

**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JANUARY 22nd, 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 Hammond
Rhett Butler
Derek Dalton

Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney

Robert Sager, Police Chief
Officer Adrian Garlick
Bill Cobabe, Comm. Development Director
Alexis Stewart, Grant Writer

Citizens and Guests Present or on Zoom: Robyn Fulton, Les Peterson, Jesse Wilson, Melissa Moulton, Cameron Moulton, Mark Runyon, Jaxson Jarman, Jessica Garlick, Jeremy Garlick, Sam Furniss, Gary Merrill, Charles Sipes, Chelsea Sagers, Jeff Banman, Brittany Skinner, Lynette Peshell, Shawn Sagers, Jason King, Justin Wingfield, Klansey Bateman and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 6:00 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

AGENDA:

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

Police Chief Robert Sager introduced newly appointed Officer Adrian Garlick. Officer Garlick addressed the Council and provided a brief overview of his law enforcement background, including nearly ten years of service with West Valley City Police Department, experience as a negotiator, work in homicide and investigations, and service as a field training officer. He stated that he resided in Stockton and expressed appreciation for the opportunity to serve Grantsville City. Chief Sager spoke regarding Officer Garlick's qualifications and character and stated that he would be a strong addition to the department. Chief Sager then administered the Oath of Office to Officer Garlick. Following the oath, Officer Garlick's wife, Ms. Jessica Garlick, pinned his badge. Mayor Hammond thanked Officer Garlick and his family and expressed appreciation for their service and support.

2. Public Comment

Mayor Hammond opened the floor for public comment at 6:06 p.m. There were no comments. The floor was closed.

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

Motion: Councilmember Dalton moved to approve the Meeting Minutes from the January 7, 2026 City Council Special Meeting and the January 7, 2026 City Council Regular Meeting as presented.

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

Motion: Councilmember Thomas moved to approve the invoices.

Second: Councilmember 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.

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

Alexis Stewart, Grants Administrator, presented Resolution 2026-07 regarding approval of an application for the Land and Water Conservation Fund grant for the Scenic Slopes project. She explained that the application sought funding for two baseball fields, benches, restrooms, and a snack shack, noting that although the project functioned as a second portion of development, it could not be referred to as a “phase” due to grant requirements. Ms. Stewart stated that the grant request was just under \$4 million and required a 50 percent local match. She further explained that a reduced budget had been submitted, allowing flexibility if the full grant amount was not awarded, such as delaying certain project components. Mayor Hammond thanked Ms. Stewart for her work on the application and expressed optimism about the grant. Council Members discussed the match requirement, and Mayor Hammond clarified that the local match could include a combination of City funds, volunteer labor, and donations, rather than solely direct City expenditures.

Motion: Councilmember Butler moved to approve Resolution 2026-07, a resolution approving an application for the land and water conservation fund grant.

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.

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

John Montgomery introduced himself and stated that he resided in the Scenic Slopes subdivision and had lived in Grantsville for approximately one year. He explained that his professional background included serving as Chief Credit Officer for a nonprofit organization that financed affordable housing projects nationwide, managing long-term financing for affordable apartment developments through funds reinvested by multiple banks. He stated that he previously served on the Farmington City Planning Commission during significant development periods, including the Station Park area, and noted experience with planning issues and trail development. Mr. Montgomery shared that he moved to Grantsville to support his father, who had lived in the community for approximately 20 years, and briefly discussed his family background. He expressed interest in contributing his planning and affordable housing experience to the City and assisting in future planning efforts.

Council Members thanked Mr. Montgomery for his willingness to serve and commented on the value of his prior Planning Commission experience, particularly in light of newer members currently serving. No objections or concerns were raised prior to consideration of the appointment.

Motion: Councilmember Thomas moved to approve Resolution 2026-09 appointing John Montgomery as a Regular Planning Commissioner.

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.

