

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON APRIL 15, 2020 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
Jeff Hutchins
Darrin Rowberry
Scott Stice
Krista Sparks

Appointed Officers and Employees Present:

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

Citizens and Guests Present:

Adam Long
Anthon Stauffer
Neil Critchlow
Lori Colson
Adam
Dave Webster
David Parker
Todd Castagno
Guy Haskell
Jeff Coombs
Vonda Mae Cramer
Joell Dowden

Mayor Marshall led the Pledge of Allegiance.

AGENDA:

1. Public Comments.

Mayor Marshall asked Christine if any public comments were received by email. She answered no; there were no comments received.

Mayor Marshall wished Vonda Mae Craner a Happy Birthday! Her 103rd birthday is tomorrow. Ms. Craner was online to hear the birthday wish of health, happiness, and wonderful memories. Ms. Craner thanked everyone.

2. Summary Action Items.

- a. Approval of Minutes from the April 1, 2020 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$140,640.04.

Councilwoman Allen commented it was good to see that the City was able to get some PPE.

Motion: Councilwoman Allen made a motion to approve the summary action items.

Second: Councilwoman Sparks seconded the motion.

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

3. Consideration of Ordinance 2020-08 adopting the project area plan for the Lakeview Business Park Community Reinvestment Project Area.

Motion: Councilwoman Sparks made a motion to approve Ordinance 2020-08 adopting the project area plan for the Lakeview Business Park Community Reinvestment Project Area.

Second: Councilman Rowberry seconded the motion.

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

4. Consideration of Ordinance 2020-09 amending the official zoning map of Grantsville City, Utah to rezone 30 acres for Joell Dowden located at approximately 228 South 1160 West to go from an RR-5 zone to a RR-1 zone.

Joell Dowden was online by telephone. She explained she has thirty acres and would like to rezone the property for one-acre lots.

Motion: Councilman Stice made a motion to approve Ordinance 2020-09 amending the official zoning map of Grantsville City, Utah to rezone 30 acres for Joell Dowden located at approximately 228 South 1160 West to go from an RR-5 zone to a RR-1 zone.

Second: Councilwoman Sparks seconded the motion.

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

Jeff Coombs, Director of the Tooele County Health Department, addressed the Council on the COVID-19 status. He reported Utah has 2,800 cases positively identified. In Tooele County, we have 35 cases identified. There are still zero deaths in Tooele County. Mortality rates are significantly under the national average. At the most, we have had five cases in one day. We also have had days with no cases. He stated at some point, we have to return to life as usual. He explained that it will be more like turning a dial slowly. Tooele County has a health order in place until April 30th. We have been working actively with other counties to determine a plan for opening businesses again. Mr. Coombs felt things will be different for a long time. It will take one to two and a half (1 – 2 ½) years to develop a vaccine. He stated the last thing to have restrictions removed will be mass gatherings. We will not see concerts or sporting events at least through the summer. He thanked Grantsville City for the measures taken to reduce exposure.

Councilwoman Allen asked where people are contracting COVID-19 and if they can trace it. Mr. Coombs answered most of the cases in Tooele County have come from people travelling to the Salt Lake area for work and they come home and infect their family members. He reviewed the steps for being tested. Mountain West Medical Center and Instacare in Tooele are doing testing. All testing is no cost. Councilwoman Sparks commented she talked with the director at the ER at Mountain West. He told her things are going really well and they are well equipped with PPE. Mayor Marshall expressed appreciation for Mr. Coombs and the Board of Health.

Mayor Marshall explained that items 5 and 6 needed to be switched. The Council discussed agenda item 6 first and then came back to item 5.

5. Consideration of Resolution 2020-23 approving the development agreement for the P.U.D. for David Parker and Dave Webster at 328 East Main Street.

Motion: Councilman Stice made a motion to table Resolution 2020-23 approving the development agreement for the P.U.D. for David Parker and Dave Webster at 328 East Main Street.

Second: Councilwoman Sparks seconded the motion.

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

6. Consideration of Resolution 2020-24 approving the P.U.D. for David Parker and Dave Webster for property located at 328 East Main Street in the RM-7 zone.

Dave Webster was online. He reported he met with the City Council last year where he was instructed to have a DRC about a P.U.D. He stated they had a very productive meeting. They went through the various items and created a new site plan that included all of the improvements acceptable to the City. They added a twenty-foot road into the property and are improving all existing buildings to match the new builds. They are doing work on the interiors as well.

