



July 16th, 2025

**City Council Meeting
Information Packet**

Agenda Item # 1

Youth Recognition by Layne Koyle

Agenda Item # 2

Public Comment

Agenda Item # 3

Summary Action Items

- a. Approval of Minutes
- b. Approval of Bills

Unapproved

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JULY 9TH, 2025 UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
PM**

Mayor and Council Members Present:

Mayor Critchlow
Jolene Jenkins

Jeff Williams
Rhett Butler

Council Members Not Present:

Jake Thomas

Heidi Hammond

Appointed Officers and Employees Present:

Braydee Baugh, City Recorder
Michael Resare, City Manager
Tysen Barker, City Attorney
Christy Montierth, Public Works Director
Shelby Moore, Zoning Administrator

AGENDA

- 1. Public Comment:** Mark Lawrence, Grantsville City Animal Control, stood to provide public comment. Mr. Lawrence shared the opinion that roosters should remain banned.
- 2. Summary Action Items**
 - a. Approval of Minutes from the June 18th, 2025 Regular Meeting**
 - b. Approval of Bills**

Motion Councilmember Butler made the motion to approve the minutes

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Motion Councilmember Butler: made the motion to approve the bills.

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Councilmember Butler asked about “Cash” reflected on the pay statements. The City provides two cash boxes for the car show. Councilmember Butler would like a full reconciliation from the cash on the car show. Councilmember Jenkins asked if Caselle

costs will decrease after August. Councilmember Jenkins asked if ½ the bleachers will be reimbursed by a grant. Councilmember Jenkins asked what Legion Technology bill is and what services are provided.

3. Consideration of Ordinance 2025-15 approving the amendments to the Grantsville City Zoning Fee Schedule

Councilmember Williams noted he was concerned about doubling the PUD fee when the process was so recently modified. Councilmember Williams asked who would decide if the Development Agreement change was a major or a minor and subsequently what fee to charge. Ms. Moore advised that assessing the major vs minor change would be a staff decision. Ms. Moore explained that if the Council decided not to charge the higher rate for commercial, the city would lose the actual costs its incurring for the development.

Motion Councilmember Butler made the motion to approve Resolution 2025-15 approving the amendments to the Grantsville City Zoning Fee Schedule

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “NAY”, and Councilmember Jenkins, “Aye”. The motion fails.

The request was made to allow the City Council to review the study conducted by Zions to determine if the fees were appropriately assessed or not.

4. Consideration of Ordinance 2025-16 approving the amendments to the Grantsville City Engineering Fee Schedule

Motion: Councilmember Butler made the motion to approve Resolution 2025-16 approving the amendments to the Grantsville City Engineering Fee Schedule

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

5. Consideration of Ordinance 2025-17 approving the amendments to the Building Fee Schedule

Motion: Councilmember Butler made the motion to approve Resolution 2025-17 approving the amendments to the Building Fee Schedule

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

6. Consideration of Ordinance 2025-31 amending Chapters of the Grantsville Land Use Code

Motion: Councilmember Butler made the motion to approve Ordinance 2025-31 amending Chapters of the Grantsville Land Use Code with the exception of definition 104 and Chapters 14 and 15

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

7. Consideration of Ordinance 2025-26 approving the President’s Park Townhome PUD Amendment

Travis Taylor stood to represent this item. Councilmember Williams wanted to confirm that 338 were the total numbers approved. Councilmember Williams asked what the additional amenities for this project proposal that would support the City modifying the originally approved plan. Council did not have issue with decreasing the front setbacks from 40 to 30 feet.

Motion: Councilmember Butler made the motion to approve Ordinance 2025-26 approving the President’s Park Townhome PUD Amendment with the following

conditions; approving the reduction of the front set backs to 30 feet, allowing minimum 14500 square feet to be reduced to 13000 and average lot size will be 1450 with no increase to density.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

8. Consideration of Ordinance 2025-07 approving the Rezone of Property at 830 East Main Street

Jill Thomas stood to represent this time. Ms. Thomas advised this was to match the surrounding zones and to provide commercial property along Main Street.

Motion: Councilmember Jenkins made the motion to approve the Ordinance 2025-07 approving the Rezone of Property at 830 East Main Street

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

9. Consideration of Resolution 2025-52 approving the Memorandum of Understanding between Grantsville City and the Tooele County School District for a School Resource Officer

Councilmember Jenkins asked who decides how many school resource officers are appointed within the City. Chief Sager advised the School District did not provide a clear and understandable metric for that decision. Chief Sager advised the school noted wanting additional crossing guards at Twenty Wells crossings, Quirk Street, etc and the Chief was denied additional funding from the School District to help support that need. There was discussion that Chief would have support from the City Manager

Unapproved

Motion: Councilmember Williams made the motion to approve the Resolution 2025-52 approving the Memorandum of Understanding between Grantsville City and the Tooele County School District for a School Resource Officer

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

10. Adjourn

Motion: Councilmember Butler made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”, Councilmember Williams “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.

