MINUTES OF THE RESCHEDULED REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 18, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 6:30 P.M.

Mayor and Council Members Present:
Mayor Heidi Hammond
Rhett Butler
Derek Dalton *excused at 9:24 p.m.*
Brittany Skinner
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:
Michael Resare, City Manager *via Zoom*
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Bill Cobabe, Community Development Director *via Zoom*

Citizens and Guests Present or on Zoom: Kevin Casey, Camille Burt, Marla Spencer, Jason Harris, Randy Smith, Jody Erickson, Laurie Erickson, Jeremey Yetter, Kami Ekins, Doug Ekins, Dean Matthews, Betty Matthews, Grant Sunada, David Givens, Jessica Givens, Brittany Coggle, Bob Marriott, Michelle Marriott, Riggin Marriott, Kaycee Marriott, JoAnn Jacobs, Jessica Perschon, Scott Perschon, Jeremy Bendixen, Cameron Moulton, Chance Peterson, Annalyn Abraham Greer, Necole Hamilton, Frank Anderson, Suzanne Hostetler, Elliot Lawrence, Mike Hodgson, RJ Dorman, Jaime Topham, Steve Rogers, David DeCaro, Craig Durfee, Kristin Dorman, Rick Barchers, Leisa Lingwall, Katherine Weiss, Michael Vanwyck, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the rescheduled regular meeting and public hearing of the Grantsville City Council to order at 6:30 p.m. Mayor Hammond explained that the May 20, 2026 meeting had been rescheduled to May 18, 2026 due to conflicts with the Tooele County School District graduation ceremonies and noted that postponing the meeting further would have conflicted with the Memorial Day holiday schedule. Mayor Hammond conducted a roll call of Councilmembers present and announced that the Pledge of Allegiance would be postponed until after the closed session.

AGENDA:

1. **Closed Session – (Imminent Litigation, Real Estate Negotiations, Personnel)**
   This portion of the meeting is closed to the public pursuant to the Open and Public Meetings Act, UCA § 52-4-205

   Motion: Councilmember Dalton moved to go into a Closed Session to discuss imminent litigation, real estate negotiations, or personnel.

   Second: Councilmember Butler seconded the motion.

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

Present: *Mayor Heidi Hammond, Council Member Rhett Butler, Council Member Derek Dalton, Council Member Brittany Skinner, Council Member Jake Thomas, Council Member Jeff Williams, Alicia Fairbourne, Tysen Barker, Aspen Clegg, Bill Cobabe (via Zoom), Michael Resare (via Zoom), Jason Harris (Fieldstone Homes), Randy Smith (Fieldstone Homes).*

Upon conclusion of the meeting:

Motion: Councilmember Butler moved to adjourn the Closed Session and proceed into the open meeting.

Second: Councilmember Dalton seconded the motion.

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

Mayor Hammond called the meeting back into open session at 7:09 p.m. and led the Pledge of Allegiance.

Mayor Hammond welcomed those in attendance and announced that volunteers were needed on Friday at 9:00 a.m. to assist with placing flags at the cemetery on the graves of military veterans in observance of Memorial Day. Mayor Hammond described the activity as a humbling experience and invited members of the public to participate.

2. Public Comment

Mayor Hammond then opened the floor for public comment at 7:10 p.m.

Kevin Casey addressed the Council regarding the proposed Fiscal Year 2027 budget and potential property tax increase. Mr. Casey expressed concern regarding the timing and notice associated with the rescheduled May 18, 2026 meeting, stating that the agenda, council packet, and property tax materials were posted late on Friday evening prior to the Monday meeting, which he believed limited meaningful public review and participation. Mr. Casey further expressed concern regarding the structure of the budget process and stated his belief that the tentative budget already incorporated the proposed property tax increase prior to completion of the Truth in Taxation process. Mr. Casey requested that the Council slow the process, present a version of the budget based on the certified tax rate, identify reductions or deferred expenditures, and provide residents with additional opportunity to review and comment on the proposed budget and tax increase before further action was taken.