Councilman Stice recalled the Council was concerned about approving eight new units when the place was already a mess. He believed Mr. Webster committed to clean the property up before he came back for approval. Councilman Stice reported he drove past the property and nothing has really been done to improve the area. He asked if they have done anything or if they plan on doing anything to the way it is right now. Mr. Webster answered after the last meeting, they cut the weeds and cleaned it up and they made sure the vehicles were in working order. He reported the new lease agreements state the tenants will not be allowed to have any existing vehicles, RVs, or ATVs on the site.

Councilwoman Allen had the same concerns as Councilman Stice. She recalled they discussed making sure Mr. Webster was going to do as he promised. The only way to track it would be to look at the track record. She expressed concern about proceeding when there are still some lingering issues. Mayor Marshall commented that requirements would need to be added to the development agreement. He remarked that he has not seen much improvement made to the property. He stated the trees have not been taken care of and he still sees a lot of trash piled on the road.

David Parker was online. He reported they have spent thousands and thousands of dollars on these units. He commented the Council is not seeing the dollars spent because the work has been done on the interior of the units. He stated the big issue is that you have a half acre at the back of the property and as soon as they get it cleared out, tenants park their ATVs, vehicles, and RVs there. He felt the solution is to do a full facelift of the entire project. They have a loan for over a million dollars to make improvements. Mr. Parker explained when they bought the property, they thought they had the water to build the additional units, but found out early that was not the case until a new water line was installed. He stated once they have the funding to do the exteriors, they plan to put new roofs on the old units so they match the other ones. The whole purpose is to make it conforming and look good together.

Mayor Marshall asked if they have funding approved now to make the improvements. Mr. Parker answered that they do. He commented they have spent a lot of money on the inside of the units remodeling kitchens, baths, and paint. Mayor Marshall discussed the waterline that was installed with the Main Street Water Project. He asked when the exterior work will take place on the existing four units. Mr. Parker answered at about the same time as the other ones. He

expects this to be a six to nine (6 – 9) month process and the exterior work will be done near the end of the project.

Councilman Stice suggested having a work meeting with Mr. Webster and Mr. Parker. He pointed out the PUD objective list talks about including a covered gazebo for picnics and for a children's playground. He commented the site plan does not show either of these items. He stated before he votes to approve something like this, he needs to know exactly what they are going to do, what they promise they will do, and what the City and residents will gain from it.

Motion: Councilman Stice made a motion to table Resolution 2020-24 until they can meet with the City Council for a Work Meeting.

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilwoman Sparks commented she remembered when this came before the Council having neighbors of this property reach out to her opposing the project because of the condition of the area. She would love to see the area get a facelift. It has been an eyesore for as long as she can remember. She preferred to have some particulars worked out to give the Council some confidence moving forward. Mr. Parker stated they have done a lot of different projects in a lot of cities over the years. He commented that the fact that they keeping making the adjustments the Council has asked them to do, this is their third round of making adjustments. He stated their intentions are there and they are willing to make amendments to be able to move forward, but they are having a hard time getting it approved so they can get going on it. Councilman Stice asked them to bring samples of what they have done. He would like to see what the real plan is. Councilwoman Allen would like to see constructive and specific requirements to help the group know the Council's expectations. She requested a list be put together. A Work Meeting was scheduled for April 29th at 7:00 pm. It will be a Zoom Meeting.

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

7. Consideration of Resolution 2020-25 approving the development agreement 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 was present online. He explained this is phase three on Anderson Farms. Mayor Marshall clarified there will be no entrance from Worthington Street to individual lots and it will be added to the development agreement.

Motion: Councilwoman Sparks made a motion to approve Resolution 2020-25 approving the development agreement 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 with an addition that there will be no backyard access to Worthington Street.

Second: Councilman Rowberry seconded the motion.

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

8. Consideration of Resolution 2020-26 approving a final plat 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.

Councilman Stice stated he had a couple of questions. His first one was about lot 323. He said it is a large lot, but it does not have much of a frontage. He asked if Mr. Castagno wanted it like that. Mr. Castagno pointed out it meets all of the requirements. Councilman Stice commented that there was a similar lot that was adjusted because they could not sell it. The next question he had was what the plan was for open space. Mr. Castagno answered it is in phase one. They are hoping to get it landscaped and add trees this year.

Motion: Councilman Stice made a motion to approve Resolution 2020-26 approving a final plat 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: Councilwoman Sparks seconded the motion.

