

# **AGENDA ITEM #2**

## **Summary Action Items:**

a. Approval of minutes from the September 15, 2021 work meeting and the minutes from the regular September 15, 2021 City Council meeting.

b. Approval of Bills

Unapproved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON SEPTEMBER 15<sup>TH</sup>, 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST  
MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN  
AT 6:00 P.M.**

**Mayor and Council Members Present:**

Mayor Brent Marshall  
Scott Stice  
Jeff Hutchins  
Darrin Rowberry  
Krista Sparks (via Zoom)

**Council Members Absent:**

Jewel Allen

**Appointed Officers and Employees Present:**

Corinna Mathis, Deputy City Recorder  
Braydee Baugh, City Recorder  
Sherrie Broadbent, Finance Director  
Jesse Wilson, Treasurer/Human Resources Director  
Robert Sagers, Police Lieutenant

**Citizens and Guests Present:**

Markus Keller with Zions Bank  
Randy Johnson with Zions Bank

There were members of the community who attended the meeting through Zoom.

**AGENDA:**

**1. Discussion about Public Infrastructure Districts (PIDs)**

Markus Keller explained what PIDs are and provided a hand out for the council and employees present. PIDs are able to create their own tax base for the specific area to help recoup the cost of infrastructure on raw land. Markus explained that creating a PID provides land owners/ developers the opportunity to access tax exempt financing and lower interest rates.

Randy Johnson wanted to explain that when a PID is established, it shouldn't be considered an entitlement of the developer. It is to the discretion of the City to grant or allow a PID. This should allow a win/win on both sides of this agreement. The benefit of the PID is the debt is tied to the PID area and no liability falls on the City. There is a board that is responsible for

the refinancing of the bonds which reduces the tax burden on the PID residence. As soon as the bond is paid off, the PID is automatically dissolved. The PID cannot issue additional debt unless they come back to the City. After the bond is paid off, the infrastructure that was completed using that bond becomes the governing entities (i.e. City road built with PID bond, it becomes a City owned road; part of a County road becomes County owned, etc). If there is a shortfall on taxes that goes to the land owners it does not fall back to the City responsibility.

Councilman Stice asked if the infrastructure is maintained by the HOA in a PID area, and the PID dissolves, who owns that infrastructure the HOA has been maintaining? Randy explained it depends on how the City sets up the PID and what amenities the City has the PID fund. Authorizing the PID does not mean the development gets special variances regarding City code or requirements. The PID is still held to the same standards as other developments.

There was extensive discussion regarding how that impacts the property owners and how they would be provided notice. Being in a PID will reflect on the title

Randy explained that you cannot “double dip” on impact fees. If you have a Cap Facilities plan that includes certain infrastructure covered by a PID, you cannot charge that land owner impact fees.

Mayor Marshall asked for examples of what cannot be financed by a PID. Randy gave an example of privately owned utilities such as gas, electric, and internet service providers.

## **2. Adjourn.**

**Motion:** Councilman Stice made a motion to adjourn. Councilman Hutchins seconded the motion. The meeting was adjourned at 6:47 p.m.

Unapproved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON SEPTEMBER 15<sup>TH</sup>, 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST  
MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN  
AT 7:01 P.M.**

**Mayor and Council Members Present:**

Mayor Brent Marshall  
Krista Sparks (via Zoom)  
Scott Stice  
Jeff Hutchins  
Darrin Rowberry

**Council Members Not Present:** Jewel Allen

**Appointed Officers and Employees Present:**

Dan England, City Engineer  
Robert Sagers, Police Lieutenant  
Sherrie Broadbent, Finance Director  
Corinna Mathis, Deputy Recorder  
Braydee Baugh, Recorder  
Jesse Wilson, Treasurer/ HR Director  
Kristy Clark, Planning and Zoning Administrator

**Citizens and Guests Present:**

Monte Kingston  
Derek Ellis  
Shawn Holste  
Sean Perkins  
Barry Bunderson  
Jolene Jenkins  
Anthon Stauffer  
Krista Hutchins  
Neil Critchlow

There were many members of the community who attended the meeting through Zoom.

