



**September 17th, 2025**

**City Council Meeting  
Information Packet**

# **Agenda Item # 1**

Public Comment

# **Agenda Item # 2**

Summary Action Items

a. Approval of Minutes from 09/03/2025

Work and Regular Meeting

b. Approval of the Bills

Unapproved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON SEPTEMBER 3<sup>RD</sup>, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST  
MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT  
6:30 P.M.**

**Mayor and Council Members Present:**

Mayor Critchlow  
Jolene Jenkins  
Heidi Hammond

Jeff Williams  
Rhett Butler  
Jake Thomas

**Council Members Not Present:**

**Appointed Officers and Employees Present:**

Braydee Baugh, City Recorder  
Tysen Barker, City Attorney  
Gina Roberts, Deputy City Recorder  
Bill Cobabe, Comm. Development Director

Shelby Moore, Zoning Administrator  
Christy Montierth, Public Works Director  
(via Zoom)

**Citizens and Guests Present:** There were many members of the public present in person and via Zoom

**AGENDA:**

**1. Introduction of Bill Cobabe as the Community Development Director**

Bill Cobabe introduced himself and shared his story and background that led him to where he is today. Mr Cobabe expressed his goals and vision for his department and how excited and humbled he is to be in Grantsville, as well as qualifications for the role of Community and Economic Development. There was discussion about the challenges currently facing Grantsville and how to mitigate the issues that we face.

**2. Adjourn**

**Motion:** Councilmember Butler made the motion to adjourn

**Second:** Councilmember Hammond seconded the motion.

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

**Meeting ended at: 6:57 pm**

Unapproved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON SEPTEMBER 3<sup>RD</sup>, 2025 UTAH AND ON ZOOM. THE MEETING BEGAN AT  
7:00 PM**

**Mayor and Council Members Present:**

Mayor Critchlow  
Jolene Jenkins  
Heidi Hammond

Jeff Williams  
Rhett Butler  
Jake Thomas

**Council Members Not Present:**

**Appointed Officers and Employees Present:**

Braydee Baugh, City Recorder  
Michael Resare, City Manager  
Tysen Barker, City Attorney  
Shelby Moore, Zoning Administrator  
Gina Roberts, Deputy City Recorder

Robert Sager, Police Chief  
Jason Remick, Fire Chief  
Christy Montierth, PW Director (via Zoom)  
Bill Cobabe, Comm Development Director

**Citizens and Guests Present:** Travis Taylor, Thomas Peck, Deaun Woolsey, Blake Woolsey, Terry Moss, Gary Cunningham, Lynn Hollinger, Barry Bunderson

There were many members of the public present in person and via Zoom

Mayor Critchlow asked John Lux to lead the Pledge of Allegiance.

**AGENDA**

**1. Public Comment**

Blake Woolsey stood for public comment. Mr Woolsey raised questions regarding the secondary water service transferring from Grantsville Irrigation to Grantsville City. Mayor Critchlow set up a meeting September 4, at 7:00 pm at the corner of Mustang Ridge Road with Mr Woolsey and neighbors to discuss.

**2. Summary Action Items**

- a. Approval of Minutes from the August 6<sup>th</sup>, 2025 Work Meeting and August 20<sup>th</sup>, 2025 Regular Meeting**
- b. Approval of Bills**

**Motion:** Councilmember Hammond made the motion to approve the minutes

**Second:** Councilmember Butler seconded the motion.

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

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

**Second:** Councilmember Williams seconded the motion.

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

### 3. **Consideration of Resolution 2025-67 appointing Steve Clark as Second Assistant Chief**

Steve Clark was present to introduce himself and gave a brief history of his service with the department and why he serves.