Michelle Marriott addressed the Council regarding the proposed Wellstone Subdivision General Plan amendment and rezone requests. Ms. Marriott read a letter expressing concerns about continued high-density residential development within Grantsville City and stated that additional density would place increased strain on roads, schools, emergency services, irrigation water, and culinary water systems. Ms. Marriott stated that growth should occur thoughtfully and at a pace consistent with available infrastructure and community expectations.

Ms. Marriott further stated that residents were concerned that increased housing density would alter the rural character of the community and argued that larger lots and smaller homes would better preserve the character of Grantsville while still allowing development. She challenged statements regarding housing affordability associated with the proposed development and stated that reducing home sizes rather than reducing lot sizes could also lower housing costs.

Ms. Marriott also questioned whether sufficient irrigation and culinary water resources existed to support continued high-density growth and stated that many residents did not support additional high-density housing developments. She urged the Council to adhere to the existing General Plan and zoning designations, evaluate infrastructure capacity prior to approving additional development, and prioritize preservation of the community's rural character. Ms. Marriott further stated that a petition opposing the proposal had received more than 200 signatures within approximately 48 hours, which she believed reflected significant public concern regarding the proposed development and future growth patterns within the City.

Grant Sunada, Public Health Director for Tooele County, addressed the Council regarding a community wellbeing survey being conducted in partnership with Utah State University and Dr. Courtney Flint. Mr. Sunada explained that the survey was designed to gather information regarding residents' perceptions of personal wellbeing, emotional wellbeing, recreation opportunities, environmental quality, economic growth, and community connection. He stated that the survey results could assist both the health department and local governments in identifying community priorities, evaluating public health concerns, and guiding future planning and resource allocation decisions.

Mr. Sunada explained that the survey included both scaled-response questions and open-ended questions intended to help identify issues most affecting local residents and their quality of life. He noted that the survey would remain open through the first of June and stated that participating communities would receive individualized reports and presentations summarizing the results. Mr. Sunada further stated that Grantsville had recently joined the survey effort and already had one of the highest response totals among participating communities.

Mayor Hammond asked where members of the public could access the survey. Mr. Sunada stated that the survey would be available through the Tooele County Health Department website, the City website, and the City's social media platforms.

JoAnne Jacobs addressed the Council regarding the proposed property tax increase. Ms. Jacobs stated that, through her experience working in real estate, she believed many residents were already struggling financially to meet basic living expenses. She expressed concern that a significant increase in property taxes could create additional hardship for homeowners and potentially make it difficult for some residents to maintain home ownership. Ms. Jacobs urged the Council to carefully consider the financial impact the proposed increase could have on families within the community.

Marla Spencer addressed the Council regarding the proposed Wellstone Subdivision General Plan amendment and rezone requests. Ms. Spencer referenced a letter she had previously submitted in opposition to the proposal and discussed the history and purpose of the City's General Plan and zoning designations. She stated that significant time, effort, and expense had gone into development of the General Plan and noted that the existing half-acre zoning south of Durfee Street was intentionally established for infrastructure and community planning reasons.

Ms. Spencer expressed concern that the area's roads, sewer infrastructure, and water supply were not sufficient to support the additional density proposed within the development. She also discussed concerns regarding irrigation water availability and stated that reduced water allocations in recent years highlighted the uncertainty of long-term water resources despite the existence of water shares. Ms. Spencer urged the Council to consider the original intent of the General Plan and the infrastructure limitations associated with additional high-density development.

Jeremy Bendixen addressed the Council regarding recent budget discussions, the wastewater treatment plant inspection contract, and the proposed property tax increase. Mr. Bendixen thanked the Council for selecting the lower-cost wastewater treatment plant inspection proposal, which he stated saved approximately $90,000 while remaining similarly scored to the higher-cost proposal. He stated that he appreciated the Council's efforts to remain fiscally responsible with public funds.

