



January 22, 2026

City Council Meeting

Information Packet

Agenda Item # 1

Introduction of Officer Adrian Garlick
and Administration of the Oath of Office

Agenda Item # 2

Public Comment

Agenda Item # 3

Summary Action Items

- a. Approval of Minutes from the 01/07/2026 Special Meeting / Swearing In Ceremony and 1/7/2026 Regular Meeting
- b. Approval of the Bills

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JANUARY 7th, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT
429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA
ZOOM. THE MEETING BEGAN AT 6:00 P.M.**

Mayor and Council Members Present:

Mayor Heidi Hammond
Councilmember Rhett Butler
Councilmember Derek Dalton

Councilmember Jake Thomas
Councilmember Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Shelby Moore, Planning & Zoning Admin.
Robert Sager, Police Chief

Bill Cobabe, Comm. Development Director
Heidi Jeffries, Treasurer (via Zoom)
Christy Montierth, Public Works Director
Alexis Stewart, Grants and Office Admin.
Aspen Clegg, Finance Director

Citizens and Guests Present: Kylee Dalton, Jason Wells, Whitney Wells, Amealia Wells, Haili Daines, Tyler Daines, Candice Dalton, Tyler Johnson, Chelsee Johnson, Sylvia Dalton, Gene Hoopes, Jenn Hoopes, Kylee Dalton, Ariel Nelson, Landon Hammond, Rachel Hammond, Gary Dalton, Barbara Dalton, Clayton Stanworth, Kalli Stanworth, Troy Hammond, Maryn Hammond, Jolene Jenkins, Tanner Hammond, Justin Phillips, Mindy Thomas, Craig Bleazard, Kristy Bleazard, Kelli Butler and others who may not have signed in using their full name or only a phone number via Zoom, or handwriting was illegible.

Mayor Hammond called the meeting to order and stated that the purpose of the meeting was to administer the Oath of Office to newly elected officials.

AGENDA:

1. Administration of the Oath of Office for the newly elected Mayor

Judge Jamie Topham administered the Oath of Office to Mayor Heidi Hammond.

2. Administration of the Oath of Office for the newly elected Council Members

Judge Jamie Topham administered the Oath of Office to Council Members Derek Dalton and Jake Thomas.

Following the administration of the Oath, Mayor Hammond thanked those in attendance, including family members, friends, and community supporters.

3. Adjourn

Motion: Councilmember Butler moved to adjourn.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

The meeting adjourned at 6:06 p.m.

DRAFT

**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JANUARY 7th, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT
429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA
ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

Mayor and Council Members Present:

Mayor Heidi Hammond
Councilmember Rhett Butler
Councilmember Derek Dalton

Councilmember Jake Thomas
Councilmember Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Shelby Moore, Planning & Zoning Admin
Robert Sager, Police Chief

Bill Cobabe, Comm. Development Director
Heidi Jeffries, Treasurer (via Zoom)
Detective Bobby Bassett
Officer David Morris
K9 Officer Zero

Citizens and Guests Present or online via Zoom: Geoff Dupaix, Travis Hair, Mary Bishop, Sheila Snow, Les Peterson, Kaycee Foster, Regan Richmond, Lynn Hollinger, Chad Hembree, Amanda Mair, Arlene Mair, Dee Mair, Andy Jensen, Andrew Kelsch, Gwyn Kelsch, Nicole Cloward, Daniel Meza, Barry Bunderson, Diana Bunderson, Gary Merrill, Robert Rousselle, and others who may not have signed in using their full name or only a phone number via Zoom, or handwriting was illegible.

Mayor Hammond called the meeting to order at 7:00 p.m. and asked Jolene Jenkins to lead the Pledge of Allegiance.

AGENDA:

1. Public Comment

Mayor Hammond opened the floor for public comment at 7:01 p.m. There were none. The floor was closed.

2. Summary Action Items:

a. Approval of Minutes from the December 17, 2025 City Council Regular Meeting.

There were no corrections or comments.

Motion: Councilmember Butler moved to approve the Meeting Minutes from the December 17, 2025 City Council Regular Meeting.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

b. Approval of Bills

Councilmember Dalton asked for clarification regarding a concept permit refund associated with a rezone application. Planning & Zoning Administrator Shelby Moore explained that applicants seeking preliminary guidance are charged a concept fee instead of a rezone fee, and if the applicant later proceeds with the rezone, the concept fee is reimbursed and replaced with the rezone fee.

Motion: Councilmember Butler moved to approve the invoices.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

3. Presentation by the Grantsville City Police Department to Tooele Martial Arts Academy.

Chief Sager presented a recognition on behalf of the Grantsville City Police Department to representatives of Tooele Martial Arts Academy, thanking Keith Azbury and Andrew Arellano for their longstanding support and training provided to Grantsville officers. He stated that the Academy had donated significant time and resources to help officers develop defensive tactics and self-defense skills that improved officer safety and community protection. Detective Bobby Bassett and Officer David Morris also addressed the Council, explaining that the training had elevated the department’s defensive tactics program, reduced use of force incidents, and increased officer confidence through safe and humane control techniques. Mayor Hammond thanked the representatives for their service and invited them to pause for a photograph before concluding the presentation.

Council Member Butler stated that, due to the presence of several members of the Veterans Memorial Park Committee in attendance, he proposed moving agenda item number nine forward to be considered next.

Motion: Council Member Butler moved to proceed to agenda item number nine.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

4. Consideration of Resolution 2026-01, a Resolution adopting the Utah Department of Transportation Corridor Agreements for State Route 138 and State Route 112 within Grantsville City Boundaries

Mr. Resare stated that representatives from UDOT were present to address the item, and Ms. Moore provided an overview, explaining that the corridor agreements addressed existing and future access locations, signal spacing, future routes, and coordination with the City's master transportation plan.

Mr. Geoff Dupaix, representing UDOT, explained that the agreements were based on the Tooele Valley Area Study, which evaluated future traffic performance in light of projected growth throughout the valley. He stated that the purpose of the agreements was to identify planned signal locations and access spacing to better manage traffic flow and support coordinated land use and development. He noted that similar agreements were being presented to Tooele County, Tooele City, and Erda, as the corridors passed through multiple jurisdictions. He also explained that the agreements had been reviewed by City and state attorneys, with revisions made to address dispute resolution provisions.

At the request of the Mayor and Council, Mr. Dupaix briefly reviewed the proposed signal locations along State Route 112 and State Route 138, including future collector road connections and spacing objectives. Clarification was provided regarding Hale Street and other signal improvements, and Council Members asked questions regarding Sheep Lane, future construction timing, and right-of-way coordination. Mr. Dupaix stated that some signal improvements were anticipated later in the spring, subject to final approvals and right-of-way acquisition.

Council Member Dalton identified an error in Section 1 of the draft resolution referencing a rezone that was unrelated to the corridor agreements. City Attorney Tysen Barker confirmed the language was incorrect and clarified that the resolution should state approval of the UDOT corridor agreements for State Route 112 and State Route 138 only. He further stated that he was comfortable with the agreement following revisions to the dispute resolution language. Ms. Moore and UDOT representatives explained that the updated agreements were driven by recent growth, completed studies, and the need to replace outdated corridor plans. Mayor Hammond asked if there were any additional questions or concerns before proceeding.

Motion: Councilmember Butler moved to approve Resolution 2026-01, a Resolution adopting the Utah Department of Transportation Corridor Agreements for State Route 138 and State Route 112 within Grantsville City Boundaries with the correction noted in Section 1.

Second: Councilmember Dalton seconded the motion.

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

5. Public Hearing: Consideration of Ordinance 2026-01, an Ordinance of Grantsville City approving amendments to the Parks and Transportation Capital Facilities Plans,

Impact Fee Facilities Plans, and Impact Fee Analysis for Grantsville City.

Mayor Hammond explained that the item required a public hearing and that a presentation would be given prior to public comment. Mr. Robert Rousselle of Ensign Engineering presented the proposed amendments, stating that impact fee plans were updated periodically and that the most recent changes focused on parks and transportation. He explained that impact fees could only be charged to new development and were intended to fund growth related public facilities. He noted that the amendments resulted in a reduction of certain impact fees, including a decrease of approximately \$100 per dwelling unit, and explained that demographic assumptions remained based on a 5 percent growth rate consistent with prior studies.

Mr. Rousselle explained that park-related amendments included updating project names and costs, including renaming Eastmoor Park to Scott Bevan Park and revising the Scenic Slopes project phases and costs based on recent bids. For transportation, he stated that recent roadway projects had been incorporated and that Sheep Lane was removed as an impact fee eligible project because it was no longer planned as a new roadway expansion within the applicable timeframe. He further explained that non-residential transportation impact fees would shift from a square footage-based model to a project specific approach requiring trip generation or traffic impact studies, allowing fees to be assessed based on actual traffic impacts rather than building size alone.

At 7:41 p.m., Mayor Hammond opened the public hearing. There were no comments. The floor was closed.

During Council discussion, Mr. Resare explained that the amendments would reduce projected impact fee revenue but would improve fairness and scalability, particularly for large industrial and commercial developments. He stated that the changes would reduce staff time spent allocating square footage categories and would rely on developer-provisioned studies reviewed by City staff and engineers. Council Members asked questions regarding budget impacts, timing of fee changes, treatment of previously approved fees, costs of traffic studies, applicability to residential development, and the City's long-term responsibility for Sheep Lane. Staff clarified that the changes would not apply retroactively, that residential projects would not be required to complete traffic studies, and that impact fees could only be used for projects listed in the adopted plans.

Additional discussion addressed long term planning for major roadway costs, potential future transportation assessments, and coordination with regional growth and UDOT planning efforts. Council Members expressed appreciation for the updated approach, asked about unintended consequences, and discussed the importance of balancing development impacts with long term infrastructure funding.

Motion: Councilmember Butler moved to approve Ordinance 2026-01, an Ordinance of Grantsville City approving amendments to the Parks and Transportation Capital Facilities Plans, Impact Fee Facilities Plans, and Impact Fee Analysis for Grantsville City.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

6. Consideration of Ordinance 2026-02, an Ordinance of Grantsville City approving a Master Development Agreement for the Cloward Court Minor Subdivision, including easement and access rights.

Ms. Moore introduced the discussion and stated that the item had been approved unanimously by the Planning Commission the previous evening and noted that clerical errors related to zoning designations had been corrected and redistributed. She explained that the agreement addressed a private lane, utility access, and easements, including responsibility for maintenance of the private lane, water meters, fire hydrant, and sewer facilities, with maintenance obligations assigned to Ms. Cloward. Council Members confirmed the Planning Commission’s prior approval and asked clarifying questions regarding the hammerhead turnaround, roadway surface, and fire access. Ms. Moore explained that the turnaround had been approved with the recorded plat, that the drive would be a gravel private lane, and that fire staff had reviewed the construction plans to ensure all weather access standards were met. Councilmember Butler noted that the agreement generally followed the newly approved Master Development Agreement format, with non-applicable provisions removed.

Motion: Councilmember Dalton moved to approve Ordinance 2026-02, an Ordinance of Grantsville City approving a Master Development Agreement for the Cloward Court Minor Subdivision, including easement and access rights.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

7. Consideration of Ordinance 2026-03, an Ordinance of Grantsville City approving a rezone for certain real property located at 15 North Center Street and 9 North Center Street from the RM-15 (Multiple Residential District) zoning designation to the C-N (Neighborhood Commercial District) zoning designation.