**Motion:** Councilmember Jenkins made the motion to approve Resolution 2025-67 appointing Steve Clark as Second Assistant Chief

**Second:** Councilmember Hammond seconded the motion.

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

**4. Consideration of Resolution 2025-70 appointing Chris Horrocks as an Alternate Planning Commission Member**

Clarification was given on the role and expectation of the Planning Commission Alternate

**Motion:** Councilmember Hammond made the motion to approve Resolution 2025-70 appointing Chris Horrocks as an Alternate Planning Commission Member

**Second:** Councilmember Butler seconded the motion.

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

**5. Consideration of Resolution 2025-68 approving the Technical Planning Assistance Program Funds Cooperative Agreement with UDOT**

City Manager Michael Resare presented this item. Mr Resare gave an explanation of how this would facilitate the Master Transportation Plan

**Motion:** Councilmember Thomas made the motion to approve Resolution 2025-68 approving the Technical Planning Assistance Program Funds Cooperative Agreement with UDOT

**Second:** Councilmember Butler seconded the motion.

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

**6. Consideration of Resolution 2025-66 approving a Contract with Jones and DeMille for a Master Transportation Plan**

Councilmember Hammond asked for some clarification on the proposed scope of work and associated schedule and fees. Shelby Moore and Bill Cobabe were able to explain and decipher the language and what it actually means. Councilmember Jenkins asked about the Master Transportation Plan that Horrocks was working on and what the status was. Ms Moore explained that it was paid for with a grant and the money ran out. She also explained that UDOT wanted to be involved and this would open the door to involve them. There was discussion about the benefits and accuracy that Jones & DeMille offer. The Horrocks study will be incorporated and built upon by this new study. Clarification was requested on what the reasonable, timely manner means for the schedule of completion. Mr Cobabe indicated that a request for a time frame could be part of the approval.

**Motion:** Councilmember Butler made the motion to approve Resolution 2025-66 approving a Contract with Jones and DeMille for a Master Transportation Plan with the addition that the defined scope of work will be complete within 6 months of the contract

**Second:** Councilmember Jenkins seconded the motion.

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

**7. Consideration of Resolution 2025-64 approving the Kenneth Fawson Minor Subdivision Plat Amendment**

Shelby Moore and Barry Bunderson stood to present this item. This property was previously subdivided into two lots and they would like to add a third lot. Planning Commission has recommended approval

**Motion:** Councilmember Hammond made the motion to approve Resolution 2025-64 approving the Kenneth Fawson Minor Subdivision Plat Amendment

**Second:** Councilmember Butler seconded the motion.

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

**8. Consideration of Ordinance 2025-32 amending Chapter 15 of the Grantsville City Land Use and Management Code regarding Residential and Multiple Residential Districts**

Shelby Moore stood to present this item. Ms Moore explained the changes and what prompted these changes. These adjustments would allow for a smaller front and larger back yard. Councilmember Butler expressed concerns with the changes in the R-1-21 zoning and questioned the need on the larger ½ acre lot vs the smaller lots.

**Motion:** Councilmember Butler made the motion to approve Ordinance 2025-32 amending Chapter 15 of the Grantsville City Land Use and Management Code regarding Residential and Multiple Residential Districts with the one change that the minimal yard setback be kept at 30 feet and not changed to 25 feet.

**Second:** Councilmember Hammond seconded the motion.

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

**9. Consideration of Ordinance 2025-34 amending Chapter 20 of the Grantsville City Land Use and Management Code to Allow Electronic Messaging Boards as a Conditional Use in the CN Zone**

Shelby Moore stood to present this item. Ms Moore explained that the CN Zone is the only commercial zone that does not currently allow any electronic messaging boards. Councilmember Jenkins pointed out that this zone's purpose is not to impose on the neighborhoods that are in this zoning. Ms Moore clarified that electronic signs are currently conditional or permitted in some residential zones already and allowing them in the CN Zone would be conditional. Ms Moore also asked Bill Leavitt to provide some clarification and guidelines on electronic signs. Councilmember Jenkins expressed concern about where the current CN Zones are and would there be a benefit to anyone other than a specific business in this zone. Councilmember Butler opened the discussion of what the specific concerns are and what types of signs are currently permitted or conditional in the CN zone. Ms Moore pointed out with a conditional permit approval the city then had the ability to place limits on what could be approved. There was discussion about current electronic signs in the city.

**Motion:** Councilmember Butler made the motion to approve Ordinance 2025-34 amending Chapter 20 of the Grantsville City Land Use and Management Code to Allow Electronic Messaging Boards as a Conditional Use in the CN Zone

**Second:** Councilmember Williams seconded the motion.

**Vote:** The vote was as follows: Councilmember Hammond, "Aye", Councilmember Butler, "Aye", Councilmember Williams "Aye", Councilmember Thomas "Nay", and Councilmember Jenkins, "Nay". The motion carried.