Mr. Bendixen also expressed opposition to the proposed 84 percent property tax increase and stated that smaller incremental increases over time would be more reasonable. He discussed concerns regarding prior City expenditures, including development of Scenic Slopes Park and financial contributions associated with Solberg's Market, and questioned whether those funds could have been better utilized for infrastructure needs such as the wastewater treatment plant.

Mr. Bendixen encouraged the Council to reduce spending, prioritize essential services over nonessential projects, and carefully evaluate departmental budgets before seeking additional tax revenue from residents. He stated that he hoped the Council would continue reviewing expenditures critically and exercise fiscal restraint moving forward.

Leisa Lingwall addressed the Council regarding the proposed property tax increase and the proposed Wellstone Subdivision development. Ms. Lingwall expressed opposition to the proposed property tax increase and stated that she did not believe many residents could afford the additional financial burden. She further expressed opposition to the proposed Wellstone Subdivision General Plan amendment and rezone, stating that the existing infrastructure, traffic capacity, and water resources were insufficient to support the proposed increased density.

Ms. Lingwall stated that her property was located adjacent to the proposed development area near Quirk Street and Pear Street and expressed concern regarding the direct impact additional development would have on surrounding neighborhoods and traffic conditions. She further stated that she believed higher-density development should instead occur in areas already planned for smaller lot sizes rather than within existing half-acre residential areas. Ms. Lingwall emphasized that she believed many community members opposed the proposed zoning changes and requested that the Council deny the proposal.

Michael Vanwyck addressed the Council regarding prior development agreements, infrastructure obligations, and the proposed property tax increase. Mr. Vanwyck expressed concern that the City had previously assumed infrastructure costs that he believed should have been paid by developers, including costs associated with water infrastructure and other capital improvements. He referenced prior development agreements and impact fee discussions involving the North Star water tank and

Scenic Slopes development and stated that he believed the City had not consistently held developers accountable for agreed-upon obligations.

Mr. Vanwyck further stated that staffing shortages and administrative turnover in prior years may have contributed to oversight issues related to development agreements and infrastructure responsibilities. He urged the Council to carefully review prior agreements, impact fee arrangements, and developer obligations before increasing taxes on residents. Mr. Vanwyck stated that he believed additional diligence was needed to ensure developers paid their fair share of infrastructure costs rather than shifting those expenses onto the community through increased taxes and utility rates.

Brittany Coggle addressed the Council regarding the proposed property tax increase and continued residential growth within the City. Ms. Coggle stated that rising taxes, utility costs, fuel prices, and grocery expenses were creating financial hardship for many residents, particularly those living on fixed incomes. She explained that she worked multiple jobs while supporting her household and expressed concern that additional property tax increases would become unaffordable for many residents within the community.

Ms. Coggle also expressed opposition to additional high-density residential development and proposed zoning changes that would reduce lot sizes from one-half acre to one-quarter acre lots. She stated that she believed the City's infrastructure and residents could not support continued rapid growth at the proposed density levels. Ms. Coggle urged the Council to consider the financial impact of future decisions on residents and requested that the Council avoid actions that could price residents out of their homes.

Rick Barchers addressed the Council regarding the proposed General Plan amendment and future land use decisions. Mr. Barchers encouraged the Council to consider not only the residents present at the meeting, but also those who were unable to attend but shared similar concerns regarding growth and zoning changes. He referenced the extensive public participation process that occurred during development of the City's General Plan and land use planning efforts and noted that many residents had invested significant time and input into shaping the existing plan. Mr. Barchers urged the Council to carefully consider the community's prior involvement and concerns before making changes to the General Plan.

There being no further comments from the public, Mayor Hammond closed the floor at 7:40 p.m.

