall asked if the property will still have the conservancy area. Mr. Kingston answered yes, they will have the open space area. He added they realized there had not been a formal study done. The Planning Commission asked them to have one done. Mr. Kingston reported they had one completed. The study was to determine the amount of wetlands on the property. They also did an endangered species analysis. It determined the amount of wetlands they had to take out of the formula to decide how many units they would be able to get for this development.

Councilman Stice stated that according to the study there is twenty percent (20%) that is basically non-usable because of the water table. Mr. Ellis stated they did not anticipate building houses there; it will be used for open space.

Councilman Critchlow felt the development was out of place. He stated there is nothing else out there. Councilman Stice asked where the sewer line is. It will run through the Nielsen property to the line that runs from the Wal-Mart Distribution Center.

Councilwoman Allen asked if they had ever had a discussion with the conservancy district. Mr. Ellis explained that initially they were going to go with the conservancy district, but they decided to have the open space in the subdivision so the residents can use it. Mr. Ellis felt this will be a good use of the land.

Councilwoman Sparks pointed out this had already been approved. They were just asking to change the number of lots.

Motion: Councilman Tripp made a motion to approve a concept plan amendment for Mountain Vista Development, Inc. to go from 51 lots to 62 lots for the Worthington Ranch Subdivision at approximately 1000 North Old Lincoln Hwy in the RR-2.5 zone. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, “Nay”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

6. Consideration to approve a Multiple Housing Conditional Use Permit/Site-Plan Application for Mountain Vista Homes located approximately at 320 West Pear Street in the Hinckley Park Subdivision for the creation of ten (10) units in the RM-7 zone.

Mr. Ellis and Mr. Kingston represented on this item as well. Councilman Critchlow said when Adam Nash brought this in for approval, he promised a park. Councilman Critchlow commented that when Belaire Estates was approved, they were approving the zone change for that subdivision. He did not believe it was the intention to have the zone change come across the road.

Councilman Stice agreed. He did not think the property was zoned what they think it is. The Council discussed the zoning maps. No one could figure out why the map had this property listed with the zoning as RM-7. The oldest map staff has is from 1996. Councilman Stice explained that he has been cleaning out his mother-in-law’s home. Her husband was on the Planning Commission. Councilman Stice stated that while cleaning the home, he found some old planning and zoning maps.

Mr. Ellis stated there has been a general plan revision since 1996, so it should have been addressed at the time of the revision. Mayor Marshall suggested pulling the old map, scanning it, and sending it to the developers and the Council.

Motion: Councilman Stice made a motion to table this item until the next meeting. 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. Consideration of Ordinance 2018-23 amending the official zoning map of Grantsville City, Utah by rezoning 18 acres located at approximately 3000 Warm Springs Road from an A-10 zone to an RR-5 zone (Stan Sorensen).

Stan Sorensen and Nicole Lochhead were present on this rezone. Mr. Sorensen reported they plan to subdivide the property into three (3) lots and build homes on them. They would like to have a 5.5 acre lot, a 6 acre lot, and a 6.5 acre lot. Councilman Stice reported the area is not amenable to homes and yards with lawn.

Motion: Councilman Stice made a motion to approve Ordinance 2018-23 amending the official zoning map of Grantsville City, Utah by rezoning 18 acres located at approximately 3000 Warm Springs Road from an A-10 zone to an RR-5 zone. Councilman Critchlow 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.

8. Consideration of a minor subdivision for Stan Sorensen to divide 18 acres of land from one (1) lot into three (3) lots located at 3000 Warm Springs Road in the A-10 zone.

Councilman Stice asked how they plan to get back to the property. Mr. Sorensen answered that they do not own to Old Lincoln Hwy, but they to own property to Warm Springs Road. They plan to access from that road. Councilwoman Allen asked how they plan to provide water. Mr. Sorensen stated they have one water right, but they are looking at purchasing more. He explained if they are successful at subdividing the property, they plan to market it as agricultural. Councilman Stice stated that he understands there is no good water in that area. There are fire hydrants on Old Lincoln Hwy as far as the water line goes. The Council explained the fire suppression requirements.