**10. Consideration of Ordinance 2025-33 amending the Presidents Park PUD to Modify the Townhome Portion of the Project**

Travis Taylor stood to present this item. Councilmember Hammond asked for a reason and the benefit to the current Presidents Park residents and City to approve a higher density than what was originally approved. Mr Taylor explained that there were upgrades in the amenities that would be offered to the residents and the increased density allows for more affordable housing.

**Motion:** Councilmember Butler made the motion to approve Ordinance 2025-33 amending the Presidents Park PUD to Modify the Townhome Portion of the Project

**Second:** Councilmember Williams seconded the motion.

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

#### **11. Consideration of Resolution 2025-65 approving the First Amendment to the MDA for Presidents Park PUD**

Travis Taylor stood to present this item.

**Motion:** Councilmember Butler made the motion to approve Resolution 2025-65 approving the First Amendment to the MDA for Presidents Park PUD with the inclusion of verbiage that state that 14 of the townhomes meet the state’s requirement for affordability and sidewalk connectivity

**Second:** Councilmember Jenkins seconded the motion.

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

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

**Motion:** Councilmember Butler made the motion to go into a Closed Session

**Second:** Councilmember Jenkins seconded the motion.

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

**Closed Session began at 9:08 pm**

**Closed Session ended at 10:25pm**

## **13. Adjourn**

**Motion:** Councilmember Hammond made the motion to adjourn

**Second:** Councilmember Williams seconded the motion.

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

**Meeting ended at: 10:26 pm**

# **Agenda Item # 3**

Consideration of Resolution 2025-72  
Approving the Deviation for the  
Driveway Width at 671 E Clover Gate  
Lane, in the R-1-21 zone

**Planning and Zoning**  
336 W. Main St.  
Grantsville, UT 84029  
Phone: (435) 884-1674



**Permit # 2025066**

**Staff Report Summary for  
Driveway / Secondary Access Amendment, Kayla Pugh.**

**Parcel ID(s): 22-038-0-0002**  
**Property Address: 671 E Clover Gate Lane**  
**Applicant Name: Kayla Pugh**  
**Request: Amendment to Permit #202066**  
**Prepared By: Nicole Ackman**

**Meeting Date: September 17, 2025**  
**Public Hearing Date:**  
**Current Zone: R-1-21**  
**Acres: 0.546**

**PLANNING STAFF ANALYSIS AND COMMENTS**

**Background**

Kayla Pugh, property owner of 671 E Clover Gate Lane in the R-1-21 zone, has submitted a request to amend her previously approved secondary access permit (#2025066), originally approved on May 1, 2025. She is seeking to connect the secondary access to her existing driveway approach, which would create a total approach width of 38 feet 5 inches. This exceeds the maximum allowed under Grantsville [Land Use Ordinance 6.14.5 \(Residential Districts Driveway Regulations\)](#). In accordance with [Section 6.14.4 \(Driveway Construction Requirements, subsection a5\)](#), any variation from these requirements may only be approved by the City Council.

**Staff Recommendation**

Staff does not recommend approval of this request, as it does not comply with Grantsville Land Use Ordinance 6.14 (Driveway Regulations). Approval may also establish a precedent for similar requests, which could negatively affect street parking and interfere with stormwater drainage by reducing the amount of curb and gutter available.

**Conditions if Approved**

If the City Council chooses to approve the request, the following conditions, as outlined by the City Engineer, must be met:

**1. Approach Widening Standards**

*\*\* Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

*The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.*

**Planning and Zoning**  
336 W. Main St.  
Grantsville, UT 84029  
Phone: (435) 884-1674



- The driveway approach widening shall conform to APWA Plan 221.1 with Grantsville City APWA modifications.
- Grantsville's modification to APWA Plan 221.1 requires concrete with a minimum compressive strength of 4,500 psi.

**2. Reference Documents**

- APWA Standard Plans can be accessed at:  
APWA 2025 Manual of Standard Plans (Draft)
- Grantsville City APWA modifications are available at:  
Modifications to APWA Plan Details – 8/25/25

**3. Construction Documentation**

- All applicable standards and modifications shall be clearly noted on construction drawings to ensure they are conveyed to the contractor and implemented in compliance with APWA and City requirements.