Ms. Moore explained that the applicant had previously submitted a concept proposal to both the Planning Commission and City Council to receive feedback on whether the property should remain residential or be rezoned commercial in accordance with the General Plan. She stated that feedback from prior discussions indicated support for commercial zoning, noting that the property was located on Center Street adjacent to existing commercial uses and the fire station, and that the site had previously been zoned commercial before being rezoned to RM-15 following a subdivision. She explained that the C-N zoning was one of the City’s more restrictive commercial districts and allowed limited, small scale commercial uses, while RM-15 would permit higher density residential development. Ms. Moore stated that the Planning Commission vote had been split but resulted in a recommendation for approval.

Council Members discussed the surrounding zoning, traffic considerations, and compatibility with nearby properties, noting that much of the adjacent land was already zoned commercial. Council Members also discussed the historical home located nearby and confirmed that its zoning was not being changed by the proposed action. Councilmember Dalton asked questions regarding potential conflicts of interest under Utah ethics laws due to the property owner's current employment with the City. Ms. Moore and Mr. Resare stated that the ownership had been disclosed and that the property owner was not employed by the City at the time of the initial concept application. Mr. Barker stated that disclosure requirements had been satisfied and that City employment did not require relinquishment of private property rights, and that the application did not create an appearance of impropriety or legal risk.

Motion: Councilmember Butler moved to approve Ordinance 2026-03, an Ordinance of Grantsville City approving a rezone for certain real property located at 15 North Center Street and 9 North Center Street from the RM-15 (Multiple Residential District) zoning designation to the C-N (Neighborhood Commercial district) zoning designation.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Nay"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". The motion carried 3-1.

8. Consideration of Ordinance 2026-04, an Ordinance of Grantsville City approving a rezone of real property located at 587 East Main Street from the C-D (Commercial Development District) zoning designation to the RM-15 (Multiple Residential District) zoning designation.

Ms. Moore presented the item and explained that the subject property was currently zoned commercial and located within an area planned as a future commercial corridor. She stated that staff had concerns with removing commercial zoning in that area but noted that the Planning Commission had recommended approval and that no public comments had been received during its review.

Council Members discussed the location of the property, surrounding zoning, and the City's long-term goal of maintaining commercial corridors. Ms. Moore confirmed that a single-family dwelling was permitted within the current commercial zoning and noted that the existing home on the property had been substantially improved by the owner. The property owner addressed the Council and explained that the lot was not large enough to reasonably support a commercial use without acquiring adjacent properties, and that the intent of the rezone was to allow for an additional residential dwelling rather than commercial redevelopment. He stated that significant investment had already been made in the existing home and that there was no intention to remove it.

Council Members asked questions regarding subdivision options, lot size limitations, and whether alternative zoning approaches could allow residential use while retaining commercial zoning. Ms. Moore explained that the property was a legal nonconforming lot created by metes and bounds and that additional structures were not permitted without rezoning or subdivision that met current standards. Council Members acknowledged the

applicant's efforts to improve the property and discussed the balance between commercial planning goals and practical development constraints.

Motion: Councilmember Williams moved to approve Ordinance 2026-04, an Ordinance of Grantsville City approving a rezone of real property located at 587 East Main Street from the C-D (Commercial Development District) zoning designation to the RM-15 (Multiple Residential District) zoning designation.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Nay"; Councilmember Dalton, "Aye"; Councilmember Thomas "Nay"; Councilmember Williams, "Aye". With the vote tied, Mayor Hammond voted "Nay." The motion failed.

9. Discussion and possible approval of the amended design of the Veterans Memorial Park with a reduced scope of work, and consideration of Adopting Resolution 2026-03 approving the redesign.

City Manager Michael Resare explained that bids for the original Veterans Memorial Park design had exceeded the available budget, requiring a redesign with a reduced scope of work. He stated that the revised design reduced concrete elements, slightly reduced and recentered the heart feature, adjusted electrical components, and removed the pavilion, while maintaining the overall intent of the project. He requested Council approval of the amended design so the project could be rebid using the revised plans.

Ms. Casey Foster and **Mr. Dean**, representing the Veterans Memorial Park Committee, addressed the Council and stated that although the original bids were disappointing, they believed the revised scope would allow the project to proceed within budget while preserving the approved design concept. They explained that the changes improved accessibility, provided additional landscaping space, did not alter the statue, and maintained plans for a living memorial wall recognizing veterans, with the ability for future expansion. Council Members expressed support for the revised design, noted the benefits of the adjusted layout, and thanked the committee for its continued efforts. Mayor Hammond confirmed that the item was eligible for Council action.

Motion: Councilmember Thomas moved to approve Resolution 2026-03, a Resolution approving the amended design of the Veterans Memorial Park with a reduced scope of work.

Second: Butler seconded the motion.

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

10. Discussion and possible action on rescheduling the Regular Meeting from January 21st to January 22nd.

The Council discussed rescheduling the January 21 regular meeting due to its conflict with Elected Officials Day at the Capitol. Mayor Hammond explained that the event involved

an early start and a full day of meetings and that the January 21 meeting was also scheduled to include interviews and selection of a new council member to fill the vacancy, which could require additional time. She proposed moving the meeting to January 22 and changing the start time to 6:00 p.m. to allow sufficient time to address all agenda items.

Council Member Butler asked about statutory timelines for filling a council vacancy. City Recorder Alicia Fairbourne explained that notice of the meeting to fill the vacancy was required at least 14 days in advance and that the meeting could be renoticed without changing the application deadline. Staff further explained that the Council had 30 days to fill the vacancy, with additional statutory procedures applying if the vacancy was not filled within that period. Mayor Hammond noted that applications were due January 16 and that City Hall would be closed that afternoon for maintenance, with applicants directed to submit materials at the Justice Court building. Council Members discussed the potential length of the interview process and agreed to revisit scheduling needs closer to the deadline. Mayor Hammond asked if there were any objections to the proposed date and time change, and no objections were raised.

Motion: Councilmember Butler moved to approve rescheduling the Regular Meeting from January 21st to January 22nd and to start at 6:00 p.m.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

11. Adjourn

There being no further business, Mayor Hammond asked for a motion to adjourn.

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

The meeting adjourned at 8:35 p.m.

Agenda Item # 4

Discussion and consideration of
Resolution 2026-07 approving an
application for the land and water
conservation fund grant



**GRANTSVILLE CITY
RESOLUTION NO. 2026-07**

**A RESOLUTION APPROVING AN APPLICATION FOR THE LAND AND WATER
CONSERVATION FUND GRANT**

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

WHEREAS, the Land and Water Conservation Fund (LWCF) is a federally funded program administered by the National Park Service and the State of Utah to assist state and local governments in the acquisition and development of public outdoor recreation areas and facilities, ensuring long-term public access and use; and

WHEREAS, the Land and Water Conservation Fund program requires that properties developed or acquired with LWCF assistance be permanently protected and dedicated for public outdoor recreation purposes; and

WHEREAS, a request has been made by the Planning and Zoning Administrator, Shelby Moore, for Grantsville City to apply for the Land and Water Conservation Fund grant to assist with the construction of two ballfields and supporting recreational amenities at Scenic Slopes Park, a City-owned property; and

WHEREAS, the proposed project will expand recreational opportunities, promote physical activity, and enhance the quality of life for residents of Grantsville City and surrounding communities; and

WHEREAS, Grantsville City is requesting Land and Water Conservation Fund grant assistance in the amount of \$3,961,824.19 for the Scenic Slopes Park project; and

WHEREAS, the Land and Water Conservation Fund program requires a minimum fifty percent (50%) local match, which Grantsville City commits to providing through eligible local funds and resources; and

WHEREAS, the City Council of Grantsville City finds that submission of this grant application and completion of the proposed project are in the best interest of the public's health, safety, and general welfare;

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

Section 1. Approval of Application: The Grantsville City Council hereby approves submission of an application to the State of Utah for the Land and Water Conservation Fund grant for the development of ballfields and supporting amenities at Scenic Slopes Park.



Section 2. Commitment of Matching Funds: Grantsville City commits to providing the required fifty percent (50%) local match in accordance with LWCF program requirements.

Section 3. Perpetual Use: Grantsville City acknowledges and agrees that Scenic Slopes Park shall be permanently dedicated for public outdoor recreation use in compliance with Land and Water Conservation Fund regulations.

Section 4. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 5. 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 22ND DAY OF JANUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Agenda Item # 5

Consideration of Resolution 2026-09
appointing John Montgomery as a
Regular Planning Commission Member



**GRANTSVILLE CITY
RESOLUTION NO. 2026-09**

**A RESOLUTION OF GRANTSVILLE CITY APPOINTING JOHN MONTGOMERY AS
A MEMBER OF THE 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, John Montgomery 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: John Montgomery 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 22ND DAY OF JANUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Agenda Item # 6

Consideration of Resolution 2026-08
appointing Nick Smith as a replacement
Trustee to the Board of Trustees for the
Desert Edge Public Infrastructure District
No. 1

GRANTSVILLE CITY

RESOLUTION NO.

2026-08

A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL (THE “COUNCIL”) OF GRANTSVILLE CITY, UTAH (THE “CITY”), PROVIDING FOR THE REPLACEMENT AND APPOINTMENT OF A MEMBER OF THE BOARD OF TRUSTEES FOR DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”); AND RELATED MATTERS.

PREAMBLE

WHEREAS, on May 1, 2024, the Council adopted a resolution (the “Creation Resolution”) authorizing the creation of the District and on February 5, 2025, the Council adopted a resolution (the “First Amendment to the Governing Documents”), pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities – Local Districts, Title 17B (together with PID Act, the “Act”) and approving the District’s governing document (the “Governing Document”) and Interlocal Agreement (the “Interlocal Agreement”).

WHEREAS, the Council previously appointed a Board of the Trustees for the District and has approval to appoint members of the Board in accordance with the Act and Governing Document and it has been requested by the District and a property owner within the District that one appointment to the Board of Trustees be changed; and

WHEREAS, each Board member has previously filed with the City a disclosure of business relationships in compliance with Section 17D-4-202(9) of the PID Act; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the District, including adoption of the Creation Resolution, are hereby ratified, approved and confirmed.
2. The Board of the District is hereby amended and appointed as follows:
 - a. District No. 1 - Trustee 2 Spencer Connelly shall be replaced with Nick Smith for the initial 4-year term.
 - b. Such term shall commence on the later of (i) the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah for the respective District or (ii) the date of this Resolution.
 - c. The remaining appointments under the Creation Resolution and First Amendment to the Governing Document are unchanged.

3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and same are hereby, rescinded.
5. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Grantsville City, Utah this ____ day of January 2026.

GRANTSVILLE CITY, UTAH

By: _____
Mayor Heidi Hammond

ATTEST:

By: _____
City Recorder

(Here follows other business not pertinent to the above)

Pursuant to a motion duly made and seconded, the meeting of the Council of the City adjourned.

By: _____
Mayor Heidi Hammond

ATTEST:

By: _____
City Recorder

STATE OF UTAH)

COUNTY OF TOOKELE)

I, Alicia Fairbourne the undersigned duly qualified and acting City Recorder of Grantsville City, Utah ("the City") do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on January 22, 2026, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this January ____ 2026.

By: _____
City Recorder

EXHIBIT A
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Alicia Fairbourne, the undersigned City Recorder of Grantsville City, Utah (the “City”), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the City Council (the “Council”) on January 22, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meeting Act, Section 52-4-202, Utah Code Annotated 1953, as amended by:

- (a) Causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City’s principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and
- (b) Causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council of the City (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be (i) posted on _____, 2026 at the principal office of the City, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on _____, 2026 and (iii) published on the Utah Public Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this January _____ 2026.