Meeting ended at 9:02 pm

Agenda Item # 4

Consideration of Resolution 2025-53
approving the First Amendment to the
Master Development Agreement for the
Townhomes on Willow PUD



**GRANTSVILLE CITY
RESOLUTION NO. 2025-53**

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE MASTER
DEVELOPMENT AGREEMENT FOR THE TOWNHOMES ON WILLOW PLANNED
UNIT DEVELOPMENT (PUD)**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City and The Ventures Partners, LLC entered into a Master Development Agreement (the “MDA”) for the development of a planned unit development known as the Townhomes on Willow; and

WHEREAS, the City and Developer desire to amend the MDA to reflect updates to fencing requirements and phasing language; and

WHEREAS, the City Council finds that the proposed amendment is in the best interest of the City and consistent with the intent of the original MDA;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval of First Amendment to MDA: The City Council hereby approves the First Amendment to the Master Development Agreement for the Townhomes on Willow PUD, attached hereto as Exhibit A and incorporated herein by reference. The Mayor is authorized to execute the First Amendment on behalf of the City.

Section 2. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS (xx) DAY OF (xx), 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



EXHIBIT “A”

First Amendment to Grantsville City MDA for The Townhomes on Willow PUD

WHEN RECORDED, RETURN TO:

**Braydee Baugh
Grantsville City Recorder
429 East Main Street
Grantsville City, Utah 84029**

**FIRST AMENDMENT TO
GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
THE TOWNHOMES ON WILLOW PUD
DATED JULY ____, 2025, AS AMENDED**

THIS FIRST AMENDMENT to “Grantsville City Master Development Agreement for The Townhomes on Willow PUD” dated July ____, 2025, as amended (hereinafter the “MDA”) is made and entered as of the ____ day of _____ 2025 (the “**Amendment**”), by and between Grantsville City, a municipal corporation of the State of Utah and The Ventures Partners, LLC, a Utah limited liability company.

RECITALS

A. The Parties entered into the MDA in July ____, 2025 and amended the MDA in June 2025.

B. The Parties now agree that certain changes are needed to the MDA, and therefore desire to enter into this Amendment to provide updates to the MDA in accordance with the terms herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Incorporation.** All of the terms of the MDA are incorporated into this Amendment, except as revised below. In the event of a conflict between the MDA and this Amendment, this Amendment shall control. Capitalized terms in this Amendment shall have the same meaning given in the MDA, except if there is a conflict, then this Amendment’s definition shall control.

2. **Nature of Amendment.** This Amendment modifies only those provisions of the MDA as specifically set forth herein. The Project remains subject to the MDA except as expressly provided herein.

3. **Amendment.** The Parties agree that the following section will be added and incorporated into the MDA and become binding on the Parties:

3.1. Amended Exhibit G-5 “6-foot-tall privacy fence”, which reads in its entirety as follows:

3.1.1. Developer shall install a 6-foot-tall privacy fence made of vinyl fencing.

3.2. Amended Section 3.3, “Phasing”, which reads in its entirety as follows:

3.2.1. A general depiction of any potential phases is included in the conceptual site plan attached hereto as Exhibit B. The City agrees to review the subdivision as one entire phase containing no more than 94 residential units. Phasing details, including but not limited to, the number of units per phase and quantity of phases will be determined by the last DRC Meeting, and must be approved by the DRC. City and Developer hereby acknowledge that any additional phases of the Project shall be subject to the terms of this Agreement and which may be reviewed and approved by the City.

4. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A signed copy of this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER

The Ventures Partners, LLC.

GRANTSVILLE CITY

By: Shawn Holste
Its: Owner

By: Neil A. Critchlow,
Its: Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : SS.
COUNTY OF TOOELE)

On the ____ day of _____, 20__ personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : Ss.
COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn, did say that Shawn Holste is the owner of The Ventures Partners, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

Agenda Item # 5

Consideration of Resolution of 2025-54
appointing Debra Dwyer to the
Grantsville Planning Commission



**GRANTSVILLE CITY
RESOLUTION NO. 2025-54**

**A RESOLUTION APPOINTING DEBRA DWYER TO THE GRANTSVILLE CITY
PLANNING COMMISSION**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City has established a Planning Commission in accordance with state and local laws to oversee land use matters and provide recommendations to the City Council; and

WHEREAS, the Planning Commission plays a vital role in guiding the growth and development of Grantsville City through careful consideration of zoning, land use applications, and planning policies; and

WHEREAS, there is a need to appoint a qualified individual to serve as a member of the Planning Commission; and

WHEREAS, Debra Dwyer has been identified as a qualified candidate and is willing to serve in this capacity; and

WHEREAS, the term of appointment for Planning Commission members is three years;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Appointment: Debra Dwyer is hereby appointed to serve as a member of the Grantsville City Planning Commission.

Section 2. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 16TH DAY OF JULY, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder

Agenda Item # 6

Consideration of Resolution 2025-55
appointing Aubrey Durrant as an
Alternate Member of the Grantsville
Planning Commission

Agenda Item # 7

Discussion regarding the proposed
Cemetery code changes

Agenda Item # 8

Council Reports

Agenda Item # 9

Closed Session (Imminent Litigation,
Personnel, Real Estate)

Agenda Item # 10

Adjourn