3. Summary Action Items

a. Approval of Minutes from the May 1, 2026 City Council Special Work Meeting

b. Approval of Minutes from the May 6, 2026 Regular City Council Meeting

c. Approval of Minutes from the May 11, 2026 City Council Special Work Meeting

Motion: Councilmember Thomas moved approve the May 1, 2026 City Council Special Work Meeting minutes, the May 6th, 2026 Regular City Council Meeting minutes, and the May 11, 2026 City Council Special Work meeting minutes as presented.

Second: Councilmember Skinner seconded the motion.

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

d. Approval of the bills

Motion: Councilmember Skinner moved approve the invoices.

Second: Councilmember Williams seconded the motion.

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

4. Council Appeal Decision: Consideration of Resolution 2026-15 approving a driveway deviation for property located at 175 N Hatchet Ranch Drive, subject to certain conditions

City Engineer Barry Bunderson presented Resolution 2026-15 regarding a requested driveway deviation for property located at 176 North Hatchet Ranch Drive. Mr. Bunderson explained that the property owner had widened an existing driveway and completed a curb cut without obtaining prior City approval or permits. He stated that the unauthorized work created multiple ordinance compliance issues, including excessive driveway width, proximity to a fire hydrant, and encroachment within the required setback from the adjacent property line. Mr. Bunderson further explained that violation notices and certified mail notifications had previously been issued to the property owner regarding the unauthorized work and required corrective actions.

Councilmember Thomas asked whether the City could take a more proactive approach in educating contractors and residents regarding curb cut permit requirements and alterations to City infrastructure. Mr. Bunderson stated that additional public education efforts would likely be beneficial and noted that many residents may not know where to locate applicable City code requirements. Community Development Director Bill Cobabe explained that staff was working to implement a recurring “Code Enforcement Corner” section within the City newsletter to provide information regarding common code compliance issues, staff contact information, and links to City ordinances.

Councilmember Skinner asked questions regarding the fire hydrant clearance requirements and whether the existing curb cut created public safety concerns for emergency responders. Mr. Bunderson explained that Utah law prohibited parking within 15 feet of a fire hydrant and stated that staff recommended replacement of a portion of the removed curb and gutter in order to restore the required fire access clearance area. Mayor Hammond noted that the unauthorized curb cut appeared to extend through the previously painted red curb area adjacent to the hydrant.

Councilmember Butler stated that the existing condition appeared unacceptable and expressed support for requiring replacement of the removed curb and gutter to a location consistent with City standards and fire hydrant clearance requirements. Councilmember Butler also asked whether any permits had been submitted for additional structures or accessory uses on the property. Mr. Cobabe stated that no such permits had been submitted and clarified that the current request related only to driveway and access improvements rather than additional structures.

Councilmember Skinner asked for clarification regarding the nature of the requested deviation. Mr. Bunderson explained that the property owner was requesting approval to maintain the driveway and curb cut substantially as currently constructed rather than restoring the curb and gutter to comply with existing City standards.

Motion: Councilmember Butler moved to deny Resolution 2026-15 as presented and direct the property owner to replace approximately 12 feet of curb and gutter adjacent to the fire hydrant in order to restore the required clearance area and bring the driveway approach into compliance with City standards, while allowing the driveway flare to begin at the edge of the existing approved driveway.

Second: Councilmember Skinner seconded the motion.

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

5. Discussion and Council direction of the Townhomes on Willow sidewalks

City Engineer Barry Bunderson presented discussion regarding sidewalk and roadway improvements associated with the Townhomes on Willow project. Mr. Bunderson explained that the project contractor was unable to attend the meeting due to a scheduling misunderstanding related to the rescheduled meeting date.

Councilmember Thomas stated that he had met with the three existing homeowners located south of the townhome project along the west side of the roadway and discussed possible modifications intended to reduce impacts to existing landscaping and infrastructure while maintaining the planned roadway width for future traffic capacity. Councilmember Thomas proposed maintaining the roadway width as originally designed while reducing the park strip width from approximately three and one-half feet to two feet and reducing the sidewalk width to four feet in front of the three existing homes. He further proposed utilizing a modified rolled curb design in front of the existing homes before transitioning back to standard high-back curb, sidewalk, and roadway improvements within the new subdivision area.