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

9. Consideration of Resolution 2020-27 approving the development agreement for Desert Highlands.

Guy Haskell was online. Mayor Marshall stated there needs to be a bond and that the final plat cannot be changed after the approval of the City Council without starting over. He told Mr. Haskell that if he changed anything on this plan, he would need to start over with it. He requested that these be added to the development agreement. Mr. Haskell stated he did not intend to make any changes without going through the process. Mayor Marshall and Mr. Haskell discussed the requirements and process of bonding. Mayor Marshall said to go ahead with the improvements and then bond.

Motion: Councilman Stice made a motion to approve Resolution 2020-27 approving the development agreement for Desert Highlands.

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilwoman Allen asked about the bonding process and if it was part of the development agreement. Mr. Haskell stated the development agreement he had was not complete; it was still being reviewed. He pointed out it has another development listed in it. He asked his legal counsel to review it and they are playing phone tag with the City Attorney. Mr. Coombs felt it would be best to table this until the development agreement has been reviewed.

Motion: Councilman Stice amended his motion to table Resolution 2020-27 approving the development agreement for Desert Highlands.

Second: Councilwoman Sparks seconded the amended motion.

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

10. Consideration of Resolution 2020-28 approving a final plat for Desert Highlands Investments, LLC and Guy Haskell on the Highlands Subdivision Phase 2 at approximately 750 North Highway 138 consisting of twenty-six (26) lots in the RM-7 zone.

Motion: Councilman Stice made a motion to table Resolution 2020-28 approving a final plat for Desert Highlands Investments, LLC and Guy Haskell on the Highlands Subdivision Phase 2 at approximately 750 North Highway 138 consisting of twenty-six (26) lots in the RM-7 zone.

Second: Councilman Rowberry seconded the motion.

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

Councilman Stice stated the turnarounds on Lawson Drive, Ridgeway, and Highland Drive need to be in. He said in the past we have had issues where they say there is a turnaround, but there is not one. Mr. Haskell reported his others are in and he intends to have these in as well.

11. Consideration of Resolution 2020-29 extending the Proclamation of Local Emergency.

Mayor Marshall reported all entities in Tooele County have agreed to extend the Emergency Order until June 30th. He explained it can be lifted prior to that date. He added this Emergency Order is not what most people think. It allows the City of Grantsville to recoup its costs through

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FEMA and other government agencies on the expenses we have expended on COVID-19 and the earthquake damage throughout the community.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-29 extending the Proclamation of Local Emergency.

Second: Councilman Hutchins seconded the motion.

Discussion: Councilwoman Allen pointed out a typographical error. It will be corrected.

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

12. Consideration of Ordinance 2020-10 amending electronic meetings.

Mayor Marshall stated we already had code for electronic communications through the telephone. This ordinance provides additional guidance and means of electronic communications. Councilman Stice commented we had this in the past, but it said we needed a quorum at the anchor site. He asked if this addressed that. Mayor Marshall answered it does address it; there must be at least one person at the anchor site.

Motion: Councilman Hutchins made a motion to approve Ordinance 2020-10 amending electronic meetings requirements.

Second: Councilman Rowberry seconded the motion.

Discussion: Mr. Coombs stated the City did not have an electronic meeting ordinance before this. He asked that the motion state that we are adopting an ordinance, not amending one. Councilman Stice recalled having an ordinance that the Council could call in. He asked if this is a separate ordinance. Mr. Coombs answered that it is a completely new ordinance. He explained in 3-2-6 he added the phrase, “if possible, all electronic meetings by a public body shall be chaired by a person physically present at the anchor location.” He reviewed other municipalities’ code on this and no one had the phrase “if possible,” but he believes they may add it because of the current situation. It is not required to have someone at the anchor location if you physically cannot.

Motion: Councilman Hutchins amended his motion to approve Ordinance 2020-10 adopting electronic meetings requirements.

Second: Councilman Rowberry seconded the motion.

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

Mayor Marshall explained after hearing from the Board of Health Director about large gatherings, the City needs to determine whether we will be able to have a Fourth of July celebration. He stated we have expended some money for the Fourth of July and have made contact with those vendors to extend until we can use it. He commented the Miss Grantsville and Little Miss Grantsville may be postponed until the fall. He didn't think the current courts would mind extending a little longer. Councilwoman Sparks said they discussed alternatives at a Fourth of July Committee Meeting. Mr. Coombs reported the Department of Health has discouraged the teacher parades because it promotes gathering of people. Councilman Stice felt that when this is over, it might be good to have something to celebrate.

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

The Council did not go into a closed session.

14. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilwoman Allen seconded the motion. The meeting was adjourned at 8:17 p.m.