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

Tom Jolley, District Counsel for the Desert Edge Public Infrastructure District No. 1, presented Resolution 2026-08 regarding the appointment of a replacement trustee to the District’s Board of Trustees. Mr. Jolley explained that the District was created by City Council resolution on May 1, 2024, with an initial five-member board. He stated that the governing document was amended on February 5, 2025, reducing the board to three members. He further explained that one trustee, Mr. Spencer Connelly, had left employment with the developer, LGI Homes, creating a vacancy.

Mr. Jolley stated that because the District had not yet transitioned to an elected board pursuant to the governing document, the City Council retained authority to appoint trustees. He explained that the proposed appointee, Mr. Nick Smith, was an employee of LGI Homes, consistent with the other current trustees, who were also employees of the developer. Council Members asked questions regarding Mr. Smith’s background, employment status, and role with LGI Homes. It was clarified

during discussion that Mr. Smith served as Vice President of Sales for LGI Homes.

Council Members also asked questions regarding the term length and structure of the Board of Trustees. Mr. Jolley explained that the governing document established staggered terms for trustees, with appointments made by the City Council pursuant to the Public Infrastructure District Act. He stated that the appointment under consideration would fill Trustee Number Two and would be for a four-year term. Council Members expressed appreciation for the additional clarification and noted the importance of asking questions regarding appointments prior to Council action.

Motion: Councilmember Butler moved to approve Resolution 2026-08 appointing Nick Smith as a replacement Trustee to the Board of Trustees for the Desert Edge Public Infrastructure District No. 1.

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

Bill Cobabe presented the request for Resolution 2026-04, a request for deviations from the City’s driveway and approach standards for the property located at 437 South Madeline Court. He explained that staff did not recommend approval based on the multiple deviations outlined in the staff report but noted that the final determination rested with the City Council.

Ms. Robyn Fulton, the property owner, addressed the Council and stated that she had hired contractors to complete the driveway and curbing work and was unaware that permits were required. She explained that the first driveway was installed to provide off-street parking for her daughter, who resided in the basement apartment, and that the second driveway expansion was necessary to allow access to the backyard due to turning limitations. Ms. Fulton stated that she was unaware of restrictions regarding materials in the park strip and emphasized that the improvements were already completed.

Council Members asked questions regarding the timing of the improvements, whether permits had been obtained, and whether the work was completed by a builder or after the home was occupied. Ms. Fulton stated that the lot was bare when she moved in and that the work was completed incrementally over time. Mr. Cobabe confirmed that no permits had been issued and explained that driveway expansions and curb cuts required City approval due to impacts on drainage, right-of-way infrastructure, and compliance with adopted standards. He further explained that the Land Use Ordinance limited a single driveway approach to 30 feet in width unless a deviation was granted and required secondary driveways to be set back at least 10 feet from the property line.

Council discussion focused on the extent of the deviations, the presence of asphalt within the park strip, and the implications of approving work that was completed without permits. Mr. Cobabe explained that asphalt was not an allowed material in the park strip because the park strip served as a drainage and snow storage area, and that impervious materials could negatively impact

stormwater flow. Council Members discussed that concrete was permitted in driveway approaches, but asphalt in the park strip was prohibited under existing code. It was clarified that denial of the request would require removal of the noncompliant improvements and restoration of the curb and gutter to City standards.

Council Members discussed potential conditions that could allow approval while addressing the code violations, including removal of asphalt from the park strip, replacement with concrete, and ensuring compliance with the 10-foot setback from the property line. Council Members noted frustration with the situation created by unpermitted work and emphasized the importance of maintaining consistency, safety, and drainage standards. Discussion also included clarification that the property was located on a cul-de-sac and that traffic impacts were limited, but that standards still applied regardless of location.

The Council discussed the need for accurate re-measurement to confirm compliance with setback requirements and acknowledged that any required corrections would necessitate removal and replacement of existing improvements. The Mayor summarized that any approval would need to include conditions and a reasonable timeframe for compliance.