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE:

The Grantsville City Council will hold a rescheduled Regular Meeting on Thursday, January 22, 2026 in person at 429 East Main Street, Grantsville UT 84029 and electronically via Zoom at 6:00 pm.

The agenda is as follows:

ROLL CALL

AGENDA:

1. Introduction of Officer Adrian Garlick and Administration of the Oath of Office
2. Public Comment
3. Summary Action Items
 - a. Approval of Minutes from the January 7, 2026 City Council Special Meeting / Swearing In Ceremony and January 7, 2026 City Council Regular Meeting
 - b. Approval of Bills
4. Discussion and consideration of Resolution 2026-07 requesting approval to apply for the water conservation fund grant for the Scenic Slopes Ball Fields project
5. Consideration of Resolution 2026-09 appointing John Montgomery as a Regular Planning Commission Member
6. Consideration of Resolution 2026-08 appointing Nick Smith as a replacement Trustee to the Board of Trustees for the Desert Edge Public Infrastructure District No. 1
7. Consideration of Resolution 2026-04 approving deviations from the Grantsville Land Use Section 6.14.5 for a Driveway Located at 437 South Madeline Court
8. Consideration of Resolution 2026-06 approving a driveway deviation at 1178 W Rocky Way
9. Council Reports
10. Interview applicants and consider appointment to the interim council member position for the remainder of the term vacated by Heidi Hammond upon her election as Mayor
11. Administration of the Oath of Office to the newly appointed council member
12. Adjourn

Alicia Fairbourne
City Recorder

Join Zoom Meeting
<https://us02web.zoom.us/j/4358844603?omn=88356849031>

By Phone, Dial: 16694449171,,4358844603#

Meeting ID: 435 884 4603



**Scan to be directed to
the Zoom Meeting**

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least three days in advance of a meeting.

Agenda Item # 7

Consideration of Resolution 2026-04
approving deviations from the
Grantsville Land Use Section 6.14.5 for a
Driveway Located at 437 South
Madeline Court

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



Permit # 2025178

**Staff Report Summary for
Driveway/ Secondary Access Deviation, Robyn Fulton**

Parcel ID(s): 22-006-0-0111

Meeting Date: January 21, 2026

Property Address: 437 S Madeline

Public Hearing Date: January 21, 2026

Court

Name: Robyn Fulton

Current Zone: R-1-21

Request: Driveway Deviation

Acres: 0.5

Prepared By: Nicole Ackman

PLANNING STAFF ANALYSIS AND COMMENTS

Background

Robyn Fulton, property owner of 437 S Madeline Court, has submitted an application requesting approval to expand the current driveway approach and a secondary access. A violation letter was mailed on August 25, 2025, after staff became aware that driveway improvements had been completed without prior approval. The application was received on November 5, 2025.

Staff notes that the driveway improvements were constructed prior to City review and approval. The application and site plan have been submitted for City Council consideration.

During City department review, a field inspection was conducted to verify the dimensions of the driveway improvements. The City Infrastructure inspector confirmed that the primary driveway, including the unauthorized extension, measures 41 feet 5 inches in total width. The original driveway width was 29 feet 6 inches, resulting in an additional 11 feet 11 inches added beyond the original approach.

The inspector also identified a secondary driveway on the opposite side of the property, measuring approximately 9 feet in width, which must also be reviewed and approved.

Code Deviations

Driveway Width

Per Section 6.14.5(b), driveway approaches in front and corner yards may not exceed **30 feet in width** unless an exception is granted by City Council.



The original driveway and unauthorized extension total **41 feet 5 inches**, exceeding the maximum allowed width by **11 feet 5 inches**.

Maximum Combined Driveway Width

Per **Section 6.14.5(e)**, no more than two driveway approaches are permitted on a single-family lot, and the combined width of all driveway approaches may not exceed **one-third of the lot frontage**. The lot frontage is **125 feet**, allowing a maximum combined driveway width of **41 feet**. The combined width of the original driveway, unauthorized extension, and secondary access totals **50 feet 5 inches**, exceeding the allowable maximum by **9 feet 5 inches**.

Setback from Adjacent Property Line

Per **Section 6.14.5(i)**, secondary driveway approaches must be located a minimum of **10 feet from the adjacent property line**.

The secondary driveway is located approximately **9 feet from the adjacent property line** and does not meet the required setback.

Staff Recommendation

Staff does not recommend approval of this request, as it does not comply with Grantsville Land Use Ordinance Sections 6.14.5(b), 6.14.5(e), and 6.14.5(i). The driveway improvements were constructed prior to receiving City approval, and the request involves multiple measurable deviations from adopted driveway standards.

Approval may also establish a precedent for similar requests, which could negatively impact neighborhood character, on-street parking availability, and storm water management within the public right-of-way.

Staff recommends restoring the curb to the original driveway approach and replacing one foot of the curb cut associated with the unauthorized secondary access. Reducing the original driveway approach to 29 feet 6 inches would bring the driveway into compliance with the maximum 30-foot width requirement. This modification would also allow the secondary access to meet the required 10-foot setback from the adjacent property line. Reducing the secondary access to 8 feet in width, in combination with the 29 feet 6 inches original driveway, would bring the total driveway width into compliance with the one-third maximum lot frontage requirement.

Additionally, pursuant to Grantsville Land Use Ordinance 9.5(3), the northerly driveway access curb and gutter shall be removed and replaced with City-standard curb and gutter. All asphalt located within the park strip shall be removed, as asphalt is not an allowed material in the park strip. All large boulders within the park strip shall be removed, as written authorization is required to place objects within the public right-of-way pursuant to Utah Code §72-7-102.



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 Standards

- The driveway approach widening and secondary access 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

- The driveway approach widening and secondary access 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.

4. Asphalt in Driveway and Park Strip

- Approval of asphalt within the driveway access and park strip is contingent upon City Council approval and compliance with Grantsville Land Use Ordinance 9.5(3). If approved to remain, the asphalt shall be maintained in accordance with City standards.

5. Object in the Public Right-of-Way

- City Council approval shall constitute authorization under Utah Code §72-7-102 for the large boulders located within the public right-of-way to remain. Any boulders not approved by City Council shall be removed.

6.14.5 Residential Districts

A. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 - a. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - b. 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.
 - c. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - d. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - 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.
 - f. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 - g. Driveways shall not be closer than:
 - (1) Twelve feet (12') to each other; and
 - (2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
 - h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
 - i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.



Phone: 435-884-1674
Web: Grantsvilleut.gov
ADD: 336 W Main Street

Subject: Zoning and Permit Compliance – 437 Madeline Court

Date of Observation: August 22, 2025

Robyn Fulton
437 Madeline Court
Grantsville, UT 84029

Dear Robyn Fulton,

This letter serves as official notice of a zoning violation observed at **437 Madeline Court** during a site visit conducted on **August 22, 2025**.

Violation: Unpermitted Secondary Access:

It has been observed that an additional access point is currently being used on the property. As outlined in **Section 6.14.2 of the City Land Use Ordinance**, a **Secondary Access Permit** is required prior to establishing or using any secondary access. Our records indicate that no such permit has been applied for or approved.

No enforcement action is being taken at this time. This letter is intended solely to document current observations and ensure clear communication regarding applicable zoning and permit requirements.

Required Action:

Please submit a **Secondary Access Permit application** as soon as possible to avoid further enforcement action. You can access the application through the City's online portal on our website at grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2

If you have any questions or believe this notice was issued in error, please contact our office at 435-884-1674 or email nackman@grantsvilleut.gov.

Dated this 25th day of August, 2025

Shelby Moore

Shelby Moore
Planning and Zoning Administrator



Phone: 435-884-1674
Web: Grantsvilleut.gov
ADD: 336 W Main street





Effective 5/3/2023

72-7-102 Excavations, structures, or objects prohibited within right-of-way except in accordance with law -- Permit and fee requirements -- Rulemaking -- Penalty for violation.

- (1) As used in this section, "management costs" means the reasonable, direct, and actual costs a highway authority incurs in exercising authority over the highways under the highway authority's jurisdiction.
- (2) Except as provided in Subsection (3) and Section 72-17-202, a person may not:
 - (a) dig or excavate, within the right-of-way of any state highway, county road, or city street; or
 - (b) place, construct, or maintain any approach road, driveway, pole, pipeline, conduit, sewer, ditch, culvert, billboard, advertising sign, or any other structure or object of any kind or character within the right-of-way.
- (3)
 - (a) (i) A highway authority having jurisdiction over the right-of-way may allow excavating, installation of utilities and other facilities or access under rules made by the highway authority and in compliance with federal, state, and local law as applicable.
(ii) Notwithstanding Subsection (3)(a)(i), a highway authority may not allow excavating, installation of utilities and other facilities, or access to any portion of a state highway, including portions thereof within a municipality, without the prior written approval of the department. The department may, by written agreement with a municipality, waive the requirement of its approval for certain types and categories of excavations, installations, and access.
 - (b)
 - (i) The rules may require a permit for any excavation or installation and may require a surety bond or other security.
 - (ii) The application for a permit for excavation or installation on a state highway shall be accompanied by a fee established under Subsection (4)(f).
 - (iii) The permit may be revoked and the surety bond or other security may be forfeited for cause.
 - (iv) Any portion of the right-of-way disturbed by a project permitted under this section shall be repaired using construction standards established by the highway authority with jurisdiction over the disturbed portion of the right-of-way.
 - (c)
 - (i) For a portion of a state highway right-of-way for which a municipality has jurisdiction, and upon request of the municipality, the department shall grant permission for the municipality to issue permits within the state highway right-of-way, provided that:
 - (A) the municipality gives the department seven calendar days to review and provide comments on the permit; and
 - (B) upon the request of the department, the municipality incorporates changes to the permit as jointly agreed upon by the municipality and the department.
 - (ii) If the department fails to provide a response as described in Subsection (3)(c)(i) within seven calendar days, the municipality may issue the permit.
- (4)
 - (a) Except as provided in Section 72-7-108 with respect to the department concerning the interstate highway system, a highway authority may require compensation from a utility service provider for access to the right-of-way of a highway only as provided in this section.

- (b) A highway authority may recover from a utility service provider, only those management costs caused by the utility service provider's activities in the right-of-way of a highway under the jurisdiction of the highway authority.
- (c)
 - (i) A highway authority shall impose a fee or other compensation under this Subsection (4) on a competitively neutral basis.
 - (ii)
 - (A) If a highway authority's management costs cannot be attributed to only one entity, the highway authority shall allocate the management costs among all privately owned and government agencies using the highway right-of-way for utility service purposes, including the highway authority itself.
 - (B) The allocation shall reflect proportionately the management costs incurred by the highway authority as a result of the various utility uses of the highway.
- (d) A highway authority may not use the compensation authority granted under this Subsection (4) as a basis for generating revenue for the highway authority that is in addition to the highway authority's management costs.
- (e)
 - (i) A utility service provider that is assessed management costs or a franchise fee by a highway authority is entitled to recover those management costs.
 - (ii) If the highway authority that assesses the management costs or franchise fees is a political subdivision of the state and the utility service provider serves customers within the boundaries of that highway authority, the management costs may be recovered from those customers.
- (f) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the department shall adopt a schedule of fees to be assessed for management costs incurred in connection with issuing and administering a permit on a state highway under this section.
- (g) In addition to the requirements of this Subsection (4), a telecommunications tax or fee imposed by a municipality on a telecommunications provider, as defined in Section 10-1-402, is subject to Section 10-1-406.

(5) Permit fees collected by the department under this section shall be deposited with the state treasurer and credited to the Transportation Fund.

