

Approved

MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 30, 2019 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
Jewel Allen
Neil Critchlow, arrived at 7:04 pm
Jeff Hutchins
Krista Sparks, left at 6:32 pm
Scott Stice

Planning Commissioners Present:

Gary Pinkham
Erik Stromberg
Jaime Topham
Jacob Linares

Appointed Officers and Employees Present:

Brett Coombs, City Attorney
Christine Webb, City Recorder
Kristy Clark, Zoning Administrator
James Waltz, Public Works

Citizens and Guests Present:

Shay Stark, Aqua Engineering

AGENDA:

1. Discussion and editing of the proposed General Plan Draft.

Jaime Topham reviewed the changes. She reported that she had tried to condense it to the things that were needed. The extra items that seemed to be fluff or were not clear were removed.

The recommended changes from this meeting were:

Change the title “Potential Action Steps” to “Strategies”.

Add a date to the Per Capita Sales chart under ECONOMIC DEVELOPMENT, Areas of Potential.

Change the statement under Transportation, Active Transportation + Public Transportation:
“Grantsville currently has limited-to-no plans for public transportation expansion within the City

of Grantsville” to “UTA currently has limited plans for public transportation expansion within the City of Grantsville.”

Under HOUSING, Future Demand. Update the second sentence to state, “To remedy this, affordable housing will be reviewed, and adequate options will be provided for all individuals or families as required by State Law.”

Shay provided a Parks Plan that should be included with the General Plan.

Infrastructure + Public Facilities, Culinary Water. Update the second paragraph to read, “Deseret Peak has existing water rights that have been deeded to Grantsville City.”

Infrastructure + Public Facilities, Secondary Water. Remove the second sentence.

Infrastructure + Public Facilities, Water Sources + Threats. Remove “Threats” from the title. Under this section remove the third sentence in the first paragraph.

Infrastructure + Public Facilities, Natural Gas. Remove everything except the first sentence which states, “Grantsville City residents purchase their natural gas directly from Dominion Energy.”

Infrastructure + Public Facilities, Power. Remove everything except the sentence, “Rocky Mountain Power supplies Grantsville with electricity.”

Infrastructure + Public Facilities, Wastewater System. Remove the second paragraph.

Shay pointed out the City has limited ability to serve the northwest area of the City with sewer services. This area will require a new sewer treatment plant or a new series of lift stations and pump lines to provide service at some point in the future. He added that part of this plan is saying that we want people to build where we have infrastructure.

Councilwoman Sparks left at this point in the discussion.

Infrastructure + Public Facilities, Wastewater System. Amend the first sentence to read, “Grantsville City’s wastewater collection system consists of trunk lines, interceptor lines, lateral mains, force mains, and lift stations. Future development will require expanding wastewater systems to accommodate new growth as certain areas in the community cannot be serviced by the sewer system at this time.”

Infrastructure + Public Facilities, Goals + Policies. Remove Item #8 as it basically says the same thing as Item #13.

Infrastructure + Public Facilities, Anticipated Changes. Remove the fourth paragraph.

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Infrastructure + Public Facilities, Potential Action Steps. Amend Item #2 to state, “Expand the Capital Facilities Plan to provide a roadmap for the next ten (10) years of the municipality...”

Infrastructure + Public Facilities, Potential Action Steps. Change the information for the following: “Corridors should include:

- a. Main Street
- b. SR 112 at Main Street
- c. East Durfee Street
- d. Worthington Street
- e. Nygreen Street
- f. South Street
- g. Clark Street
- h. Mormon Trail Road
- i. Sheep Lane”

It was suggested to reference the transportation plan map rather than name the streets.

ECONOMIC DEVELOPMENT, Strategies (formerly Potential Action Steps). Under Item #2 amend the statement to, “Develop an incentive program to attract retail businesses of greatest ...”

HOUSING, Goals + Policies – Housing, Goal 3. Accessory Dwellings. Change it to state, “Grantsville should discuss whether accessory dwellings should be expanded within Grantsville.”

Shay provided a map with a parks plan which showed the existing parks, parcels owned by the City or schools. He explained that if we maintain the standard of four (4) acres of parkland per 1,000 population, the map showed some possible parks. Some were five (5) acres and others were ten (10) acres. Those present discussed the maintenance of parks, dense population areas, and access to parks. Shay suggested looking at a minimum of ten (10) acres or larger for parks.

Councilman Critchlow arrived at the meeting at 7:04 pm.

Those present shared their thoughts about having developers provide land or funding to pay for parks and/or their maintenance. They agreed a plan needs to be developed for acquiring land for parks. Shay suggested letting developers have a density bonus if they are willing to put ten percent (10%) into a fully developed park. Shay will make changes to the map noting parks once and update the amenities with James Waltz.

RECREATION + OPEN SPACE, Recreational Spaces. Add the statement: “Grantsville chooses to use four (4) acres per 1,000 people due to large lot size that are prevalent in the community as a means for determining parks.”

RECREATION + OPEN SPACE, Goals + Policies – Recreation and Open Space. Add “Goal 4. Consider density bonus to encourage developers to provide fully built out parks.” Under this goal add “Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.”

Add language stating, “Ten (10) acres minimum sized park Grantsville will take ownership of and maintain. If a park is between five (5) and ten (10) acres, the City would have discretion to discuss with the developer whether they are willing to accept the park. Anything under five (5) acres, the City will not consider making it a City owned park.”

Add the following, “If the park is within three-quarters (3/4) of a mile from another park, then the City would have discretion to ask for money improvements.”

The group discussed the appendix. The chart under the section “Strengths, Weaknesses, Opportunities and Threats (SWOT)” should be removed.

Under the section titled “Infrastructure and Transportation – Constraints” James suggested removing the bullet point stating, “Roadways are in poor conditions – Currently many roadways are in poor or substandard conditions. Included in this constraint is roadway pavement, curbing, sidewalks, crosswalks and ADA ramps. This is noticeable at most side street, and especially along the Main Street corridor at all crossing locations.” He pointed out ADA ramps have been installed at all crossings on Main Street, we have ongoing road improvement projects, and two major sidewalk projects.

Gary Pinkham suggested adding something about jobs under the section “Community Core Values” on page nine (9). The statement, “Supporting businesses to establish local employment opportunities” should be added as a bullet point.

Mayor Marshall stated that under ECONOMIC DEVELOPMENT, Areas of Potential, the bullet point about the City workforce should be changed to state, “Most of the City workforce leaves the City for employment. Thirty percent (30%) of the workforce works in Tooele County with seventy percent (70%) working out of the County.” His information was based on a UDOT study.

Shay Stark reviewed the maps that he had added subdivision information to and other updates. He explained there was more yellow which depicts half-acre lots. He suggested adding something which specifies what zones are permitted in the land use categories. The Council shared their thoughts and inquiries on the Land Use Map.

2. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The meeting was adjourned at 8:39 p.m.