Mr. Bunderson reviewed the proposed modifications and discussed related engineering considerations, including AASHTO park strip recommendations, sidewalk widths, drainage concerns, pedestrian safety, and the reduced curb height associated with a rolled curb design. Councilmember Skinner asked clarifying questions regarding the location and extent of the proposed modifications and expressed concern regarding safety near the fire hydrant and roadway edge. Councilmember Thomas acknowledged the concerns and stated that he had discussed potential drainage and water intrusion concerns directly with the affected homeowners.

Councilmember Dalton stated that he supported Councilmember Thomas's proposal following discussions with the homeowners and site visits to the area. Councilmember Dalton further requested that existing widened driveway areas associated with the adjacent homes be allowed to remain. Councilmember Williams also expressed support for maintaining the existing driveway widths.

Mayor Hammond clarified that the item was for discussion and Council direction only and that no formal motion was required. Mr. Bunderson summarized the Council's direction, including use of rolled curb improvements in front of the three existing homes, reduction of the park strip and sidewalk widths in that area, preservation of the planned roadway width, and transition back to standard roadway and sidewalk improvements within the subdivision. Councilmember Thomas additionally requested that the contractor coordinate closely with the affected homeowners regarding construction timing and impacts during the improvement work.

6. **Consideration of Ordinance 2026-21 amending the fee schedule to add code enforcement fees related to nuisance abatement, civil citations, and administrative costs**

City Attorney Tysen Barker presented Ordinance 2026-21 regarding proposed amendments to the fee schedule related to nuisance abatement, civil citations, and administrative code enforcement costs. Mr. Barker explained that the City's current code enforcement fees were scattered throughout multiple sections of the Land Use and Beautification Codes, making them difficult to locate and interpret. He stated that staff had identified the need for a more comprehensive and centralized approach to code enforcement fee provisions.

Mr. Barker recommended that the Council table the ordinance temporarily in order to allow staff additional time to prepare a broader revision consolidating the fee provisions into a more uniform and easily accessible fee schedule structure. He stated that the proposed ordinance represented only a limited fix to a larger issue and that staff intended to return with more comprehensive revisions at a future meeting.

Motion: Councilmember Butler moved to table Ordinance 2026-21 amending the fee schedule to add code enforcement fees related to nuisance abatement, civil citations, and administrative costs.

Second: Councilmember Dalton seconded the motion.

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

7. **Public Hearing Item: Consideration of Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision**

Community Development Director Bill Cobabe presented Ordinance 2026-19 regarding a proposed General Plan amendment for the Wellstone Subdivision. Mr. Cobabe explained that the Planning Commission had previously conducted a public hearing on the proposal and voted to recommend denial of both the General Plan amendment and the related rezone request. Mr. Cobabe stated that the current General Plan designated the area for low-density residential development and emphasized that amendments to the General Plan should be given significant consideration because the General Plan reflected the will of the community developed through extensive public input and planning efforts. He further explained that General Plan amendments were generally appropriate only when a prior mistake had occurred or when substantial changes within the community justified reconsideration of the adopted plan. Mr. Cobabe stated that the primary policy questions before the Council were whether the proposal represented the appropriate land use for the area and whether the timing was appropriate for such a change.

Jason Harris, representing Fieldstone Homes, addressed the Council regarding the proposed amendment and associated rezone request. Mr. Harris argued that the proposal aligned with portions of the written General Plan related to housing goals, residential growth, compatibility with surrounding areas, and infrastructure connectivity. He stated that the proposed R-1-12 zoning would produce approximately 2.2 to 2.5 units per acre and emphasized that the development would remain single-family residential rather than high-density housing.