(6) Nothing in this section shall affect the authority of a municipality under:

- (a) Section 10-1-203 or 10-1-203.5;
- (b) Section 11-26-201;
- (c) Title 10, Chapter 1, Part 3, Municipal Energy Sales and Use Tax Act; or
- (d) Title 10, Chapter 1, Part 4, Municipal Telecommunications License Tax Act.

(7) A person who violates the provisions of Subsection (2) is guilty of a class B misdemeanor.

Amended by Chapter 42, 2023 General Session, (Coordination Clause)



Nicole Ackman <nackman@grantsvilleut.gov>

Secondary Access

13 messages

Nicole Ackman <nackman@grantsvilleut.gov>

Wed, Nov 19, 2025 at 2:34 PM

To: Christy Montierth <cmontierth@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>
Cc: Bill Cobabe <bcobabe@grantsvilleut.gov>

Good afternoon everyone,

We have received an application for a Secondary Access at 437 S Madeline Court. For background:

- Violation letter mailed: 8/25/2025
- Application received: 11/05/2025

Please note that the applicant has already cut and installed the driveway. The application and site plan are attached for your review. Please review and let me know if you have any questions or concerns.

Thank you!

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674

nackman@grantsvilleut.gov



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3 attachments



Front of House.jpg
2302K

 **IWORQ Application.pdf**
92K

 **437 S Madeline Court Site Plan (1).pdf**
305K

Shelby Moore <smoore@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Fri, Nov 21, 2025 at 8:30 AM

Nicole,

6.14..5 (b) states that unless an exception is granted by Council the drive approach shall not be greater than 30 ft' referencing a single driveway.

6.14..5 (e) states no more than two drive approaches shall be permitted and the total width may not exceed one third of the lot frontage.

The lot is approximately 125.2' ft. and one third would be 41.7' ft. If we can have someone go out and measure the bottom of the pan to get exact measurements, I think that would be helpful to determine if they need to go to CC or not.



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[Quoted text hidden]

Kameron Rockwell <krockwell@grantsvilleut.gov>
To: Shelby Moore <smoore@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Fri, Nov 21, 2025 at 8:42 AM

The main driveway is 41.7 the secondary driveway is 9'.
[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>
To: Kameron Rockwell <krockwell@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Fri, Nov 21, 2025 at 8:48 AM

Thank you for the measurements, Kameron. Shelby, I will revise the site plan to reflect the measurements he provided. I have also informed the applicant that this request will likely need to go before the City Council, both for the reason you noted and because there is not a 12-foot separation between the two driveways.

Nicole Ackman
Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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telephone or reply e-mail, do not use or disclose the contents to others, and delete the message and all attachments from your computer, system, &/or network.

[Quoted text hidden]

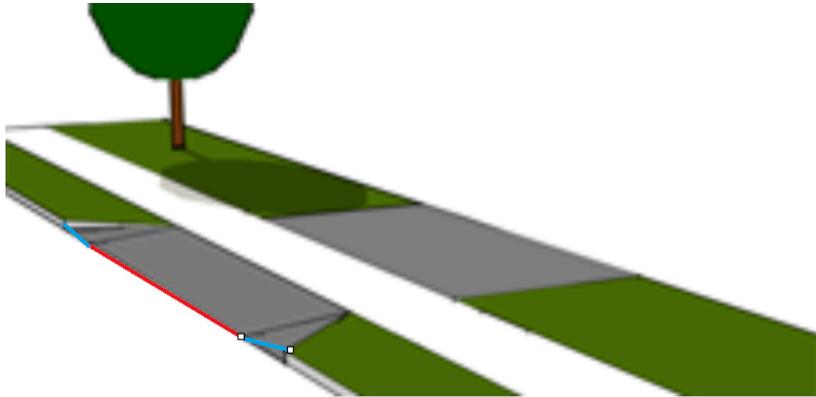
Shelby Moore <smoore@grantsvilleut.gov>

Fri, Nov 21, 2025 at 11:59 AM

To: Nicole Ackman <nackman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>

Kameron,

Was this measured at the top of the flair or the bottom? When measuring, we do not count the flairs. The part in red is what should be measuring, the part in blue is the flair which we do not measure.



SHELBY MOORE

Planning & Zoning Administrator

Department of Public Works

Office: (435) 884-4604

Email: smoore@Grantsvilleut.gov

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[Quoted text hidden]

Kameron Rockwell <krockwell@grantsvilleut.gov>

Mon, Nov 24, 2025 at 9:47 AM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Nicole Ackman <nackman@grantsvilleut.gov>

No just the bottom part, the red in your picture.

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Mon, Nov 24, 2025 at 4:10 PM

To: Kameron Rockwell <krockwell@grantsvilleut.gov>

Cc: Nicole Ackman <nackman@grantsvilleut.gov>

Thank you for the clarification.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov> Fri, Dec 12, 2025 at 2:38 PM
To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>
Cc: Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Good afternoon everyone,

After Kameron took measurements and after speaking with the applicant, here is the revised site plan reflecting both the extension to the original driveway and the secondary access. **Please note that the applicant has already completed the driveway extension and added the secondary access without prior approval.**

This will need to go before the City Council because it does not meet code in the following areas:

- **Original driveway approach with the extension:** 41 feet (maximum allowed by code is 30 feet)
- **Secondary access distance from adjacent property line:** 9 feet (code requires a minimum of 10 feet)
- **Lot frontage:** 125 feet; one-third is 41 feet
 - The combined width of the original driveway, the unapproved extension, and the unapproved secondary access totals 50 feet 5 inches, which exceeds the one-third frontage allowance by 9 feet 5 inches.

Please review the updated site plan and photos and let me know if you have any additional concerns beyond those listed above. All concerns will be included in the staff report submitted to the City Council.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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4 attachments



IMG_1334.jpg

2623K



-8719181115712524616.jpg

562K

 **12-12-2025 - Site Plan with Driveway Extension and Secondary Access.pdf**
309K

 **signed Violation Letter 8-25-25.pdf**
19033K

Nicole Ackman <nackman@grantsvilleut.gov>

Mon, Dec 22, 2025 at 11:17 AM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>

Cc: Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Good afternoon everyone,

I am following up regarding the updated site plan for the Secondary Access application. Please let me know if you have identified any additional issues or concerns beyond those mentioned in my email on December 12, 2025.

Thank you.

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674

nackman@grantsvilleut.gov



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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Wed, Dec 31, 2025 at 2:18 PM

To: Shelby Moore <smoore@grantsvilleut.gov>, Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>
Cc: Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>

Good afternoon everyone,

I am following up on my previous email to see if there are any additional concerns that should be brought forward to the City

Council regarding the driveway expansion and secondary access. This item will need to go before City Council because it does not meet code in the following areas:

- **Original driveway approach with extension:** 41 feet (maximum allowed by code is 30 feet)
- **Secondary access distance from adjacent property line:** 9 feet (code requires a minimum of 10 feet)
- **Lot frontage:** 125 feet; one-third equals 41 feet

The combined width of the original driveway, the unapproved extension, and the unapproved secondary access totals **50 feet 5 inches**, which exceeds the one-third frontage allowance by **9 feet 5 inches**.

Please review the updated site plan and photos and let me know if you have any additional concerns beyond those listed above. All concerns will be included in the staff report submitted to City Council.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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[Quoted text hidden]

3 attachments



-8719181115712524616.jpg
562K



IMG_1334.jpg
2623K

 **12-12-2025 - Site Plan with Driveway Extension and Secondary Access.pdf**
309K

Barry Bunderson <bbunderson@grantsvilleut.gov>

Tue, Jan 6, 2026 at 3:59 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

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

Nicole,

Here are some items to add.

1. Unless approved to remain, remove the northerly drive access curb and gutter and replace with City standard curb and gutter. Remove the Asphalt in the park strip. Per Land Use 9.5 (3) Asphalt is not an allowed material in the park strip.
2. Remove the large boulders from the park strip. Per Utah Code 72-7-102 written permission is required to place objects in the right of way.

Barry Bunderson, PE, PLS
435-327-5877

[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Tue, Jan 6, 2026 at 4:28 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>

Shelby,

Based on Barry's comments, can City Council approve the use of asphalt in the parkway? If so, I will have Lauren add that language to the resolution. I will also relay to the applicant that the large boulders will need to be removed from the park strip.

Thank you,

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>

Wed, Jan 7, 2026 at 3:05 PM

To: Nicole Ackman <nackman@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Bill Cobabe <bcobabe@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>

Nicole,

The City does not have an urban design policy... So it's likely unenforceable. I believe this can be reviewed and determined by the City Council to remain as Barry mentioned above.

So I would just outline in the staff report to the City Council the bolder issue and asphalt issue and they can determine if they are to remain or need to be removed.



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: smoore@Grantsvilleut.gov

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[Quoted text hidden]



**GRANTSVILLE CITY
RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL APPROVING
DEVIATIONS FROM GRANTSVILLE LAND USE ORDINANCE SECTION 6.14.5 FOR
A DRIVEWAY LOCATED AT 437 SOUTH MADELINE COURT**

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

WHEREAS, the property located at 437 South Madeline Court, Grantsville, Utah, is a single-family residential lot with an approximate frontage of 125 feet; and

WHEREAS, Grantsville Land Use Ordinance Section 6.14.5 regulates the number, width, and placement of driveway approaches for single-family residential lots; and

WHEREAS, the property owner expanded the existing driveway approach and constructed a secondary driveway approach without prior authorization, resulting in deviations from the standards set forth in Section 6.14.5, including exceeding the maximum permitted driveway width of 30 feet for a single driveway approach, exceeding the maximum combined driveway width of one-third of the lot frontage, and failing to meet the required 10-foot setback from the adjacent property line for a secondary driveway approach; and

WHEREAS, the expanded driveway and secondary driveway approach result in a total combined driveway width of approximately 50 feet 5 inches, where 41 feet would otherwise be permitted based on lot frontage, and the secondary driveway is located approximately 9 feet from the adjacent property line; and

WHEREAS, pursuant to Grantsville Land Use Ordinance Section 6.14.5, deviations from driveway standards may be approved by the City Council; and

WHEREAS, the City Council has reviewed the site plan depicting the existing driveway configuration, attached hereto as Exhibit A, and has considered the circumstances surrounding the unauthorized construction; and

WHEREAS, the City Council finds that approval of the requested deviations, as shown on Exhibit A, will not be materially detrimental to public safety, adjacent properties, or the orderly development of the surrounding neighborhood.

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

Section 1. Approval of Deviations: The City Council hereby approves deviations from Grantsville Land Use Ordinance Section 6.14.5(b), 6.14.5(e), and 6.14.5(i) for the driveway improvements located at 437 South Madeline Court, as depicted on Exhibit A.



Section 2. Scope and Compliance: This approval is limited to the driveway configuration shown on Exhibit A and does not authorize any future expansion, relocation, or modification of driveway approaches without prior City approval, and except as expressly approved herein, the property shall remain subject to all other applicable provisions of the Grantsville City Code.

