

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON NOVEMBER 17th, 2025 AT THE GRANTSVILLE CITY HALL, LOCATED AT
429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA
ZOOM. THE MEETING BEGAN AT 6:00 PM.**

Mayor and Council Members Present:

Mayor Critchlow

Jolene Jenkins (*arrived at 6:02 p.m.*)

Heidi Hammond

Jeff Williams

Rhett Butler

Jake Thomas

Council Members Not Present: none.

Appointed Officers and Employees Present:

Alicia Fairbourne, City Recorder

Tysen Barker, City Attorney

Shelby Moore, Planning and
Zoning Administrator

Robert Sager, Police Chief

Bill Cobabe, Comm. Development Director

Derek Butler, Planning Commissioner

Citizens and Guests Present: Stephanie Pack, Lynne Mayer, Win Rasband, Kelley Rasband, Shaun Johnson, Rick Barchers, and others who may not have signed in.

AGENDA:

1. Presentation and Discussion of The Crossing at Willow Creek Concept Commercial Development

The Council heard a presentation on the Crossing at Willow Creek concept commercial development. Mr. Green, representing the property owners, explained that they owned approximately 150 acres near the racetrack and were seeking Council direction on a preliminary plan. The concept included flex industrial space, office, retail, a gas station site, and a possible residential component consisting of apartments and townhomes. He noted that the residential element was added after prior discussions with the City and that the development team was flexible with density, layout, and product type. He also stated that inclusion in the inland port area was critical for project financing.

Council members discussed whether residential uses were suitable given the surrounding industrial development, railroad tracks, and uncertain future of the racetrack. Some members questioned whether traditional housing would be compatible in this location and suggested that live-work or specialty housing types might be more appropriate. Mr. Green indicated that they were open to revising or reducing residential density and reiterated that the plan was conceptual.

The Council and applicant discussed road access, including the single UDOT-approved traffic light, the right-in/right-out connection, and how Nygreen Street would align with

the new intersection. Council members expressed concerns about increasing traffic on SR-112 and discussed possible future connections, including routes dependent on the Romney Group's property. The Mayor and Council also discussed potential hotel opportunities tied to the Deseret Peak Complex. The applicant concluded by stating that they would refine the concept based on the Council's feedback.

2. Presentation and Discussion of the Proposed Amendment to the Inland Port

The Council received a presentation from Ms. Stephanie Pack of the Utah Inland Port Authority regarding the potential amendment of the existing Twenty Wells Project Area. Ms. Pack reviewed how inland port project areas functioned, emphasizing that the Authority served only as a financing tool and did not control land use, zoning, or permitting. She explained that tax increment financing allowed 75 percent of new tax growth within the project area to be used for infrastructure, while the base tax continued flowing to taxing entities, and noted that sales tax could be passed through to the City under certain structures.

Ms. Pack outlined available financing mechanisms, including public infrastructure districts and low-interest loans, and described recent progress in the Twenty Wells and Broken Arrow zones, including the construction of the Savage Tooele Railroad and ongoing recruitment interest in Grantsville. She stated that the Romney property operated under an RDA and could not be overlapped by the inland port area.

Council members asked about the timing and purpose of an amendment, coordination with UDOT on SR-112 and Midvalley Highway, and how retail and residential users would be affected. Ms. Pack stated that an amendment would occur only if directed by the City, and that inclusion could help reduce development costs by funding necessary infrastructure through future tax increment. She concluded by noting that the Authority would return with its annual project area report.

3. Adjourn

Motion: Councilmember Butler moved to adjourn.

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Hammond, "Aye"; Councilmember Jenkins, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

The meeting adjourned at 6:57 pm.