Mr. Harris further argued that the visual character of the subdivision would remain substantially similar because both the existing and proposed zoning districts utilized similar street frontage requirements and that the primary difference would occur in rear yard depth rather than the streetscape appearance. Mr. Harris stated that reducing lot sizes from approximately one-half acre to 12,000-square-foot lots could reduce overall housing costs by approximately $100,000 per home through reductions in land, landscaping, fencing, and irrigation and water costs. He further stated that broader housing affordability concerns and changing market conditions since adoption of the General Plan justified consideration of the amendment request.

Councilmember Butler asked whether residents and landowners within the area wished to comment regarding the proposal and noted that the current zoning already allowed significant residential development.

Mayor Hammond opened the public hearing at 8:18 p.m. and noted that letters had been received from Frank Anderson, Scott Bridges, and Marla Spencer regarding the proposal. Multiple residents then addressed the Council in opposition to the General Plan amendment.

Michelle Marriott stated that she lived adjacent to the proposed development area and expressed concern that reducing lot sizes would significantly change the character of the neighborhood and increase pressure on infrastructure, schools, and water resources. She disputed statements regarding the visual similarity between one-half-acre and smaller lots and stated that the surrounding neighborhoods clearly reflected differences in density and spacing.

Kevin Casey expressed concern that approving the amendment would establish precedent for future General Plan amendment requests from developers and stated that the City should adhere to the existing General Plan absent substantial community changes or errors within the plan itself.

Rick Marriott stated that he believed General Plan amendments should occur only under extraordinary circumstances and argued that the proposal would not meaningfully improve housing affordability while still substantially changing the area's established land use pattern.

Katherine Weiss addressed the Council and expressed concern regarding increased water demands, infrastructure strain, and long-term affordability impacts associated with continued higher-density development. She urged the Council to deny the amendment request.

Rick Barchers expressed concern regarding future land use precedent and stated that once the General Plan and zoning were changed, the City would have limited control over future development outcomes. Mr. Barchers also questioned irrigation water allocations associated with the development area and stated that preserving one-half-acre lots maintained greater diversity in housing options within the community.

JoAnne Jacobs expressed concern regarding increasing traffic impacts associated with continued residential growth and noted that expanding road infrastructure could further contribute to increased taxes and public costs.

Leisa Lingwall questioned claims regarding water savings associated with smaller lots and stated that larger lots often encouraged more responsible landscaping and irrigation practices. Ms. Lingwall further stated that she believed reducing lot sizes primarily benefited the developer rather than the community.

Michael Vanwyck questioned whether any future school site discussions were connected to the proposed density changes and cautioned the Council against entering into agreements that could negatively impact the City financially or operationally in the future.

Marla Spencer again discussed concerns regarding long-term water availability and stated that irrigation water allocations had significantly decreased over time despite the existence of water shares. She stated that additional residential density would further increase water demands within an already water-constrained area.

There being no further public comments, Mayor Hammond closed the public hearing and returned the matter to the Council for discussion at 8:36 p.m.

Mr. Harris responded to several public comments and clarified that the proposal involved minimum 12,000-square-foot lots rather than typical one-quarter-acre lots and stated that average lot sizes would likely be closer to one-third acre. He further discussed increasing housing costs and market conditions since adoption of the General Plan and reiterated his position that the proposal would improve affordability while maintaining neighborhood character.

Councilmember Dalton stated that he generally opposed developers requesting zoning changes after purchasing property with knowledge of the existing zoning and General Plan designations. Councilmember Dalton emphasized the importance of maintaining consistency with the adopted General Plan and noted that the City had previously denied similar requests in other areas of the community. He stated that approving frequent General Plan amendments would undermine the purpose and value of the City's planning efforts.

Councilmember Thomas stated that the subject area had been intentionally designated for larger lots during prior General Plan discussions and noted that the surrounding neighborhoods were developed with one-half-acre and larger lots specifically to preserve the area's character. Councilmember Thomas stated that he supported following the adopted General Plan and the Planning Commission's recommendation for denial.

