

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 2, 2016 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Krista Sparks, Mike Colson, Tom Tripp, Jewel Allen, and Neil Critchlow.

Appointed Officers and Employees Present: Mike Haycock, Christine Webb, Joel Linares, and Kevin Turner.

Citizens and Guests Present: Doug Cannon, Bryan Beyler, Sheila Snow, Kent Liddiard, Doug Kinsman, Ernie Beacham, Susan Johnsen, and Corey Child.

Mayor Marshall asked Recorder Webb to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

- a. Proposed concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone.**

Mayor Marshall opened the hearing for comments. No comments were offered and the Mayor closed the public hearing.

- b. Proposed concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.**

Mayor Marshall opened the hearing for comments. No comments were offered and the Mayor closed the public hearing.

- c. Proposed final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north.**

Mayor Marshall opened the hearing for comments. No comments were offered and the Mayor closed the public hearing.

2. Public Comments.

No public comments were offered.

3. Summary Action Items.

- a. Approval of Minutes from the February 17, 2016 City Council Work Meeting and the February 17, 2016 Regular City Council Meeting.
- b. Approval of Bills in the amount of \$139,554.74.

Motion: Councilmember Critchlow made a motion to approve the summary action items as presented. Councilmember Allen seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

4. Consideration of a concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone.

Doug Cannon was present. Mayor Marshall asked when they plan to complete Nygreen Street, which is south of Phase 7A and 7B. Mr. Cannon stated they plan to complete it with Phase 10. Mayor Marshall has received comments from residents on Worthington Street about the dust being stirred up. Mr. Cannon will have the contractors run a water truck. Councilwoman Allen asked about the plan for lighting in this phase. Mr. Cannon answered they have been requested by the City to install photo sensitive lighting with a minimum of 1,000 lumens on the homes or in the front yard. This is a cost effective way for the residents to light the neighborhood.

Motion: Councilmember Critchlow made a motion to approve the concept plan for TP Grantsville, LLC and Doug Cannon on the Anderson Ranch Subdivision Phase 7A and 7B at 800 East 700 South for the creation of forty-three (43) lots in the R-1-21 zone. The motion was seconded by Councilmember Sparks. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

Mr. Cannon thanked the Council for their efforts and the pleasure of working with them.

5. Consideration of a concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.

Doug Kinsman with Ensign Engineering spoke on this agenda item. Councilman Tripp expressed concerns about the natural water drainage through this development. Mr. Kinsman stated the pond is intended to catch and detain the water and then release it if it reaches capacity. The flow of the released water was shown as the dark bold lines on the plans. Councilman Tripp asked if the water would be channeled along the roadways or a channel through the subdivision. Mr. Kinsman answered the plan is to put a drainage swell along the edge of Nygreen Street, which is a collector street. Councilman Tripp commented on the high water years and if this system could handle it. He then asked if the system is subterranean or an open channel through the development. Mr. Kinsman said it would be above ground drainage.

Councilman Critchlow stated he drove through the area. He drove across the road and checked out where the washes are going. He stated they go right to the area of this development. Councilman

Critchlow voiced his concerns about the drainage as well. He commented that when this gets passed the concept plan approval, there will need to be a plan on where we will take this water. Mr. Kinsman pointed out the requirements of the City are to contain for a one hundred year event for the water the development produces, not the water coming to the site from somewhere else. Councilman Tripp asked how deep the pond is. Mr. Kinsman answered that it has not been designed yet, but it will be designed based on what they think the flows will be. Councilwoman Allen inquired about the location of the pond. It will be on the south side of the development. Mr. Kinsman mentioned they have purchased two acres for the retention pond. Councilman Tripp suggested knocking out twenty (20) lots in the middle and preserve the drainage there. Mr. Kinsman and the Council Members discussed a previous proposed PUD for the development and open space. Councilman Colson asked how the drainage will be channeled on the north side. Mr. Kinsman said there is only one that is east of the pond; all of the rest are to the west of the pond. Councilman Colson asked about the drainage swell along Nygreen. Mr. Kinsman stated these will be open, above ground drainage swells within the City right of way. Councilwoman Allen asked who will maintain the swells. Mr. Kinsman answered they will be in the City right of ways, so they will be maintained by the City. Mayor Marshall stated the City has tried to have these swells as part of the HOA maintenance.

Mayor Marshall stated his concerns about the water line that runs from the Mormon Trail to Hale Street (Hinckley Park is being required to move the line) that will have to be moved out into the street and the construction equipment coming off the Mormon Trail not along Hale Street. Mr. Kinsman said they plan on moving the waterline in the next plan. And they are planning on the construction equipment using the Mormon Trail.

The Council discussed on-site water detention, density and open space, Hale Street improvements, and Nygreen Street.

After the motion and second had been made, Councilman Colson discussed adding the drainage swell on the south on the requirements for approval.

Motion: Councilmember Tripp made a motion to advance a concept design to the next phase with the understanding that when it comes back for approval at the preliminary plan, it addresses the waterline placement so it's not on private property, the drainage issue, construction using the Mormon Trail, the improvement of Nygreen Street, and the sewer capacity. Councilmember Allen seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

6. Consideration of a final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north.

Ernie Beacham was present. Mayor Marshall explained this just changes the location of the one acre lots.