Mayor Marshall asked Jesse Wilson to lead the Pledge of Allegiance.

**AGENDA:**

1. **Public Comments:** Mayor Marshall asked if there were any comments from the public. No comments were offered. No comments were received by email.
2. **Summary Action Items.**
  - a. Approval of Minutes from the September 1, 2021 Work Meeting and September 1, 2021 Regular Meeting.
  - b. Approval of Bills for the amount of \$1,234,118.51

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

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

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

**3. Consideration of Ordinance 2021-39 amending the Grantsville City General Plan and Future Land Use Map for Raceway 112, LLC and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from a Rural Residential-2 to an Industrial designation for 378.51 acres of land.**

Anthon Stauffer was present for this item. Councilman Stice asked if this included Arthur Higley's land. Mayor Marshall confirmed. Anthon explained the property encompasses the land purchased from the Soil Conservation District and the land down to what is called "Davenport". The area all around the raceway would now be industrial.

**Motion:** Councilman Stice made a motion to approve Ordinance 2021-39

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

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

**4. Consideration of Ordinance 2021-40 amending the official zoning map of Grantsville City, Utah to rezone 378.51 acres of land for Raceway 112 and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from an A-10 zone to an MG Zone.**

Anthon Stauffer was present for this item. This item is requesting the light industrial zone designation for the same area covered by Ordinance 2021-39.

**Motion:** Councilman Stice made the motion to approve Ordinance 2021-40.

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

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

**5. Consideration of Ordinance 2021-41 amending the Grantsville City General Plan to rezone 104.76 acres of land for Greg C. DeHaan located at 4585 Hwy 112 to go from a Rural Residential - 2 zone to a Mixed Use Zone.**

Barry Bunderson was present for this item. Greg Dehaan was present via Zoom. Barry advised this was brought before the Council about a month ago. Councilman Stice advised he felt this plan fits in with the area. Mayor Marshall wanted to note the MU zone means there has to be commercial there. Barry stated he understood and understood there were minimum lot sizes for commercial too. Councilman Stice mentioned the need for business in the area, and because of the noise from the racetrack, it would be nice to have something in the way to buffer.

**Motion:** Councilman Stice made a motion to approve Ordinance 2021-41 amending the Grantsville City General Plan

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

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

**6. Consideration of Ordinance 2021-42 amending the official zoning map of Grantsville City, Utah to rezone 104.76 acres of land for Greg C DeHaan located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use Zone.**

Councilman Stice noted he appreciated the thought put into this zoning and with a PUD there should be enough to make something work for everyone.

**Motion:** Council Hutchins made a motion to approve Ordinance 2021-42 amending the Grantsville City Zoning Map designation for the Mixed Use zone.

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

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

**7. Consideration of Resolution 2021-57 approving a master development agreement for the Countryside Ranches located at approximately 446 East Nygreen Street.**

Trent Tolman was present for this item. Mayor Marshall explained there were a couple amendments for the boiler plate Development Agreement. Trent advised that he had not seen the Development Agreement at all. He was given the opportunity to review the Development Agreement with the 2 Addendums. Councilman Stice noted he does not like in Addendum 1 that it does not require the development to connect to City sewer. Councilman Stice requested the verbiage be changed from “may require” to “shall require”. Trent advised he has already stubbed the sewer to the road in anticipation of sewer line being ran.

**Motion:** Councilman Stice made a motion to approve Ordinance 2021-57 approving the master development agreement for Countryside Ranches with the correction to verbiage requiring a City sewer connection once available.

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

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

**8. Consideration of Resolution 2021-58 approving a single lot development for Trent and Justine Tolman for the creation of a single lot in the Countryside Ranches located at approximately 446 East Nygreen Street.**

Trent Tolman was present for this item. Mayor Marshall confirmed one home was being built. Trent confirmed.