*\*\* Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

*The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.*



Nicole Ackman <nackman@grantsvilleut.gov>

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## Secondary Access Permit 2025066 - Amendment Request

10 messages

Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Aug 21, 2025 at 1:21 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>

Good afternoon,

We've received a request to change the location of a secondary access at 671 E Clover Street (approved permit attached). The applicant would like to combine the secondary access with the existing driveway instead of keeping the required 12 feet of separation between them.

The approved stamp site plan recorded for this property shows a frontage of 139 feet, which would allow a total access width of about 38.5 feet (1/3 of the frontage). When Kurt went out to measure, he came up with 107 feet of frontage, which would lower the allowable width.

I've put together a revised site plan showing the combined driveways based on her request using the stamped approved site plan for the property, also attached are the photos Kurt took during the inspection. For clarification, what measurement do we use the stamped approved site plan or the actual ones?

The applicant understands that this request doesn't meet the separation requirement for a secondary access as it does not have the 12' in between the main driveway and the secondary. She is asking for City Council approval to allow the change.

Please review the site plan and the pictures that were taken during the inspection and provide any concerns or feedback to include in the staff report to City Council.

Thank,

**Nicole Ackman**

Planning and Zoning Administrative Assistant  
435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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IMG\_6260.JPG



IMG\_6261.JPG

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**3 attachments**



IMG\_6262.JPG  
4749K

 Signed Approval.pdf  
198K

 Kayla Paugh Site Plan.pdf  
595K

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**Shelby Moore** <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>

Fri, Aug 22, 2025 at 8:47 AM

To: Nicole Ackman <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>

Cc: Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>, Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>, Kameron Rockwell <[krackwell@grantsvilleut.gov](mailto:krackwell@grantsvilleut.gov)>

Nicole,

When I look at the attached plat, it shows that they have 139 feet of frontage. If we follow the code and It states, "Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width."

If she kept the driveways separate then she would fall under E. "For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, **the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed.** A drive approach shall have a minimum width of twelve feet (12') between them, not including flares."



**SHELBY MOORE**  
Planning & Zoning Administrator  
Department of Public Works  
Office: (435) 884-4604  
Email: [Smoore@Grantsvilleut.gov](mailto:Smoore@Grantsvilleut.gov)

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 CADENCE WORTHINGTON PLAT RECORDED.pdf  
556K

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**Nicole Ackman** <[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)>

Fri, Aug 22, 2025 at 11:15 AM

To: Shelby Moore <[smoore@grantsvilleut.gov](mailto:smoore@grantsvilleut.gov)>, Christy Montierth <[cmontierth@grantsvilleut.gov](mailto:cmontierth@grantsvilleut.gov)>, Kameron Rockwell <[krackwell@grantsvilleut.gov](mailto:krackwell@grantsvilleut.gov)>, Kurt Tolman <[ktolman@grantsvilleut.gov](mailto:ktolman@grantsvilleut.gov)>

Shelby,

I have noted your comments in IWORQ and will include them in the email to the applicant regarding her request for City Council approval of a driveway approach that exceeds the 30-foot maximum.

Thank you,

**Nicole Ackman**

Planning and Zoning Administrative Assistant

435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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**Nicole Ackman** <nackman@grantsvilleut.gov>

Mon, Aug 25, 2025 at 5:51 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>

Christy,

Have you had a chance to review the site plan regarding the proposal to combine the secondary access with the existing driveway, which would exceed the 30-foot maximum and not maintain the required 12-foot separation between the driveway and secondary access?

Thank you,

**Nicole Ackman**

Planning and Zoning Administrative Assistant

435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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**Christy Montierth** <cmontierth@grantsvilleut.gov>

Mon, Aug 25, 2025 at 8:21 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>

Nicole,

They need to follow code as Shelby addressed.