Motion: Councilman Colson made a motion to approve a final plat amendment on the White Pines Estates Minor Subdivision for Ernie Beacham at 558 South Quirk Street to move the three (3) one acre lots to the north. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman

Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

7. Consideration of awarding a contract for the architectural design and construction administration services for a new justice center.

Chief Kevin Turner explained the bids received in December were placed in a spreadsheet and provided to the Council Members. The City received five (5) bids and Chief Turner calculated the percentage fee based on the cap established in the work meeting on February 17. Mayor Marshall reported he had a conversation about adding a basement. Chief Turner reported a full basement for the square footage would cost about one million dollars, because you would be required to add ventilation for vehicles, hardened concrete for the weight, two (2) stairwells for access and an elevator. The Council discussed the cost of demolishing the rec center, refurbishing the rec center, the cost of open ceilings and a polished floor.

Chief Turner reviewed the information on the architectural firms we received bids from. JRCA has over 30 years experience in designing police departments, THINK met the requirements but does not have a lot of experience with police departments, GSBS and CRSA both had higher bids, and Pioneer had no experience in police buildings. The lowest bid was from Pioneer. Chief Turner would like to continue with JRCA who was the second lowest bid. The Council discussed the low bid option.

Motion: Councilman Critchlow made a motion to talk with Pioneer and review the consideration at the next City Council Meeting. Councilmember Allen seconded the motion. Councilman Critchlow withdrew his motion.

Councilman Colson requested the opportunity to speak with a few of the general contractors they have worked with.

Motion: Councilman Tripp made a motion to do some further investigation on the architects and ask that they supply general contractors they have worked with and allow Councilman Colson to advise on his experience to know how they did. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

8. Consideration of Ordinance 2016-02 amending Title 15 Chapter 3 Special Events adopting a fee schedule for inspections required by law of vendors, tents, stages, and other temporary structures erected and used during special events held within the municipal boundaries of Grantsville City.

Mike Haycock, the Building Inspector, spoke about the inspections and the costs associated with inspecting temporary structures. Mr. Haycock and Kent Liddiard, Fire Marshal, spent considerable time on inspections and verifying compliance with state law for temporary structures. He explained this ordinance would ask the vendors to cover the cost of those inspections. Mayor Marshall stated we will have to complete the inspections regardless of whether this ordinance is passed. The Council discussed amending so the first hour would be covered in the cost of the permit so it will not affect the smaller events that are not taking the entire day to inspect but will cover the cost of two individuals taking multiple hours on the event.

Motion: Councilmember Tripp made a motion to approve Ordinance 2016-02 amending Title 15 Chapter 3 Special Events focusing on Section F adopting a fee schedule for inspections required by law of vendors, tents, stages, and other temporary structures erected and used during special events held within the municipal boundaries of Grantsville City. Councilmember Colson seconded the motion.

Motion: Councilman Critchlow made a motion to amend the motion to add that the first hour is covered under the building permit fee. Councilwoman Allen seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

Motion: Councilman Tripp made a motion to approve Ordinance 2016-02 amending Title 15 Chapter 3 Special Events adopting a fee schedule section F for inspections required by law of vendors, tents, stages, and other temporary structures erected and used during special events held within the municipal boundaries of Grantsville City. Councilmember Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

9. Consideration of allowing a Lantern Festival within city limits on April 30, 2016.

Mayor Marshall explained Spencer Humiston would like to hold another lantern festival at the Utah Motorsports Campus. Attorney Linares reported he has spoken to Fire Marshal Liddiard about this event and he is fine with it if it is held prior to May 15th and that the same right to terminate the event is given to the Fire Marshal.

Motion: Councilwoman Allen made a motion to allow a Lantern Festival within city limits at the Utah Motorsports Campus on April 30, 2016 with the same requirements and restrictions as the lantern fest last year. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

10. Mayor and Council Reports.

Mayor Marshall attended the meeting at UDOT, legislative breakfasts, etc.

Councilman Critchlow attended the math competition at Grantsville Elementary School. After winning the last two years, Grantsville came in second this year.

Councilwoman Allen attended the legislative breakfasts and plans to attend the Founder's Day Celebration with USU.

Councilman Tripp received a complaint on East Ranch Road. Gravel is blocking the road. He reminded the Council they talked about developing minimum development standards (width on roads, and walkable sidewalks). He would like to have a work session to discuss these. Councilman Tripp suggested scheduling a closed session to discuss tonight's closed session. The handouts from the closed session are confidential.

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Councilman Colson would like to discuss the requirements for development standards and limit the loads on roads and the impact. Attorney Linares stated roads are not parks; we can require developers to improve the roads they will impact. Attorney Linares suggested requesting a traffic study.

Attorney Linares stated he would be willing to discuss the thirteen years that got us to tonight's closed session and provide information to the Council Members.

Mayor Marshall reminded the Council the closed session cannot be discussed. He would like to schedule a closed session at the next council meeting on March 16th at 6:00 p.m. If the agenda is short, then we can have the closed session during the regular meeting.

11. Adjourn.

Motion: Councilman Colson made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 8:38 p.m.