

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 4, 2019 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

Jewel Allen

Neil Critchlow

Jeff Hutchins

Krista Sparks

Scott Stice

**Appointed Officers and Employees Present:**

Brett Coombs, City Attorney

Lydon Allred, Police Department

Jeff Watson, Police Department

James Waltz, Public Works

Christine Webb, City Recorder

John Ingersoll, Library

**Citizens and Guests Present:**

Derek Ellis

Doug Higley

Gary Fuhriman

Derek Dalton

Walter Plumb

Phil Plumb

Marla Spencer

Frank Anderson

Kerri Anderson

Susan Johnsen

Krista Hutchins

Debbie Spilman

Pam & Wes Bennett

Mayor Marshall asked John Ingersoll to lead the Pledge of Allegiance.

**AGENDA:**

**1. Public Comments.**

Mayor Marshall apologized for the traffic delays caused by the road construction.

Susan Johnsen commented on the proposed general plan, a city manager, developing the Clark Farm land, and expanding the Friends of the Clark Farm.

Derek Dalton shared his concerns about the rezones and impact fees.

**2. Summary Action Items.**

Approved

- a. Approval of Minutes from the August 21, 2019 City Council Regular Meeting and the August 27, 2019 Work Meeting.
- b. Approval of Bills in the amount of \$961,713.78.

**Motion:** Councilman Stice made a motion to approve the summary action items.

**Second:** Councilwoman Sparks seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**3. Consideration of Ordinance 2019-19 amending the Public Works Fees in the Grantsville City Consolidated Fee Schedule to include a road/sidewalk aggregates storage fee as required by GCC 17-2-8.**

James Waltz reported the City’s Code requires people to get a permit to dump sand, gravel, lime, cement, etc. in the road. He shared photos of examples when having piles of gravel, dirt, and rocks have become a safety hazard. The permit would allow people to use pylons owned by the City to identify the hazard. There has not been a permit application in the past; one was drafted for approval.

The Council discussed the current ordinance and timeframes for removing the materials. They shared their concerns. The ordinance needed to be updated so that it is understandable. The changes will be made and brought back for approval.

**Motion:** Councilman Critchlow made a motion to table Ordinance 2019-19.

**Second:** Councilman Stice seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**4. Consideration of Ordinance 2019-16 amending the official zoning map of Grantsville City, Utah to rezone 0.73 acres for Doug and Roseann Higley located at 5 North Center Street to go from a CS zone to an RM-15 zone.**

Doug Higley was present. He reported the current zoning does not fit with the size of the property. Mr. Higley would like to subdivide the property and place two (2) duplexes on one parcel and turn the existing house into an Airbnb.

The Council talk over how approving this rezone would affect the proposed master plan.

**Motion:** Councilman Stice made a motion to approve Ordinance 2019-16 amending the official zoning map of Grantsville City, Utah to rezone 0.73 acres for Doug and Roseann Higley located at 5 North Center Street to go from a CS zone to an RM-15 zone.

**Second:** Councilman Critchlow seconded the motion.

**Discussion:** Councilwoman Allen stated that she preferred to wait on approving this ordinance until the updated general plan has been finalized. Councilwoman Sparks agreed. The Council felt allowing duplexes on this property fit with the area.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Nay”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**5. Consideration of Ordinance 2019-17 amending the official zoning map of Grantsville City, Utah to rezone of 6.21 acres for Todd and Deborah Castagno located off SR-112 and Durfee Street to go from an A-10 zone to an RR-1 zone.**

Todd Castagno was present. He explained the property is at the east end of Durfee Street passed Sun Valley Drive. He plans to develop six one-acre lots. The Council shared their concerns about the sewer system for homes developed on the property.

**Motion:** Councilman Stice made a motion to table Ordinance 2019-17 amending the official zoning map of Grantsville City, Utah to rezone 6.21 acres for Todd and Deborah Castagno located off SR-112 and Durfee Street to go from an A-10 zone to an RR-1 zone.

**Second:** Councilwoman Allen seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**6. Discussion of a proposed concept plan for Philip Plumb on the Country Village Subdivision located on Quirk Street to create 185 half-acre lots on 126.48 acres in the A-10 zone.**

Walter Plumb stated after meeting with the Planning Commission, they changed their plan for the Country Village Subdivision. He reported they are proposing a thirteen-acre public park with a parking area. The lots are two-thirds to three-quarters of an acre on the proposed concept plan. The streets in the development will be twenty-four foot asphalt private roads. There would be a gate at the entrances. Mr. Plumb stated the new plan has 131 lots.

One concern of the Council Members was the number of approved lots that have not yet been built. Another concern was the surrounding lots being larger than the proposed lot size. The Council Members liked the proposed park.

**7. Consideration of Resolution 2019-20 approving the final plat amendment for Gary Fuhriman on the Fuhriman subdivision located at 425 West Cherry Street for the creation of two (2) lots in the RM-7 zone.**

**Motion:** Councilman Stice made a motion to approve Resolution 2019-20 approving the final plat amendment for Gary Fuhriman on the Fuhriman subdivision located at 425 West Cherry Street for the creation of two (2) lots in the RM-7 zone.