Motion: Councilwoman Allen made a motion to approve a minor subdivision for Stan Sorensen to divide 18 acres of land from one (1) lot into three (3) lots located at 3000 Warm Springs Road in the A-10 zone. 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.

Mr. Sorensen stated the staff has been very helpful in getting through this process. He thanked Kristy for her help.

9. Consideration of a minor subdivision for James and Maureen Palmer dividing 2.18 acres of land from one (1) lot into two (2) lots located at 449 East Durfee Street in the RM-7 zone.

Carlene Schultz was present on this item. She stated that she wishes to build a home, but never realized that she was going to have to become a developer. Mayor Marshall explained the sewer upgrade will be starting just after the first of the year. He told Mrs. Schultz that they will have to hook up to the sewer line, so do not put in a septic tank. Mrs. Schultz stated she has talked to Marcus Seat and is aware of the sewer line. They discussed the timeline of completion of the sewer line. Mayor Marshall felt the line will be there by early spring. Mrs. Schultz said they will run the line so that they can hook into the sewer as they build the house.

Approved

Motion: Councilman Tripp made a motion to approve a minor subdivision for James and Maureen Palmer dividing 2.18 acres of land from one (1) lot into two (2) lots located at 449 East Durfee Street 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.

10. Consideration of a minor subdivision for Joseph and Vanessa Knickerbocker at 123 East Clark Street dividing .97 acres of land from one (1) lot into four (4) lots in the RM-7 Zone.

Joseph Knickerbocker was present on this item. Councilman Stice stated that he liked the way Mr. Knickerbocker cleaned this up.

Motion: Councilman Stice made a motion to approve a minor subdivision for Joseph and Vanessa Knickerbocker at 123 East Clark Street dividing .97 acres of land from one (1) lot into four (4) lots in the RM-7 Zone. Councilman Critchlow 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. Mayor and Council Reports.

Mayor Marshall attended the County economic development meeting with Councilwoman Allen. He reported the discussion was based on the development of the Miller property for the Romney Group. He attended the Tooele County Board of Health meeting where they adopted the changes to regulations for food sanitation and body art. Mayor Marshall attended training on organizational skills with Sherrie Broadbent. He had a meeting with Councilwoman Allen and Alta Calcagno about the projects the Historic Preservation Commission is planning. Mayor Marshall attended Tip a Cop at Casa del Rey.

Councilman Critchlow thanked everyone who participated in the light parade. The Friends of the Clark Farm are having the live nativity this weekend. He expressed appreciation for Sherrie Broadbent and all the work she does for the City.

Councilwoman Allen congratulated the Police Department for the Tip a Cop event.

Councilman Tripp commented that there were interesting things going on at the County Commission Meeting. He reported that there had been a number of developments approved that were now subject to referendums.

Councilman Stice thanked Sherrie Broadbent for six (6) years with no findings. He pointed out that we can probably tweak a few things. He offered congratulations to the whole City but especially to Sherrie.

Councilwoman Sparks agreed. She added that the Police Department did a great job on Tip a Cop. She explained for the public that some of the things on tonight's agenda had little discussion before approval, but they have been here multiple times.

Mrs. Webb explained that she was in the middle of business license renewals. She reported she will be finished sending them out by the end of next week.

Mr. Coombs stated the City Council approved the Sun Sage Meadows subdivision contingent to the developer agreeing to a development agreement that they keep up the property. He is working with Mr. Baird on the agreement and asked if there were any things the Council wished to have included. Mr. Coombs and Mayor Marshall had discussed snow removal, weeds, park areas, and keeping the area so it does not become unsightly. He asked if there was anything else the Council would like. Councilman Critchlow answered detention basins had to be kept clean. The Council discussed the fence being maintained as well. Mr. Coombs added that the Grantsville City website has the information on the mid-term vacancy.

12. Public Comments.

No comments were offered.

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

Motion: Councilwoman Allen made a motion to go into a closed session. 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 and the Council went into a closed session at 8:14 p.m.

Those in attendance were: Mayor Marshall, 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. 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.

14. Adjourn.

Motion: Councilwoman Allen made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 9:05 p.m.