**Motion:** Councilman Hutchins made a motion to table Ordinance 2021-58 approving the single lot development for Trent and Justine Tolman.

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

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

**9. Consideration of Resolution 2021-59 approving a master development agreement for the Cherry Wood Estates Phase 1-Final Plat.**

Shawn Holste was present for this item. Councilman Stice advised the correction needed to be changed from “Christine” to “Braydee”

**Motion:** Councilwoman Sparks made a motion to approve Resolution 2021-59.

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

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

**10. Consideration of Resolution 2021-60 approving the Final Plat for Gary and Rava Giles and Shawn Holste on the Cherry Wood Subdivision located southwest of the Cherry Grove Subdivision for the creation of forty-three (43) lots in the R-1-21 zone.**

Shawn Holste was present for this item. Shawn explained this was another extension of a good subdivision they hope to have ready for asphalt by April. Councilman Stice asked why the Giles were included on this, not just Shawn. Shawn explained that during preliminary the Giles were still the landowners, however, Shawn now owns the land.

**Motion:** Councilman Hutchins made a motion to approve Resolution 2021-60.

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

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

**11. Consideration of Resolution 2021-61 approving Braydee Baugh as the City Recorder.**

**Motion:** Councilman Hutchins made a motion to approve Resolution 2021-61.

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

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

**12. Consideration of approving the MOU with the Tooele County School District for the school resource officer.**

Mayor Marshall stated the contract is provided, but there is one correction that needs to be made, being the Police Chief cannot enter into contracts on behalf of the City and it needs to be corrected to the Mayor. Councilman Hutchins asked if there were any changes to the MOU from previous years. Mayor Marshall said there was an increase in

wages and Tooele County School District pays the same for all resource officers in the county. Councilman Stice liked the MOU spells out the SRO responsibilities.

**Motion:** Councilwoman Sparks made the motion to approve the MOU with the Tooele County School District for the school resource officer.

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

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

### **13. Consideration to certify the petition for the Lewis Annexation.**

Sean Perkins was present for this item as a representative for the petition. Mayor Marshall explained this does not mean the property is annexed in, it is only certifying as part of the process. Tooele County confirmed that Sun Valley Drive would be left as County. Mayor Marshall advised this property is not within Erda boundaries. Councilman Stice asked if we were going to be sued by this. Mayor Marshall said not because it falls within Erda boundaries. Councilman Stice believes Sun Valley Drive should be part of this annexation, but understands the residence do not want to be part of Grantsville City. Councilman Hutchins asked if every land owner signed the petition. Mayor Marshall advised all property owners are for the annexation.

**Motion:** Councilman Hutchins made the motion to certify the petition for the Lewis Annexation.

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

**Discussion:** Councilman Stice asked if the City has agreed to provide water and sewer to the development anyway. Mayor Marshall said yes and it is in the contract.

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

### **14. Consideration of approval of a Water Right Transfer and Banking Agreement with Lazy Heart Livestock, LLC.**

Mayor Marshall advised this has gone through all the processes with the City Water Attorney and the last step is to accept. Councilman Rowberry asked if all this is if the water right owned by Lazy Heart to be banked with the City. Mayor Marshall advised once it comes into the City, it becomes property of the City, however, Lazy Heart Livestock, LLC can still sell it to developers.

**Motion:** Councilman Stice made the motion to certify the petition for the Lewis Annexation.

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

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

**15. Consideration of approval of a water Right Transfer and Banking Agreement with SCI Investments.**

**Motion:** Councilman Hutchins made the motion to certify the petition for the Lewis Annexation.

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

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

**16. Consideration of approval of a Water Right Transfer and Banking Agreement with J.C.C.C. LLC.**

**Motion:** Councilwoman Sparks made the motion to certify the petition for the Lewis Annexation.

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

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

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

**18. Adjourn**

**Motion:** Councilman Rowberry made the motion to adjourn.

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

**Vote:** The vote was as follows: Councilman Rowberry, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried. Meeting adjourned at 7:37 pm.