**Second:** Councilman Critchlow seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**8. Consideration to amend the concept plan for Wise Management, LLC to add five (5) lots and adjust the phasing on Anderson Farms Subdivision in the R-1-21 zone.**

Todd Castagno reported the Anderson family had an engineering firm from Salt Lake design the subdivision originally. Mr. Castagno prefers to use Ensign Engineering for his developments. The concept plan that was approved was the one from the Salt Lake engineering firm. Mr. Castagno explained they had been working from the Ensign Engineering plan. Some of the lots needed to have the phasing adjusted.

**Motion:** Councilman Stice made a motion to approve the amended concept plan for Wise Management, LLC to add five (5) lots and adjust the phasing on Anderson Farms Subdivision in the R-1-21 zone.

**Second:** Councilwoman Sparks seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**9. Consideration of Resolution 2019-21 approving the preliminary plan for Wise Management, LLC and Todd Castagno for the creation of 34 lots in the Anderson Farms Subdivision, Phase 3 in the R-1-21 zone.**

Todd Castagno, Shay Stark, and the Council discussed traffic studies, water detention, absorption, open space, and parks.

**Motion:** Councilwoman Allen made a motion to approve Resolution 2019-21 approving the preliminary plan for Wise Management, LLC and Todd Castagno for the creation of 34 lots in the Anderson Farms Subdivision, Phase 3 in the R-1-21 zone.

**Second:** Councilman Stice seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**10. Consideration of Resolution 2019-14 approving the final plat for Mountain Vista Development, Inc. on the Hunter Estates Subdivision located at 420 South Center Street for the creation of thirteen (13) lots in the R-1-21 zone.**

Derek Ellis represented Mountain Vista Development on this item. The right of way providing access to the Butler property will be put in the development agreement. It still needs to be determined who will pay for the section of pavement at the Center and Pear Streets intersection. Mr. Ellis said it will be paid for by either McBride or Mountain Vista.

**Motion:** Councilman Stice made a motion to approve Resolution 2019-14 approving the final plat for Mountain Vista Development, Inc. on the Hunter Estates Subdivision located at 420 South Center Street for the creation of thirteen (13) lots in the R-1-21 zone.

**Second:** Councilwoman Sparks seconded the motion.

**Discussion:** Councilman Critchlow asked if the Council votes to approve the final plat, are they approving the development agreement that is not complete. The development agreement will come to the Council for approval at a later meeting.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**11. Consideration of Resolution 2019-22 approving a master development agreement for Grantsville Professional Park.**

**Motion:** Councilman Stice made a motion to approve Resolution 2019-22 approving a master development agreement for Grantsville Professional Park.

**Second:** Councilman Hutchins seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**12. Consideration of Ordinance 2019-20 amending the Library Board Policies.**

Approved

John Ingersoll went over the proposed changes. The language will be updated to reflect that Board Members are not Directors, they are Trustees. The Board of Trustees will go from five to seven members.

**Motion:** Councilman Hutchins made a motion to approve Ordinance 2019-20 amending the Library Board Policies.

**Second:** Councilwoman Allen seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

### **13. Consideration of Resolution 2019-23 to appoint members to the Library Board.**

John Ingersoll recommended appointing Janet Craven, Leslie Day, Sharon Kuttler, and Lori Cartwright to the Library Board. He reported Char Warner, Cathy Williams, and Marilyn Grua will continue to serve.

**Motion:** Councilwoman Sparks made a motion to approve Resolution 2019-23 to appoint Janet Craven, Leslie Day, Sharon Kuttler, and Lori Cartwright as members to the Library Board of Trustees.

**Second:** Councilman Hutchins seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

### **14. Mayor and Council Reports.**

Mayor Marshall reported on the following meetings he attended: the transportation feasibility study for Tooele Valley, a review of our utility shut-off policy, and a discussion with UDOT about installing a pedestrian activated crossing at Willow and Main Street. He met with Taylor Brightwell from EDC Utah on Project Molly. He reported on the shooting that took place in Grantsville early in the morning. The Mayor attended a meeting with UDOT, Geneva, Whitaker, Grantsville High School, and Grantsville City on the construction schedule.

The Council Members expressed gratitude for Mayor Marshall's handling of the traffic problems with the construction. They thanked the Police Department for their handling of the shooting and the auto/pedestrian accident on Main Street.

Councilwoman Sparks had someone comment on watering the ball fields.

Councilman Hutchins asked about the Green Ravine Fire in Lake Point. Grantsville City had fire fighters and fire trucks there to help fight it. Councilman Hutchins reviewed his concerns with the phasing of developments.

Councilwoman Allen commented on an email she sent out about the general plan draft. The steering committee will meet in the next few weeks.

**15. Closed Session (Personnel, Real Estate, Imminent Litigation).**

**Motion:** Councilman Stice made a motion to go into a closed session for imminent or pending litigation.

**Second:** Councilwoman Sparks seconded the motion.

**Vote:** The vote was as follows: Councilwoman Allen, “Aye”, Councilman Critchlow, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried and the Council went into a closed session at 9:10 p.m.

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

**Motion:** Councilman Stice made a motion to go back into an open session.

**Second:** Councilwoman Sparks seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**16. Adjourn.**

Councilman Critchlow stated Kristy wanted to have a work meeting on September 19<sup>th</sup> at 6:00 pm. Councilwoman Sparks, Councilwoman Allen, and Mayor Marshall will not be available at that time.

**Motion:** Councilman Stice made a motion to adjourn. Councilman Critchlow seconded the motion. The meeting was adjourned at 9:42 p.m.