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**Nicole Ackman** <nackman@grantsvilleut.gov>

Tue, Aug 26, 2025 at 9:14 AM

To: Shelby Moore <smoore@grantsvilleut.gov>

Shelby,

Based on your and Christy's feedback, I will inform the applicant that since their proposal includes a driveway approach exceeding the 30-foot maximum width under Code 6.14.5 (Residential Districts), they will need to appear before the City Council for approval (which she is already aware of). What is the earliest City Council meeting she would be able to attend?

I will also note in the staff report that the recommendation is not to approve, as the request conflicts with code requirements, reduces available street parking, and impacts curb and gutter water flow. Is there anything else you would like me to include in the staff report?

Lastly, would you like me to prepare a standard denial letter outlining the reasons for denial so it can be included in the materials provided to the City Council?

Thanks,

**Nicole Ackman**

Planning and Zoning Administrative Assistant

435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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**Shelby Moore** <smoore@grantsvilleut.gov>

Tue, Aug 26, 2025 at 11:13 AM

To: Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Nicole,

It outlines that the City engineer shall approve the site plan and construction as well as they may deny the proposed driveway. Please get Roberts feedback before proceeding with the applicant.



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**Nicole Ackman** <nackman@grantsvilleut.gov>  
To: Robert Rousselle <rrousselle@ensignutah.com>  
Cc: Shelby Moore <smoore@grantsvilleut.gov>

Tue, Aug 26, 2025 at 11:20 AM

Robert,

Will you please review the attached site plan for a driveway approach? The applicant was previously approved for a secondary access that met code requirements. However, she has since requested to combine the secondary access with her existing driveway, which would result in a total width of 38.5 feet. Per City Code, the maximum allowed width is 30 feet.

The applicant is aware that this request will require City Council approval. Please review the plan and provide your feedback.

Thank you,

**Nicole Ackman**

Planning and Zoning Administrative Assistant  
435-884-1674  
[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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**Kayla Paugh Site Plan.pdf**  
595K

**Robert Rousselle** <rrousselle@ensignutah.com>  
To: Nicole Ackman <nackman@grantsvilleut.gov>  
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Fri, Aug 29, 2025 at 12:26 PM

Nicole,

Attached is my review engineering wise. As mentioned below, due to the width it would need to be reviewed and approved by City Council.

**Robert Rousselle, P.E., LEED-AP** | Senior Associate  
Main 801.255.0529 | Cell 801.859.4759  
[rrousselle@ensignutah.com](mailto:rrousselle@ensignutah.com) | [ensignutah.com](http://ensignutah.com)



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 **Kayla Paugh Site Plan (Eng Reviewed 2025-08-29).pdf**  
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**Nicole Ackman** <nackman@grantsvilleut.gov>

Fri, Aug 29, 2025 at 12:26 PM

To: Robert Rousselle <rrousselle@ensignutah.com>

Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>

Thank you Robert.

**Nicole Ackman**

Planning and Zoning Administrative Assistant

435-884-1674

[nackman@grantsvilleut.gov](mailto:nackman@grantsvilleut.gov)



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**GRANTSVILLE CITY  
RESOLUTION NO. 2025-72**

**A RESOLUTION APPROVING A DRIVEWAY WIDTH DEVIATION AT 671 E  
CLOVER GATE LANE**

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

**WHEREAS**, Grantsville City Land Use and Management Code §6.14.5(b) provides that, unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than 30 feet in width; and

**WHEREAS**, the property located at 671 E Clover Gate Lane lies within the R-1-21 Zone; and

**WHEREAS**, the applicant was previously approved for a secondary access permit; and

**WHEREAS**, the applicant has requested to combine the secondary access with the existing driveway approach, resulting in a proposed driveway width of 38' 5"; and

**WHEREAS**, the City Council finds that approving this deviation will allow for improved access and functionality while maintaining compatibility with the neighborhood; and

**WHEREAS**, the site plan attached hereto as Exhibit A depicts the location and configuration of the proposed driveway.

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

**Section 1. Approval:** The City Council hereby approves a deviation from Grantsville City Land Use and Management Code §6.14.5(b) for the property located at 671 E Clover Gate Lane to allow a driveway width of 38' 5", as shown in the site plan attached hereto as Exhibit A.