Section 3. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 4. 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 21ST DAY OF JANUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

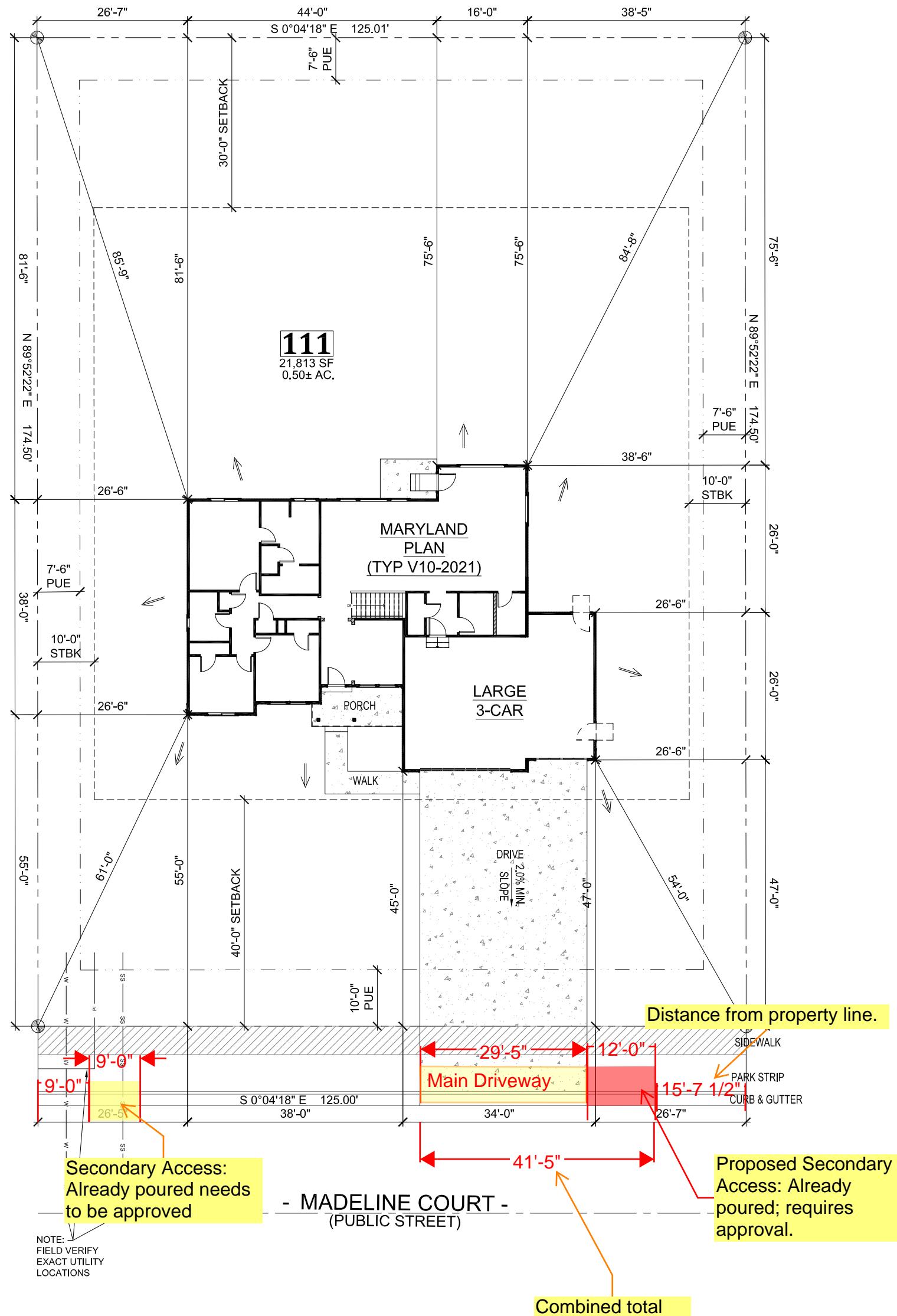
ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Site Plan



NOTE:
FINAL GRADING TO PROVIDE DRAINAGE
SO AS TO RETAIN ALL SURFACE WATER
ON LOT AND SLOPE AWAY FROM HOUSE
FOUNDATION AND NEIGHBORING LOTS

NOTE:
ALL DIMENSIONS ARE FROM
PROPERTY LINES ONLY

NOTE:
BACK OF SIDEWALK IS
NOT AT PROPERTY LINE

NOTE:
ALL LANDSCAPING MUST CONFORM TO ALL HOA, CC&R, AND
CITY CODES AND REQUIREMENTS. AS REQUIRED, PLANS
WILL NEED TO BE APPROVED BY HOA OR CITY DEPARTMENTS.
VERIFY BEFORE ANY CONSTRUCTION BEGINS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- W WATER LINE
- SS SEWER LINE

SIGNATURES/APPROVALS:

BUYER: _____ DATE: _____
BUYER: _____ DATE: _____
SALES: _____ DATE: _____
SUPER: _____ DATE: _____

GENERAL NOTES:

- DRAINAGE SHALL FALL 6" IN FIRST 10'
- MIN. DRIVEWAY SLOPE - 2%, MAX. 12%
- CONSTRUCTION TOILET PROVIDED FOR EVERY 6 HOMES UNDER CONSTRUCTION, TO BE LOCATED AND ANCHORED BEHIND CURB AND IN COMPLIANCE WITH SWPPP BMP.
- TRASH CONTAINER TO BE LOCATED ON SIDE OF HOME
- FINAL GRADING TO MEET CODE AND CITY ORDINANCES
- ANY/ALL TOPOGRAPHY AND ELEVATION CALL-OUTS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION..
- FOUNDATION DRAINS REQUIRED IF/WHEN SPECIFIED BY CORRESPONDING SOILS REPORT

COMMUNITY: GRANTSVILLE ESTATES - GRANTSVILLE
LOT NUMBER: GVE 111
HOME NAME: MARYLAND / LARGE 3-CAR RIGHT
DATE: MARCH 23, 2022

ADDRESS: 437 S MADELINE COURT
LOT SIZE: 21,813 SQ. FT. = 0.50+/- AC.
NOTES: REVISED
SCALE: 1" = 20'-0"



D.R. HORTON
America's Builder
12351 S. GATEWAY PARK PLACE, SUITE D100, DRAPER UTAH 84020
Phone (801) 571-7101 Fax (801) 571-7102

Agenda Item # 8

Consideration of Resolution 2026-06
approving a driveway deviation at 1178
W Rocky Way

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



Permit # 2025172

**Staff Report Summary for
Driveway / Secondary Access Deviation, Robyn Fulton.**

Parcel ID(s): 24-028-0-0623

Property Address: 1178 W Rocky Way

Name: Jaxson Jarman

Request: Driveway Deviation

Prepared By: Nicole Ackman

Meeting Date: January 21, 2026 Public Hearing

Date: January 21, 2026

Current Zone: R-1-21

Acres: 0.5

PLANNING STAFF ANALYSIS AND COMMENTS

Background

Jaxson Jarman, property owner of 1178 W Rocky Way, Parcel 22-006-0-0111, has submitted an application related to an unauthorized secondary access. A violation letter was mailed on November 19, 2025, after staff identified that a curb cut had been completed without prior City review or approval. The application was subsequently received on December 7, 2025.

Staff notes that the curb was cut without City authorization, resulting in the creation of an unauthorized secondary access. During the City department review process, staff confirmed that the original driveway measured 16 feet 2 inches in width. The unauthorized secondary curb cut added an additional 13 feet 10 inches to the original approach, resulting in a total driveway width of 30 feet.

Code Deviations

Maximum Combined Driveway Width

Per Section 6.14.5(e), no more than two driveway approaches are permitted on a single-family lot, and the combined width of all driveway approaches may not exceed one-third of the lot frontage. The lot frontage is 70 feet, allowing a maximum combined driveway width of 23 feet 5 inches. The combined width of the original driveway and the unauthorized secondary access totals 30 feet, which exceeds the allowable maximum by 6 feet 5 inches.

Setback from Adjacent Property Line

Per Section 6.14.5(i), secondary driveway approaches must be located a minimum of 10 feet from the adjacent property line. The secondary access is located approximately 10 inches from the adjacent property line and does not meet the required setback.

Staff Recommendation

Staff does not recommend approval of this request, as it does not comply with Grantsville Land Use Ordinance Sections 6.14.5(e), and 6.14.5(i). The curb cut was done prior to receiving City approval, and the request involves multiple measurable deviations from adopted driveway standards. Approval may also establish a precedent for similar requests, which could negatively impact neighborhood character, on-street parking availability, and stormwater management within the public right-of-way.

Staff recommends that the unauthorized curb cut be restored to its original condition. If the applicant chooses to pursue a secondary access that complies with the Grantsville Land Use Ordinance, the applicant could instead expand the original driveway approach by approximately 5 feet 7 inches. This alternative would allow the driveway to meet the minimum setback requirement from the adjacent property line and comply with the one-third lot frontage limitation. Any future proposal would require submittal of a revised site plan and City review and approval prior to construction.

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

- The driveway approach widening and secondary access 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

- The driveway approach widening and secondary access 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.

***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.



Grantsville City
429 East Main Street, Grantsville UT 84029
Tooele County, State of Utah

Notice of Violation

11/19/2025

BRIAN AND JOYCE JARMAN
1178 W ROCKY WAY
GRANTSVILLE, UT 84029

Re: Case Number 20250019
Subject Property: 1178 W ROCKY WAY, GRANTSVILLE, UT 84029
Property ID Number: 24-028-0-0623

Dear Property Owner:

An inspection by our Department has determined the property listed above is in violation of following Ordinance(s):

Unpermitted Secondary Access: An additional access point is currently being used on the property. Which violates Section 6.14.2 of the City Land Use Ordinance, a Secondary Access Permit is required before establishing or using any secondary access. Our records indicate that no such permit has been applied for or approved.

The following action must be taken to correct the above stated violation(s):

Submit a Secondary Access Permit application within 30 days to avoid further enforcement action. The application is available through the City's online portal:
grantsvilleut2.portal.iworg.net/portalhome/grantsvilleut2.

Please complete this corrective action within thirty (30) days of the date of this notice to come into compliance or to file an appeal if you believe this notice is in error.

The correspondence will serve as official notification that the above stated violations must be corrected before 12/19/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

If you have any questions or believe this notice was issued in error, please contact our office at 435-884-1674 or email nackman@grantsvilleut.gov.