Motion: Councilmember Butler moved to approve Resolution 2026-04 approving deviations from the Grantsville Land Use Section 6.14.5 for a Driveway Located at 437 South Madeline Court, subject to the following conditions: a. Removal of the existing asphalt driveway approach located within the park strip on the north side of the property frontage; b. Replacement of the removed asphalt with a concrete driveway approach extending through the park strip and to the sidewalk; and c. Completion of the required removal and replacement work within six (6) months from the date of adoption of this Resolution.

Second: Councilmember Williams seconded the motion.

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

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

Mr. Cobabe presented the request for Resolution 2026-06 regarding a driveway deviation at 1178 West Rocky Way. He explained that the property owner had widened the driveway by cutting the curb and expanding the approach without a permit. He stated that the expanded area consisted of three-quarter inch minus gravel placed within the park strip and along the driveway, and that the original driveway width was approximately 16 feet. Mr. Cobabe explained that the expanded driveway encroached into the required 10-foot side yard setback and that the combined driveway width exceeded what was permitted under the Land Use Ordinance. He stated that staff did not recommend approval but had provided potential conditions in the staff report should the Council choose to approve the deviation.

Council Members discussed the need for better public and contractor education regarding permit requirements for driveway expansions and curb cuts. Mayor Hammond suggested including

information in a future City newsletter to inform residents that permits were required for such work. Council Members acknowledged that contractors should be aware of permitting requirements when performing work in the public right-of-way.

Council Members discussed that, under City code, the driveway could have been widened up to the maximum allowed width had proper permits been obtained, but the current configuration exceeded limits and encroached into the setback. Discussion included frustration that unpermitted work placed the City in a difficult position and undermined recently completed curb and gutter improvements. Council Members also discussed the practical challenges of narrow driveways and acknowledged that additional driveway width could be beneficial if done in compliance with City standards.

The Council discussed possible corrective measures, including restoring portions of the curb and gutter to City standards, reducing the driveway width to an allowable dimension, and addressing the setback encroachment. Council Members emphasized the importance of consistency, safety, and protecting City infrastructure, while recognizing the desire of property owners to improve functionality of their driveways.

Motion: Councilmember Butler moved to approve Resolution 2026-06, a resolution approving a driveway deviation at 1178 W Rocky Way, subject to the following conditions: a. The property owner shall replace the existing three-quarter inch minus gravel driveway approach located within the park strip with a concrete driveway approach, and; b. Completion of the required removal and replacement work within six (6) months from the date of adoption of this Resolution.

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.

The homeowner addressed the Council and stated that the property was their first home and that they were unfamiliar with City codes and permit requirements. The homeowner encouraged the City to consider providing a pamphlet or handout outlining common violations for new homeowners, noting that such information would have been helpful. Mayor Hammond responded that this was a good suggestion and acknowledged the comment, welcoming the homeowner to their first home.

9. Council Reports

During Council reports, Council Member Butler reported that he met with the Historic Preservation Committee for its annual potluck dinner, which included an official meeting and discussion of committee business. He stated that the next committee meeting was scheduled for March 12 and that he had invited Mr. Cobabe to attend to provide guidance on a potential discussion regarding designation of a historic area within Grantsville City. Council Member Butler also reported that he met with the Library Board and stated that work was continuing as planned. He noted that the Planning and Zoning Commission met the prior Tuesday and discussed several significant

amendments to various code chapters, including changes related to additional use permits, and that those items would be forwarded to the Council in the future. He further reported that the Planning and Zoning Commission approved a rezone related to the Applegate area, changing the zoning to RM-15, which would be coming before the Council at a future meeting.

Council Member Thomas reported that a meeting with the school district was scheduled for February to discuss several items, including park-related matters. He also provided an update on the Veterans Memorial Park project, stating that the Council had approved sending the project back out to bid and that staff was in the process of preparing revised scopes of work to align the project with the available budget.

Council Member Williams reported that the Mosquito Abatement Board continued to meet on the second Tuesday of each month. He stated that the board was working to improve communication with residents regarding mosquito spraying schedules, including exploring a notification system that would allow residents to sign up for alerts. He noted challenges related to weather and wind conditions that affected spraying schedules but stated that efforts to improve communication were ongoing.