**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 17th DAY OF SEPTEMBER, 2025.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



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By Mayor Neil Critchlow

ATTEST

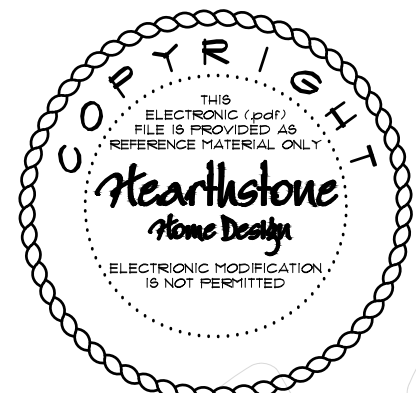
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Braydee Baugh, City Recorder

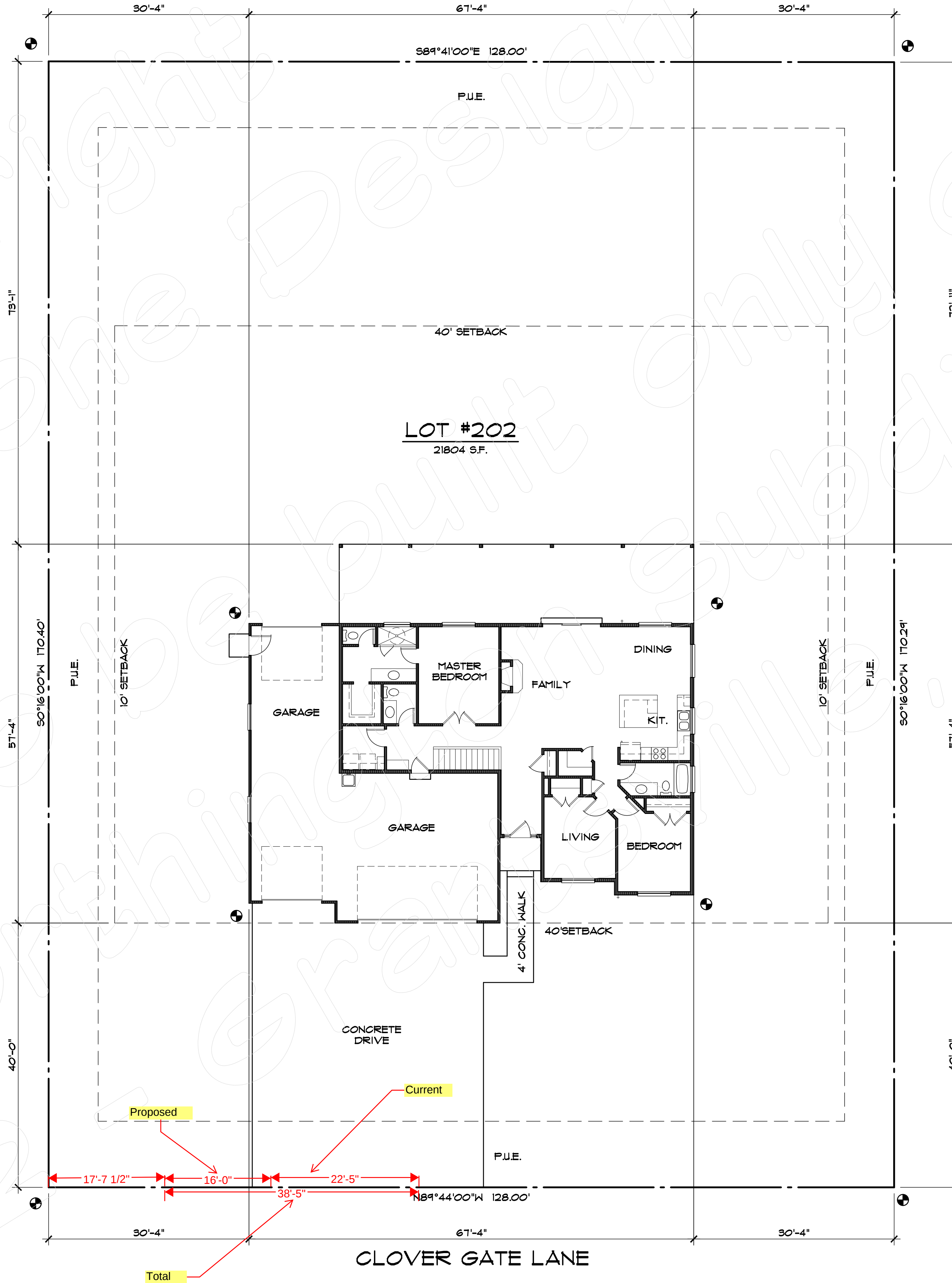


# EXHIBIT “A”

Site plan



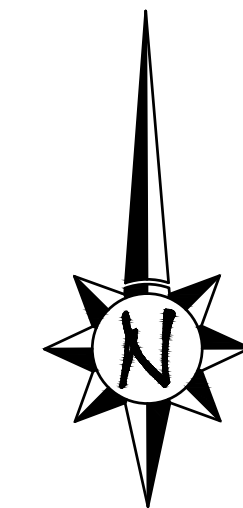
**CITY SET**  
THESE PLANS ARE THE PROPERTY OF HEARTHSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARTHSTONE DESIGN, INC.  
THIS SET OF PLANS IS SPECIFIC TO THE LOT INDICATED.  
ANY OTHER USE IS PROHIBITED.



THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO ENSURE ACCURACY, HEARTHSTONE DESIGN ASSUMES NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DRAINAGE WATER SHALL DRAIN TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

ELEVATIONS (ASSUMED)  
TOP OF FTG (8' FND) = 91'-0"  
TOP OF FTG (1' FND) = 90'-0"  
GARAGE = 98'-6"  
TOP OF FND. = 99'-0"  
MAIN FLOOR = 100'-0"



**SITE PLAN**  
SCALE: 1"=10'

THIS PLAN IS SPECIFIC TO THE LOT  
INDICATED IN THE TITLEBLOCK.  
ANY OTHER USE IS PROHIBITED.

GRANTSVILLE, UTAH

# **Agenda Item # 4**

Consideration of Resolution 2025-71  
Awarding The Contract For Scenic  
Slopes Park Phase 1 To Strong  
Excavation



**GRANTSVILLE CITY  
RESOLUTION NO. 2025-71**

**A RESOLUTION AWARDING THE CONTRACT FOR SCENIC SLOPES PARK  
PHASE 1 TO STRONG EXCAVATION**

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

**WHEREAS**, Grantsville City received bids for the Scenic Slopes Park Phase 1 project;  
and

**WHEREAS**, City staff reviewed the bids and qualifications submitted and recommended  
awarding the contract to Strong Excavation; and