Dated this 19th day of November, 2025

Sincerely,

Shelby Moore

Shelby Moore
Planning and Zoning Administrator

IMAGE TAKEN 3/12/2025



IMAGES TAKEN 10/21/2025 SHOWING UNAUTHORIZED SECONDARY ACCESS



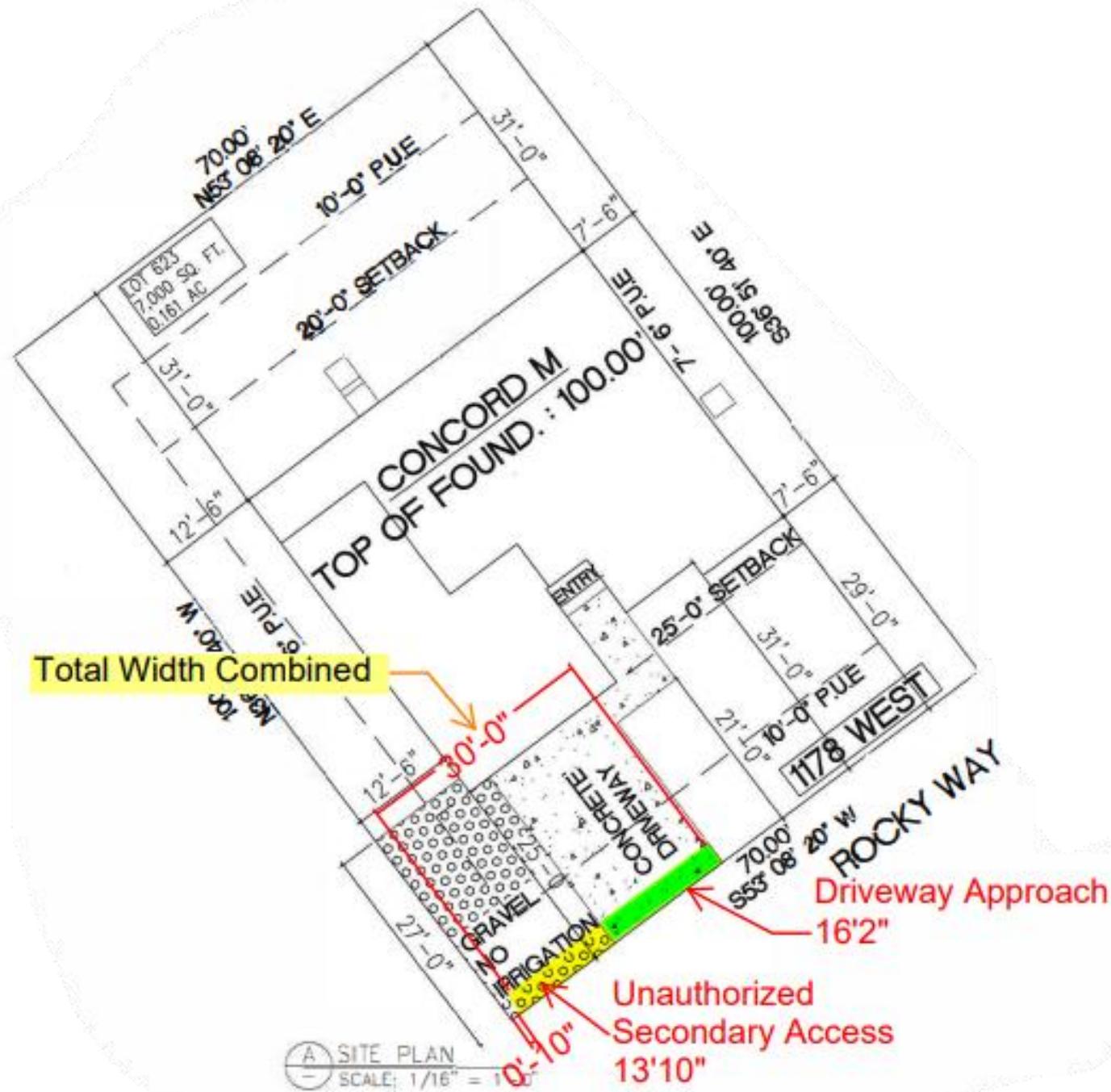
6.14.5 Residential Districts

A. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 - a. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - b. 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.
 - c. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - d. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - 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.
 - f. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 - g. Driveways shall not be closer than:
 - (1) Twelve feet (12') to each other; and
 - (2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
 - h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
 - i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021



A SITE PLAN

proposal for curb cutting @ 1178 W Rocky Way

Home owner info

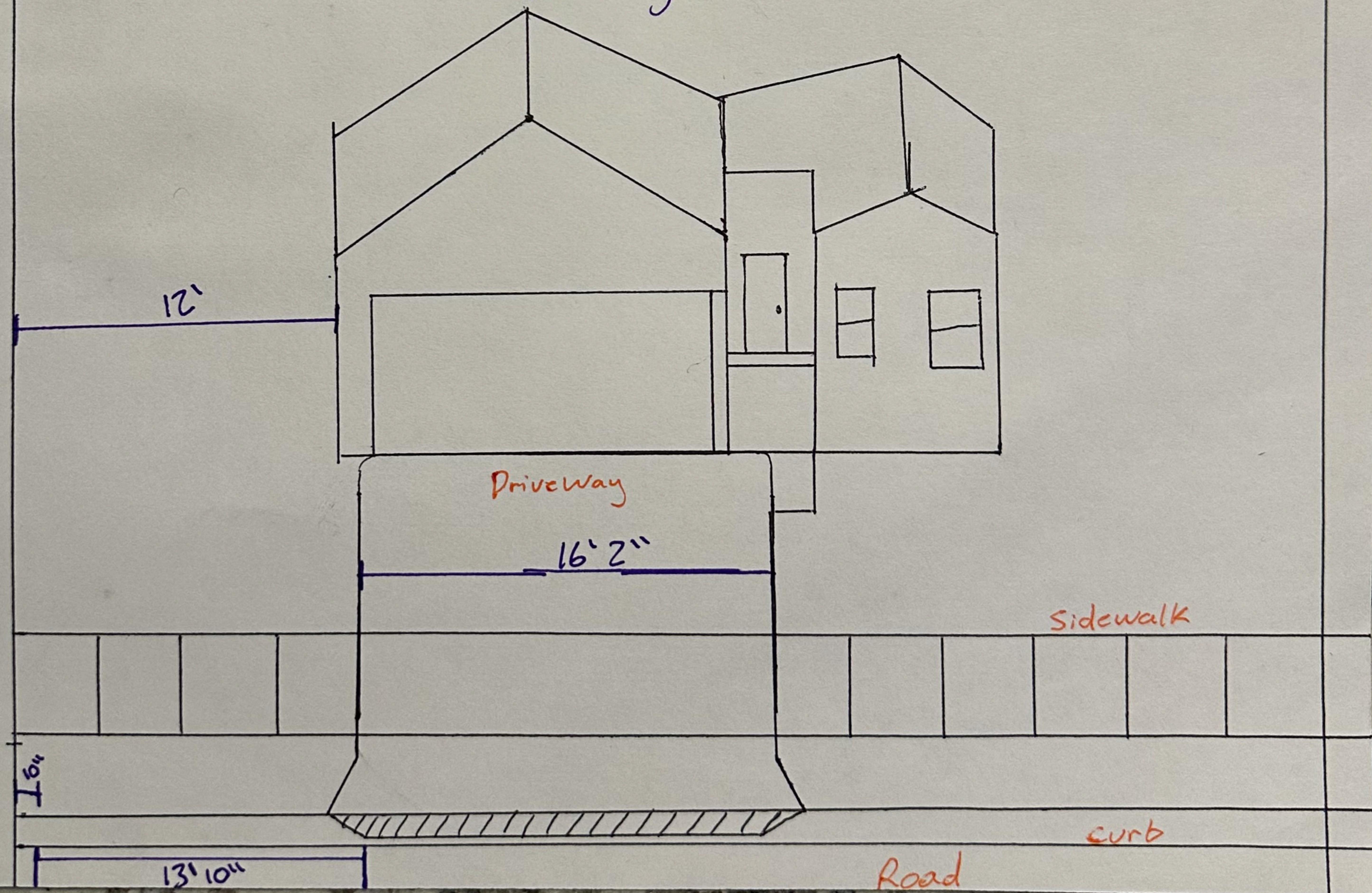
- Jaxson Jarman
- 801-557-3281
- applejaxj@gmail.com

Property Line

Property Line

- Curb cut 13' 10" West of Driveway.
- total of 30' driveway.
- 10" off neighboring property line.
- For RV parking.

N
W E
S





Nicole Ackman <nackman@grantsvilleut.gov>

Secondary Access Application #2025172 - 1178 W Rocky Way

5 messages

Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Dec 11, 2025 at 9:40 AM

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

Good afternoon everyone,

We have received an application for Secondary Access at 1178 W Rocky Way. This application is in response to a violation letter sent on 11/19/2025. The applicant has already cut the curb but has been advised that the work does not meet the required distance from the adjacent property and exceeds one-third of the total frontage of the property by 6.5 feet. The applicant has requested to seek approval through City Council.

Please review the attached site plan, violation letter, and images and let me know if you have any questions or concerns. Any feedback you provide will be included in the Staff Report presented to City Council.

Thank you!

Nicole Ackman

Planning and Zoning Administrative Assistant

435-884-1674

nackman@grantsvilleut.gov



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5 attachments



Hand Drawn Site Plan.jpeg
3359K



3-12-25 Image.jpg
2774K

signed Violation Letter 11-19-25.pdf
3464K

IWORQ Application.pdf
92K

signed Violation Letter 11-19-25.pdf
3464K

Christy Montierth <cmontierth@grantsvilleut.gov>
To: Nicole Ackman <nackman@grantsvilleut.gov>
Cc: Shelby Moore <smoore@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>

Thu, Dec 11, 2025 at 12:08 PM

No additional comments.

[Quoted text hidden]

Shelby Moore <smoore@grantsvilleut.gov>
To: Christy Montierth <cmontierth@grantsvilleut.gov>
Cc: Nicole Ackman <nackman@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>

Thu, Dec 11, 2025 at 1:42 PM

Can you provide the picture of the curb that has been cut?



SHELBY MOORE

Planning & Zoning Administrator
Department of Public Works
Office: (435) 884-4604
Email: Smoore@Grantsvilleut.gov

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[Quoted text hidden]

Nicole Ackman <nackman@grantsvilleut.gov>

Thu, Dec 11, 2025 at 2:35 PM

To: Shelby Moore <smoore@grantsvilleut.gov>

Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Barry Bunderson <bbunderson@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>

Shelby,

Images of the curb cut are attached, they are also included in the violation letter.

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674

nackman@grantsvilleut.gov



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[Quoted text hidden]

2 attachments



IMG_1357.jpg
3271K



IMG_1358.jpg
3712K

Nicole Ackman <nackman@grantsvilleut.gov>
To: Barry Bunderson <bbunderson@grantsvilleut.gov>
Cc: Christy Montierth <cmontierth@grantsvilleut.gov>, Kurt Tolman <ktolman@grantsvilleut.gov>, Kameron Rockwell <krockwell@grantsvilleut.gov>, Shelby Moore <smoore@grantsvilleut.gov>

Wed, Dec 31, 2025 at 2:48 PM

Barry,

Did you have any additional comments or concerns beyond those highlighted below? The highlighted items indicate where the site plan does not meet code.

6.14.5 Residential Districts

A. Residential Districts

1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 - a. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - b. 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.
 - c. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - d. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - 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 driveway approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 - f. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 - g. Driveways shall not be closer than:
 - (1) Twelve feet (12') to each other; and
 - (2) Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
 - h. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
 - i. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY
Adopted by Ord. 2021-23 on 5/10/2021

Best,

Nicole Ackman

Planning and Zoning Administrative Assistant
435-884-1674
nackman@grantsvilleut.gov



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[Quoted text hidden]



**GRANTSVILLE CITY
RESOLUTION NO. 2026-06**

**A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL APPROVING A
DRIVEWAY DEVIATION AT 1178 W ROCKY WAY**

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

WHEREAS, the property owner of the single-family residential lot located at 1178 W Rocky Way expanded an existing driveway approach to include a secondary driveway without obtaining prior City authorization; and

WHEREAS, Grantsville Land Use Ordinance Section 6.14.5(e) limits single-family residential lots to no more than two driveway approaches and requires that the combined width of all driveway approaches not exceed one-third of the lot frontage; and

WHEREAS, the subject property has a lot frontage of approximately 70.5 feet, allowing a maximum combined driveway width of 23.5 feet, and the combined width of the existing driveway and the unauthorized secondary driveway totals approximately 30 feet, exceeding the maximum permitted width by approximately 6 feet 5 inches; and

WHEREAS, Grantsville Land Use Ordinance Section 6.14.5(i) requires secondary driveway approaches to be located a minimum of 10 feet from the adjacent property line, and the secondary driveway on the subject property is located approximately 10 inches from the adjacent property line; and

WHEREAS, deviations from the requirements of Section 6.14.5 require approval by the Grantsville City Council, and the City Council has reviewed the deviation request and the site plan for the driveway configuration attached hereto as Exhibit A.

