

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JUNE 1ST 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Neil Critchlow
Jolene Jenkins (via Zoom)
Scott Bevan
Jeff Hutchins
Darrin Rowberry

Council Members Not Present: Jewel Allen

Appointed Officers and Employees Present:

Braydee Baugh, Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney (via Zoom)
Sherrie Broadbent, Finance Director
Crystal Oldewage, HR Director
Dan England, City Engineer
James Waltz, Public Works Director (via Zoom)

Citizens and Guests Present: Rick Barchers, Steve Evans, Darron & Wendy Taylor,
Dustin Hall, Travis Taylor

Mayor Critchlow asked Councilmember Jeff Hutchins to lead the Pledge of Allegiance.

AGENDA:

- 1. Public Comments:** Rick Barchers stood for public comment. Mr. Barchers wanted to note the comments made during the last meeting regarding the railroad spur being re-instated was incorrect and this item is no longer on a “fast track”. Mr. Barchers continued he felt the information was misleading and should not have been shared. Mr. Barchers also wanted to express his disagreement with an annexation application that was accepted by the City. Mr. Barchers felt as if accepting the annexation would bring lawsuits the residents would have to pay for.
- 2. Summary Action Items**
 - a. Approval of minutes from 05/04/2022 work and regular meeting
 - b. Approval of Bills totaling \$326,160.90

Motion: Councilmember Hutchins made a motion to approve the summary action items.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

3. Consideration of Resolution 2022-39 approving the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone.

Travis Taylor was present for this item.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-39 approving the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

4. Consideration of Resolution 2022-40 approving the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Dustin Hall was present for this item. There was discussion regarding how the two lots that face Old Lincoln Highway will be tied into the sewer line that runs there. Councilmember Jenkins asked how long until Mr. Hall gets to Phase 2 of the project. Mr. Hall advised Phase 2 will most likely be at this stage this time next year. There was discussion on the variances being requested and why the list was not included in the information packet. Mr. Hall explained the list was provided to Mayor Critchlow and City Recorder Baugh. Mr. Hall explained the sewer for additional phases is still being worked through; however, for Phase 1, it was determined septic tanks would be allowed because there are only 5 lots in this phase.

Motion: Councilmember Rowberry made the motion to approve Resolution 2022-40 approving the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision allowing 5 septic tanks located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Consideration of Resolution 2022-41 regarding the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

This item was discussed in conjunction with Item 4.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-41 regarding the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

6. Approval of the Water Right Transfer and Banking Agreement between Grantsville City and Grantsville New Teams, LLC

Motion: Councilmember Hutchins made the motion approving the Water Right Transfer and Banking Agreement between Grantsville City and Grantsville New Teams, LLC

Second: Councilmember Bevan seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

7. Consideration of Ordinance 2022-07 approving an amendment to the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street as discussed during 4-06-2022 Regular City Council Meeting

John Linton was present for this item. Councilmember Jenkins asked if there have been discussions with UDOT regarding the impact this will have on the traffic on 112. Mr. Linton explained there is negotiations going on currently between the developer’s traffic engineer and the UDOT traffic engineer. There was discussion regarding the current zoning and what makes sense in this location. Mayor Critchlow advised that if the

property is rezoned commercial, it could not have high density residential housing developed there. Councilmember Bevan asked if the lot size was sufficient for the plans with this lot. Mr. Linton advised the ideal acreage is 2 acre and this lot matches that desired size. Councilmember Hutchins advised that during the process of the general plan creation, it was recognized there was a corridor through Grantsville including this intersection. Councilmember Hutchins felt Mixed Use would be worse than commercial for this location and continued there was a lot of public comment related to this issue and it is hard to disregard that when taking this into consideration. Councilmember Hutchins advised the traffic studies will be an important point of focus for when a plan is brought to Council. Mr. Linton advised that from a business perspective, this location is much better suited for a commercial use as opposed to high density residential units. Councilmember Jenkins felt as if this would help traffic. Councilmember Bevan advised the right turn currently out of Maverick is never followed and that causes issues and concern. Mr. Linton advised this store would not be 24-hour.

Motion: Councilmember Hutchins made a motion to approve Consideration of Ordinance 2022-07 approving an amendment to the General Plan and Future Land Use Map for 2.02 acres at 794 East Main Street as discussed during 4-06-2022 Regular City Council Meeting

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

8. Consideration of Ordinance 2022-08 approving the Rezone of 2.02 acres in the C-G Zone at 794 East Main Street as discussed during 04-06-2022 Regular City Council Meeting

John Linton was present for this item. This item was discussed in conjunction with the previous item.

Motion: Councilmember Rowberry made the motion to approve Ordinance 2022-08 approving the Rezone of 2.02 acres in the C-G Zone at 794 East Main Street as discussed during 04-06-2022 Regular City Council Meeting

Second: Councilmember Hutchins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Nay”, and Councilmember Jenkins, “Aye”. The motion carried.

**9. Discussion with Flyway Holdings
This item was tabled.**

Motion: Councilmember Hutchins made the motion to table Item 9

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

10. Council Reports

Councilmember Rowberry: The cemetery looked nice. When the fence is replaced, he would like to see it about the same height as the current fence.

Councilmember Bevan: All the quotes have been received for the brackets for the banners on Main Street. There is a meeting scheduled for the preservation committee soon.

Councilmember Jenkins: Summer of Fun is getting ready to kick off and there is a great committee that has put plans together for the community this summer.

Councilmember Hutchins: Getting a date scheduled for the Parks and Rec Committee to meet. He would like to get an idea on how to improve the ball fields, especially the Little League field.

Mayor Critchlow: Little League is holding a home run derby on June 17th. Would like to address the campaign sign ordinance. Also received many positive comments regarding the Cemetery.

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

Councilmember Hutchins made the motion to enter into a closed session

Closed session started at 8:03 pm

Closed session ended at 8:46 pm

12. Adjourn.

Motion: Councilmember Hutchins made the motion to adjourn

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Aye”, Councilmember Hutchins, “Aye”, Councilmember Bevan, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.