**WHEREAS**, Strong Excavation submitted a base bid in the amount of \$2,346,673.72,  
and City staff determined that the company has the qualifications and experience necessary to  
complete the project; and

**WHEREAS**, the scope of work for Phase 1 includes site grading and preparation,  
installation of the storm drainage system, and landscaping and related improvements surrounding  
the all-wheels park; and

**WHEREAS**, the City Council has reviewed the staff memorandum and bid form  
attached hereto as Exhibit A and finds it in the best interest of the City to award the contract as  
recommended.

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

**Section 1. Awarding of Contract:** The contract for Scenic Slopes Park Phase 1 is hereby  
awarded to Strong Excavation in the amount of \$2,346,673.72, pursuant to the terms outlined in  
the staff memorandum and bid form attached hereto as Exhibit A.

**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:



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By Mayor Neil Critchlow

ATTEST

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Braydee Baugh, City Recorder



# EXHIBIT “A”

Staff memorandum and bid form



# Memo

**To:** City Council

**From:** Sherrie Broadbent, Christy Montierth

**Date:** September 9<sup>th</sup>, 2025

**Re:** Scenic Slopes Park Phase 1

Council Members,

After review of the submitted bids and qualifications for the Scenic Slopes Park Phase 1 project, staff recommends awarding the contract to **Strong Excavation** for the base bid of \$2,346,673.72.

**Scope of Work:** Strong Excavation will be responsible for key elements of Phase 1, including:

- Site grading and preparation.
- Installation of the storm drainage system.
- Landscaping and related improvements surrounding the all-wheels park.