Council Member Dalton reported that he did not have any current assignments and had nothing further to add. Mayor Hammond thanked Council Members for their efforts and stated that she had no additional report at that time.

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

The Council conducted interviews to fill the interim City Council vacancy. Mayor Hammond explained the interview process, stating that each applicant would be provided up to ten minutes to introduce themselves, share their background, and explain their interest in serving on the City Council. She further explained that the order of interviews would be randomized and that Council Members would submit their initial votes by paper ballot following completion of all interviews.

City Recorder Alicia Fairbourne explained the randomization process and stated that an Excel spreadsheet was used to randomize the interview order in the interest of transparency. The order of candidates was randomized prior to the beginning of the interviews.

Thirteen individuals submitted letters of interest for the interim City Council position. Aaric Allred withdrew his application prior to the interviews, and Dieter Wachtel was not present at the meeting. The remaining candidates appeared before the Council and were provided equal time and opportunity to address the Council and public.

The candidates interviewed were (in order): Lynette Peshell, Shawn Sagers, Jason King, Justin Wingfield, Gary Merrill, Brittany Skinner, Jeff Banman, Cameron Moulton, Sam Furniss, Charles Sipes, and Klansey Bateman.

Following completion of the interviews, Mayor Hammond addressed those in attendance and stated that the Council was faced with a difficult decision due to the high quality of applicants. She explained that Council Members, excluding the Mayor, would complete paper ballots and submit them to the City Recorder for reading and tallying, noting that the process could involve multiple

rounds depending on the results.

Councilmember Thomas thanked all applicants for their willingness to serve and stated that the number and quality of applicants reflected the strength of the Grantsville community. He expressed appreciation for the applicants' commitment to public service and encouraged continued involvement in the community regardless of the outcome.

Councilmember Dalton shared his personal experience of running for office multiple times before being elected and encouraged applicants not to be discouraged if they were not selected. He emphasized the value of gaining experience through other avenues such as the Planning Commission and continued civic engagement, and thanked all applicants for their willingness to serve.

Councilmember Williams thanked the applicants for their interest and participation, noting appreciation for the strong pool of candidates. Councilmember Butler stated that the Council had a difficult decision to make.

Councilmember Butler asked for a brief recess to allow Council Members to collect their thoughts before proceeding.

Motion: Councilmember Butler moved to take a five-minute recess.

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.

The meeting recessed at 8:00 p.m.

The meeting resumed at 8:07 p.m.

Following the recess, Mayor Hammond reconvened the meeting and confirmed that the meeting remained in session. She stated that the decision before the Council was difficult due to the quality of the applicants and directed the City Recorder to read the results of the initial ballot.

Ms. Fairbourne read the results of the first ballot, which resulted in one vote for Cameron Moulton, one vote for Gary Merrill, and two votes for Brittany Skinner. Mayor Hammond explained that, based on the results, Brittany Skinner would advance and that a coin toss would be used to determine which of the remaining two candidates, Cameron Moulton or Gary Merrill, would advance. Mayor Hammond stated that she elected not to exercise her authority to break the tie and instead allowed the decision to be made by coin toss.

The City Recorder conducted the coin toss in public view, which resulted in Cameron Moulton advancing. The Council then conducted a second round of voting by paper ballot. Ms. Fairbourne read the results of the second ballot, which resulted in three votes for Brittany Skinner and one vote for Cameron Moulton.

Mayor Hammond announced that, based on the final vote, Brittany Skinner had been selected for appointment to the City Council. Mayor Hammond thanked all applicants for their participation

and encouraged those who were not selected to remain involved in the community and to consider volunteering or working with the Council and City on future efforts, noting the importance of volunteer service in Grantsville.

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

Ms. Skinner came forward, and Ms. Fairbourne administered the Oath of Office to Ms. Skinner, formally swearing her in as a member of the Grantsville City Council.

12. Adjourn

Motion: Councilmember Butler moved to adjourn.

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.

The meeting adjourned at 8:10 p.m.