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

Section 1. Approval of Deviation: The City Council hereby approves a deviation from Grantsville Land Use Ordinance Section 6.14.5(e) and Section 6.14.5(i) for the existing driveway configuration at the property located at 1178 W Rocky Way, as shown in Exhibit A. This approval is site-specific, applies only to the driveway configuration depicted in Exhibit A, and shall not establish a precedent or waive future enforcement of the Grantsville Land Use Ordinance.

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 21ST DAY OF JANUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

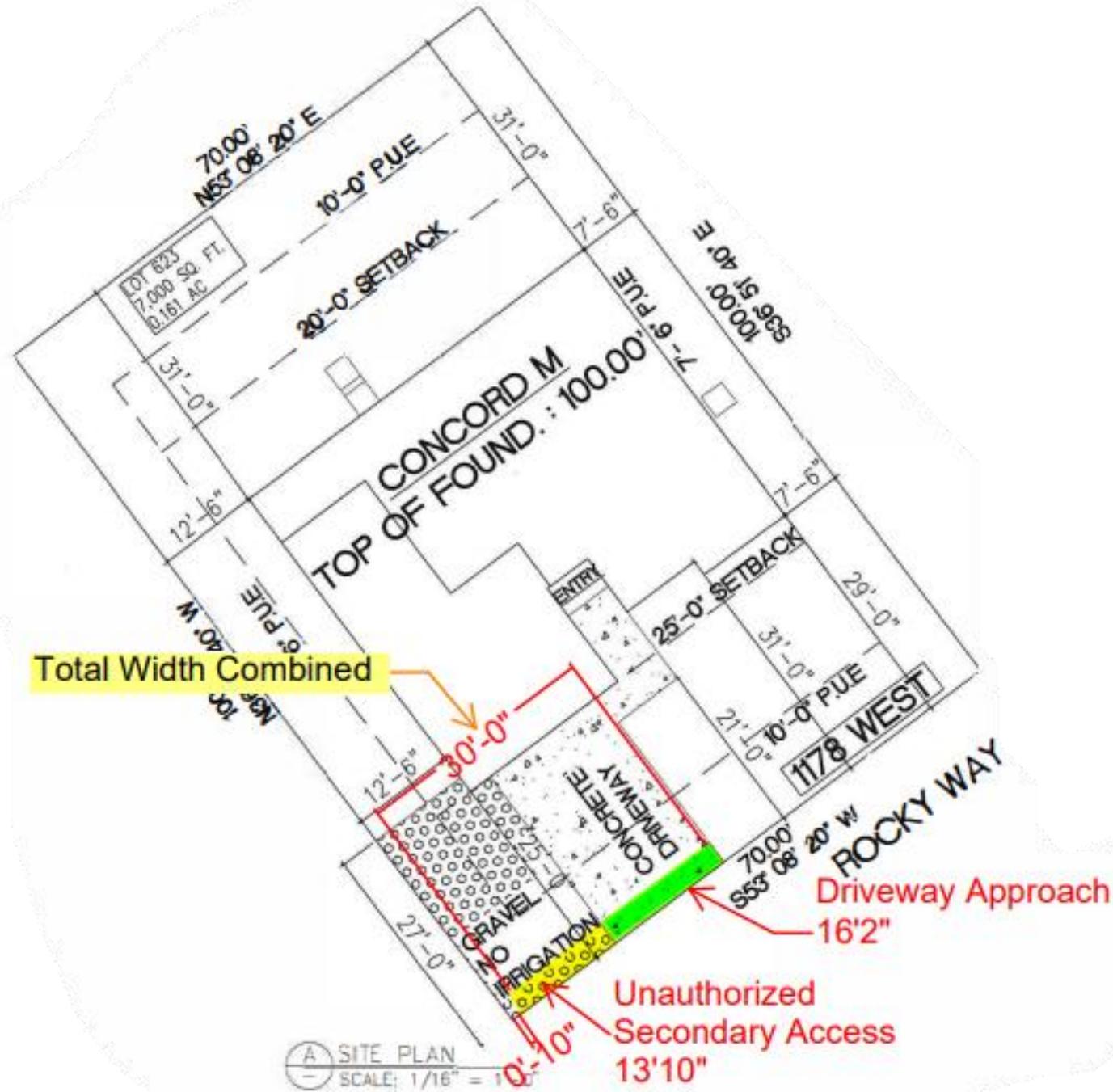
ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Site Plan



A SITE PLAN

Agenda Item # 9

Council Reports

Agenda Item # 10

Interview applicants and consider appointment to the interim council member position for the remainder of the term vacated by Heidi Hammond upon her election as Mayor



2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Aaric Allred

Applicant's Name

Address

Phone

Email

AA Initial I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

AA Initial I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____

Phone Number: _____

Signature of Applicant

01/16/2026

Date

Signature of Filing Officer

Date

Aaric Allred 1/16/2026



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Aarie John Allred

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0
OR

1b. Itemized total of contributions totaling \$50.00 or more\$ 0
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0
OR

2b. Itemized total of campaign expenditures.....\$ 0
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0
(Difference between lines 1 and 2)

Signed [REDACTED] Date 01/16/2026
(Signature)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Aarie Allred

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<u>Deseret Family Dentistry</u>	Occupation	<u>Dentist</u>
Employer Address	<u>225 E. Main St Suite G</u>	Job Title	<u>Dentist</u>
Brief Description	<u>Grantsville, UT 84029</u> <u>General Dentistry</u>		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	<u>Deseret Family Dentistry</u>	Position	<u>Owner</u>
Brief Description	<u>I am the owner and dentist working for Deseret Family Dentistry</u>		
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	Paige Allred
Employer (current)	N/A Stay at home mom
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 01/16/2024

 Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
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2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Brittany Leigh Skinner
Applicant's Name
[REDACTED]
Address
[REDACTED]
Phone
[REDACTED]
Email
[REDACTED]

BS Initial I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

BS Initial I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

[REDACTED]
Signature of Applicant

1/15/26
Date

Alicia Fairbourne
Signature of Filing Officer
1/16/26
Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Brittany Leigh Skinner

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0
OR

1b. Itemized total of contributions totaling \$50.00 or more\$
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$
OR

2b. Itemized total of campaign expenditures\$
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0
(Difference between lines 1 and 2)

Signed [REDACTED] Date 1/15/26
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Brittany Leigh Skinner

Regulated Officeholder/Candidate (Print Name)

Mayor City Council
 Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<u>Davis Miles</u>	Occupation	<u>Attorney</u>
Employer Address	<u>999 Playa Del Norte</u>	Job Title	<u>Operating Partner</u>
Brief Description	<u>Family Law Attorney</u>		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	<u>Same as above</u>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	James Michael Skinner
Employer (current)	Grantsville City
Employer (preceding year)	same as above

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

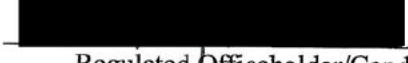
Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: Jan 16, 2020

 Regulated Officeholder/Candidate Signature

Privacy Notice:

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2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Cameron Moulton

Applicant's Name

Address

Phone

Email

CM Initial I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

CM Initial I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

Signature of Applicant

1/15/2026

Date

Signature of Filing Officer

Date

Alicia Fairlawn

1/16/26



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Cameron Dean Moulton

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00..... \$ 0.00

OR

1b. Itemized total of contributions totaling \$50.00 or more \$ 0.00

(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0.00

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00 \$ 0.00

OR

2b. Itemized total of campaign expenditures \$ 0.00

Itemized total of campaign expenditures.....
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0.00

**Balance at the end of the report
(Difference between lines 1 and 2)**

Signed _____ Date 1/15/2026
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor	Amount of Contribution	Donation type (If in-kind, specify nature and approximate donation amount)
XXXX	XXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Cameron Moulton

Mayor City Council

Regulated Officeholder/Candidate (Print Name)

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Cameron Moulton Inc	Occupation	Management Consultant
Employer Address	5151 W 150 S	Job Title	President
Brief Description	Managing Director of ASAP Companies		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	Cameron Moulton Inc	Position	President
Brief Description	Management Consultant		
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	ASAP Freight LLC
Brief Description	Consultant Client
Individual/Entity Name	Stevens Freight Enterprises LLC
Brief Description	Consultant Client

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name	ASAP Transfer LLC	Position	Managing Director
Brief Description	Transload Company		
Employer Name	ASAP Logistics LLC	Position	Managing Director
Brief Description	Warehouse Company		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1/15/2026

 Regulated Officeholder/Candidate Signature

Privacy Notice:

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2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Charles Sipes

Applicant's Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

CS Initial I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

CS Initial I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

Signature of Applicant

1-14-26

Date

Alina Fairbourne Signature of Filing Officer 1/14/2026



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Charles S. Jones

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ _____
OR

1b. Itemized total of contributions totaling \$50.00 or more.....\$ _____
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ _____

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ _____
OR

2b. Itemized total of campaign expenditures.....\$ _____
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 8
(Difference between lines 1 and 2)

Signed [REDACTED] Date 1-14-26
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Charles S. Pcs

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Salt Lake Area Homes	Occupation	Broker/Owner
Employer Address	167 McMichael Ave	Job Title	Broker
Brief Description	Real Estate Broker		
Employer Name	United States Postal Service	Occupation	Mail Carrier
Employer Address	65 N Main Street	Job Title	RCA
Brief Description	Delivery Mail		

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	Salt Lake Area Homes	Position	Broker/Owner
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	Lori Sipes
Employer (current)	Intermountain Health
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1/14/26

 Regulated Officeholder/Candidate Signature

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2026 Application for City Council Vacancy

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Dieter Wachtel

Applicant's Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

DW
Initial

I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

DW
Initial

I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

[REDACTED]

-6-26 [REDACTED]

1/13/2026

Signature of Applicant

Date

Signature of Filing Officer

Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Dustin Wachtel

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office Councilman City

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0

OR

1b. Itemized total of contributions totaling \$50.00 or more\$ 0

(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0

OR

2b. Itemized total of campaign expenditures.....\$ 0

(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0

(Difference between lines 1 and 2)

Signed [REDACTED] Date 1-6-26
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Dieter Wachtel

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<u>Retired</u>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address	<u>Retired</u>	Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	<u>Retired</u>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

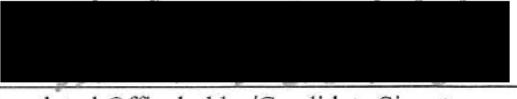
Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1-6-26

 Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Gary Merrill

Applicant's Name

Address

Phone

Email

Gm Initial I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

Gm Initial I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email:

Phone Number:

Signature of Applicant

1/7/2026

Date

Signature of Filing Officer

Date

1/7/2026



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Gary Kristian Merrill

Street Address , Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0
OR
1b. Itemized total of contributions totaling \$50.00 or more\$ 0
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0
OR
2b. Itemized total of campaign expenditures.....\$ 0
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0
(Difference between lines 1 and 2)

Signed Date 1/7/2026
OK (Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6), and 10-3-301.5)

Gary Meier, II

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<i>Builders First Source</i>	Occupation	<i>Sales</i>
Employer Address	<i>7902 S 1410 W Ws ut</i>	Job Title	<i>Sales</i>
Brief Description	<i>sale for material distributor</i>		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	<i>Same as above</i>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: January 7, 2020

 Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Jason James King

Applicant's Name

Grantsville, Utah 84029

Address

[REDACTED]

Phone

[REDACTED]

Email

 _{Initial} I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

 _{Initial} I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

[REDACTED]

1/6/2026

Signature of Applicant

Date

 Signature of Filing Officer

1/6/2026

Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Jason James King

Street Address REDACTED, Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0.00