**Recommendation:** Based on Strong Excavation's bid, qualifications, and relevant project experience, staff believes they are qualified and a responsible bidder for this phase of the project. They completed all necessary documents and received a strong recommendation from a recent project.

| Company | Base Bid       | Additional Overhead | Restroom     | Baseball Fencing, etc. | One Year Landscape | Total Alternates | Base + Alternates |
|---------|----------------|---------------------|--------------|------------------------|--------------------|------------------|-------------------|
|         |                |                     |              |                        |                    |                  |                   |
|         |                |                     |              |                        |                    |                  |                   |
|         |                |                     |              |                        |                    |                  |                   |
|         |                |                     |              |                        |                    |                  |                   |
|         |                |                     |              |                        |                    |                  |                   |
| Strong  | \$2,346,673.72 | \$34,921.44         | \$158,213.14 | \$274,752.15           | \$25,500.00        | \$493,386.73     | \$2,840,060.45    |

Bidder Name: Strong Excavation & Construction

## **GRANTSVILLE CITY**

### **SCENIC SLOPES PARK | PHASE 1**

| Item:                                                                                                  | Price:       |
|--------------------------------------------------------------------------------------------------------|--------------|
| <b>BASE BID</b>                                                                                        |              |
| MOBILIZATION                                                                                           | \$26,086.12  |
| DEMOLITION, CLEARING, GRUBBING, AND REMOVAL                                                            | \$146,091.77 |
| CONSTRUCTION STAKING AND LAYOUT, TRAFFIC CONTROL                                                       | \$12,496.04  |
| EXCAVATION, GRADING, DRAINAGE, INCLUDING STORMDRAIN SYSTEM                                             | \$687,104.01 |
| EROSION CONTROL AND SWPPP                                                                              | \$9,089.83   |
| <br>                                                                                                   |              |
| ELECTRICAL, POWER, LIGHTING, INCLUDING CONDUIT AND STUBS FOR FUTURE PHASES                             | \$203,032.47 |
| CONCRETE SITE WORK AND PAVING, INCLUDING SIDEWALK, HARDSCAPE, CURB AND GUTTER                          | \$437,014.35 |
| BASE COURSE PARKING LOTS AND DRIVES                                                                    | \$145,109.09 |
| IRRIGATION POINT OF CONNECTION, FROM DOWNSTREAM OF METER THROUGH BACKFLOW TO MAINLINE ISOLATION VALVES | \$20,500     |
| <br>                                                                                                   |              |
| IRRIGATION DOWNSTREAM OF POINT OF CONNECTION, ALL EQUIPMENT AND CONTROLLER                             | \$196,000    |
| ARTIFICIAL TURF AREAS SURROUNDING THE BIKE PARK ELEMENTS                                               | \$143,127.60 |
| LANDSCAPING, TREES, SHRUBS, TURFGRASS, ROCK MULCH, ETC.                                                | \$321,022    |

**Base Bid**

**\$ 2,346,673.72**

#### **BID ALTERNATES**

|                                                                                                                 |    |            |
|-----------------------------------------------------------------------------------------------------------------|----|------------|
| ADDITIONAL OVERHEAD, IE. MOBILIZATION, PERMITTING, ETC. FOR THE ITEMS BELOW                                     | \$ | 34,921.44  |
| CXT RESTROOM STRUCTURE*                                                                                         | \$ | 158,213.14 |
| BASEBALL FENCING, BACKSTOP, DUGOUTS, CONCRETE RETAINING WALLS AROUND DUGOUTS, INFIELD MIX (NOT TURFGRASS FIELD) | \$ | 274,752.15 |
| ONE YEAR LANDSCAPE AND IRRIGATION MAINTENANCE PERIOD FROM DATE OF FINAL ACCEPTANCE                              | \$ | 25,500.00  |

**Bid Alternates**

**\$ 493,386.73**

**Total Base Bid and Bid Alternates**

**\$ 2,840,060.45**

\* SUPPORTING UTILITIES SHALL BE LISTED WITHIN THEIR RESPECTIVE CATEGORIES AS PART OF BASE BID

\*\*BIDDERS SHALL SUBMIT THIS EXCEL FILE AS A SEPARATE DOCUMENT AND SHALL UTILIZE THE FOLLOWING NAME:

*Scenic Slopes Park Phase 1 Bid Form\_ Strong Excavation & Construction*

# **Agenda Item # 5**

Council Reports

# **Agenda Item # 6**

Adjourn