OR

1b. Itemized total of contributions totaling \$50.00 or more \$ 0.00

(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0.00

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0.00

OR

2b. Itemized total of campaign expenditures \$ 0.00

(From form "B" total from other side of this sheet)

Ending Balance

Ending Balance \$ 0.00

3. Balance at the end of the reporting period

Balance at the end of the report
(Difference between lines 1 and 2)

S [REDACTED] Date 1/6/2026

(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor	Amount of Contribution	Donation type (If in-kind, specify nature and approximate donation amount)
XXXX	XXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	0.00

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	0.00

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Jason James King

Mayor City Council

Regulated Officeholder/Candidate (Print Name)

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Western Governors University	Occupation	Faculty
Employer Address	4001 S 700 East, Suite 300, Salt Lake City, UT 84107-2533	Job Title	Senior Program Mentor
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	Western Governors University	Occupation	Faculty
Employer Address	4001 S 700 East, Suite 300, Salt Lake City, UT 84107-2533	Job Title	Senior Program Mentor
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	Immortal Works	Position	President
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name	Immortal Works	Position	Advisor
Brief Description	Independent Publisher		
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

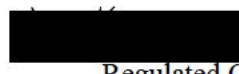
Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1/6/2026

 _____

Regulated Officeholder/Candidate Signature

Privacy Notice:

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- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Jeff Banman

Applicant's Name

Address

Phone

Email

JB _{Initial} I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

JB _{Initial} I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

Signature of Applicant

1/16/2026

Signature of Filing Officer

1/16/26



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Jeff Banman

Street Address _____, Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 8

OR

1b. Itemized total of contributions totaling \$50.00 or more \$ *(From form "A" total from other side of this sheet)*

1c. Carryover from previous reporting period \$ 5

Expenditures

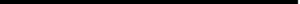
2a. Aggregate total of campaign expenditures under \$50.00 \$ 0
OR

OR

2b. Itemized total of campaign expenditures..... \$ 0
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 6
(Difference between lines 1 and 2)

Signed _____ Date 11/16/2026
(Candidate) 

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor	Amount of Contribution	Donation type (If in-kind, specify nature and approximate donation amount)
XXXX	XXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	6

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	0

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Jeff Bannman

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<u>South Salt Lake City</u>	Occupation	<u>Building Inspector</u>
Employer Address	<u>220 East Morris Ave</u>	Job Title	<u>Building Official</u>
Brief Description	<u>My Department issues building permits</u>		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	<u>Same as above</u>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	<u>South Salt Lake City</u>	Position	<u>Building Official</u>
Brief Description	<u>My department issues building permits</u>		
Entity Name (preceding year)		Position	
Brief Description	<u>Same</u>		



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	South Salt Lake City
Brief Description	Wages
Individual/Entity Name	Elizabeth's Catering Inc
Brief Description	Co owner with my wife

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	Elizabeth's Catering, Inc
Brief Description	Co owner with my wife
Entity Name	Utah Retirement System
Brief Description	401K and pension

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name	UAPMO	Position	Treasurer
Brief Description	I am the treasurer of UAPMO. We provide training for building Inspectors.		
Employer Name		Position	
Brief Description	unpaid position		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	Wendy Banman
Employer (current)	Elizabeth's Catering Inc.
Employer (preceding year)	Same as above

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 11/16/2026

 Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Justin A Wingfield

Applicant's Name

Address

Phone

Email

JW _{Initial} I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

JW _{Initial} I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: [REDACTED]

Phone Number: [REDACTED]

Signature of Applicant

1/14/26

Date

Signature of Filing Officer

Date

Alicia Fairbourne 1/14/26



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Justin A. Wingfield

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0

OR

1b. Itemized total of contributions totaling \$50.00 or more\$ 0

(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0

OR

2b. Itemized total of campaign expenditures\$ 0

(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0

(Difference between lines 1 and 2)

Signed [REDACTED] Date 1/14/26
[Signature] *[REDACTED]* (Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Justin A. Wingfield

Mayor City Council

Regulated Officeholder/Candidate (Print Name)

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Tooele County School District	Occupation	Special Projects Coordinator
Employer Address	92 S. Lodestone Way Tooele Utah	Job Title	
Brief Description	I work on any special assigned projects for TCSD and coordinate with the city.		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

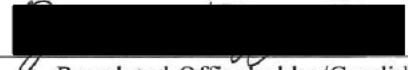
Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1/14/26


Regulated Officeholder/Candidate Signature

Privacy Notice:

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- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



VR✓

2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Klansey
Applicant's Name

Bateman

Address

Phone

Email


Initial

I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.


Initial

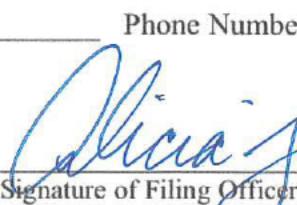
I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email:

Phone Number

12-28-25
Date


Signature of Filing Officer

Date

12/28/25



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Khansey Bateman

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 00
OR

1b. Itemized total of contributions totaling \$50.00 or more\$ 00
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 00

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 00
OR

2b. Itemized total of campaign expenditures\$ 00
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 00
(Difference between lines 1 and 2)

Signed

[REDACTED] 1/15/26

(Candidate)

Date

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6), and 10-3-301.5)

Klansey Bateman

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<u>EnviroTech Services</u>	Occupation	<u>Production operator</u>
Employer Address	<u>910 54th Ave Greeley co</u>	Job Title	<u>Sites Supervisor</u>
Brief Description	<u>Over see multiple plant operations in utah</u>		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	144 E. Durfee St
Type of Interest	Buildable Lot
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	Debrael Bateman
Employer (current)	ESS substitute teacher / self Hairdresser
Employer (preceding year)	Tooele school district

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 01/15/2026

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2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

LYNNETTE PESHELL

Applicant's Name

[REDACTED]

GRANTSVILLE, UT 84029

Phone

[REDACTED]

Email

LP
Initial

I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

LP
Initial

I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____

Phone Number: _____

[REDACTED]
Signature of Applicant

1/9/26
Date

[REDACTED]
Signature of Filing Officer

1/9/2026
Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate LYNNETTE PESHELL

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office CITY COUNCIL

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0
OR

1b. Itemized total of contributions totaling \$50.00 or more.....\$ 0
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ 0
OR

2b. Itemized total of campaign expenditures.....\$ 0
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0
(Difference between lines 1 and 2)

Signed [REDACTED] Date 1/9/26
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

HYUNETTE PESHELL

Regulated Officeholder/Candidate (Print Name)

Mayor City Council
 Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	<i>RETIRED</i>	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	<i>WALMART</i>	Occupation	<i>1</i>
Employer Address		Job Title	<i>PERSONAL SHOPPER</i>
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)	<i>LOVEMYHOMESHOP.COM</i>	Position	<i>OWNER</i>
Brief Description	<i>DROP SHIPPING WEBSITE FOR RETAIL HOME DECOR</i>		
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 1/9/26

 _____
Regulated Officeholder/Candidate Signature

Privacy Notice:

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2026 Application for City Council Vacancy

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Sam Furniss

Applicant's Name

Address

Grantsville, UT 84029

Phone

Email

SF
Initial

I understand that the Council Member appointment will be made during the January 21, 2026 City Council meeting and will be effective on that date. The term will continue through January 3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

SF
Initial

I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for Grantsville, UT.

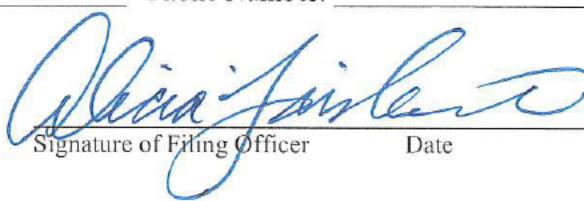
I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____

Phone Number: _____

1/16/26

Date


Signature of Filing Officer

1/16/26
Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Samantha Furniss

Street Address [REDACTED], Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ 0

OR

1b. Itemized total of contributions totaling \$50.00 or more.....\$ 0

(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period.....\$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00.....\$ 0

OR

2b. Itemized total of campaign expenditures.....\$ 0

(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period.....\$ 0

(Difference between lines 1 and 2)

Signed [REDACTED] Date 01/16/2026

(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Sam Furniss

Regulated Officeholder/Candidate (Print Name)

Mayor City Council

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Neurosurgical Associates	Occupation	Medical Secretary
Employer Address	5171 Cottonwood St #950 Murray, UT 84107	Job Title	June 2016 - now
Brief Description	Organize and upload all paper files to electronic		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s): March 2014 - Jan 2016

Employer Name	University of Nebraska	Occupation	EAP
Employer Address	407 Canfield Admin Bldg, Lincoln, NE	Job Title	Front Desk Clerk
Brief Description	Answered phones and scheduled appointments.		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 01/16/2026



Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



2026 Application for City Council Vacancy

VR ✓
Verify Add.

Completed packet is due no later than January 16, 2026 at 12 o'clock noon. Email to afairbourne@grantsvilleut.gov or drop off in-person at Grantsville City Hall during regular business hours.

Shawn M. Sagers
Applicant's Name
[REDACTED]
Address
[REDACTED]
Phone
[REDACTED]
Email
[REDACTED]

SMS I understand that the Council Member appointment will be made during the January 21, 2026
Initial City Council meeting and will be effective on that date. The term will continue through January
3, 2028.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter residing in Grantsville City
- Must have resided within Grantsville City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Grantsville during the officer's term of office
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

SMS I do hereby swear (or affirm) that I meet the qualifications for the office of City Council for
Initial Grantsville, UT.

I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Email: _____ Phone Number: _____

[REDACTED]

16 Jan 2026

Date

Alicia Fairlamb 1/16/2026
Signature of Filing Officer Date



Municipal Campaign Financial Disclosure

Email completed form to the Grantsville City Recorder, Alicia Fairbourne, at
afairbourne@grantsvilleut.gov.

Due by January 16, 2026 at 5:00 PM

Full name of candidate Shawn M. Dagers

Street Address [REDACTED] Grantsville, Utah, 84029

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$50.00.....\$ —
OR

1b. Itemized total of contributions totaling \$50.00 or more\$ —
(From form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ —

Expenditures

2a. Aggregate total of campaign expenditures under \$50.00\$ —
OR

2b. Itemized total of campaign expenditures\$ —
(From form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ —
(Difference between lines 1 and 2)

Signed [REDACTED] Date 1/16/2020
(Candidate)

NOTE: If a candidate receives \$50 or less and spends \$50 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Grantsville Municipal Code 2-3-7 and Utah State Code 10-3-208 and 209

Itemized Contribution Report (Form "A")

Itemized Expenditure Report (Form "B")

If more space is needed, please attach additional pages.



CONFFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Shawn M. Sagers

Regulated Officeholder/Candidate (Print Name)

Mayor City Council
 Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Tooele City	Occupation	Police Officer
Employer Address	90 N. Main Street	Job Title	Lieutenant
Brief Description	Public Safety, Community Service, Crime Prevention		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

Check if not applicable

Individual/Entity Name	The Lock Shop LLC
Brief Description	Small Business
Individual/Entity Name	
Brief Description	Small Locksmith Business

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

Check if not applicable

Entity Name	Deseret Ridge LLC
Brief Description	Apartment
Entity Name	
Brief Description	Rental Apartments

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

Check if not applicable

Spouse	Cheresa K Sagers
Employer (current)	Stay at Home - None
Employer (preceding year)	Bamboo HR

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

Check if not applicable

Check if applicable:

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 11/16/2020

Regulated Officeholder/Candidate Signature

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Agenda Item # 11

Administration of the Oath of Office to
the newly appointed council member

Agenda Item # 12

Adjourn