Councilmember Williams stated that he believed the area's rural character and larger lot pattern should remain consistent with the existing General Plan. Councilmember Skinner stated that the City already had additional opportunities for townhomes and smaller lots elsewhere within the community and expressed support for maintaining the adopted General Plan designations in the Wellstone area.

Councilmember Butler stated that the area was intended to remain more open and rural in character and that the current one-half-acre designation remained appropriate for the area at the present time.

Motion: Councilmember Butler moved to deny Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision.

Second: Councilmember Dalton seconded the motion.

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

8. Public Hearing Item: Consideration of Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision

At 8:49 p.m., Mayor Hammond opened the public hearing for Ordinance 2026-20 regarding the proposed rezone for the Wellstone Subdivision from R-1-21 to R-1-12. Mayor Hammond noted that the proposal had already been discussed extensively during the prior public hearing related to the General Plan amendment. No additional public comments were received either in person or online, and Mayor Hammond closed the public hearing. Mayor Hammond then invited additional Council discussion or a motion regarding the proposed rezone request.

Motion: Councilmember Dalton moved to deny Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision.

Second: Councilmember Butler seconded the motion.

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

9. **Discussion of the FY27 budget** ***(Discussion item only. No action or public comment will be taken during this meeting.)***

Finance Director Aspen Clegg presented the discussion regarding the proposed Fiscal Year 2027 budget and reviewed several revisions made following the Council budget work session held the previous week. Ms. Clegg explained that staff had adjusted several budget line items based on Council feedback and departmental review, including revisions related to rental property maintenance, public works safety equipment allocations, judicial leave calculations, and water meter revenue accounting. Ms. Clegg also provided follow-up information requested by the Council during a prior meeting and reported that Grantsville City had received approximately $3.3 million in federal COVID relief funding through CARES Act and ARPA programs in recent years.

Ms. Clegg stated that staff consulted with the City's CPA regarding the possibility of budgeting road supervisor wages through Class C road funds. She explained that the CPA recommended waiting until sufficient historical data existed before budgeting wages through that funding source. Ms. Clegg also reviewed the estimated fiscal impacts associated with potential cost-of-living adjustments for employees and explained that eliminating all proposed COLA increases would reduce expenditures by approximately $193,000, while limiting increases to hourly employees only would reduce expenditures by approximately $57,000.

Ms. Clegg further explained that the anticipated $18 million water credit transaction proceeds had not been incorporated into the proposed budget at that time and clarified that the current budget proposal was not dependent upon use of those funds. She also explained that the proposed transfer to the Capital Projects Fund had been reduced to approximately $386,000 to cover only the Scenic Slopes Park bond payment because unused project funds from the current year would roll forward into the next fiscal year.

Councilmembers discussed the current projected General Fund shortfall and reviewed multiple options for reducing the proposed property tax increase. Ms. Clegg stated that the revised budget proposal reduced the previously discussed 84 percent property tax increase to approximately 46 percent, resulting in an estimated monthly impact of approximately $15.29 for the average home valued at approximately $530,000.

Councilmember Thomas thanked department heads and staff for participating in detailed budget review meetings and noted that departments had significantly reduced or deferred many requested expenditures, staffing additions, vehicles, and equipment purchases in an effort to reduce the proposed tax increase.

Councilmember Skinner expressed support for continuing employee COLA increases and stated that departments were already operating with limited staffing resources. Councilmember Skinner also expressed support for exploring a collaborative funding approach utilizing a combination of fund balance, water credit proceeds, and reduced property tax increases in order to lessen impacts on residents.

Councilmember Dalton expressed support for utilizing a portion of the anticipated water credit proceeds to offset the remaining budget deficit and advocated for limiting the Fiscal Year 2027 property tax increase to approximately five percent rather than implementing a larger increase all at once. Councilmember Dalton stated that he preferred reevaluating the budget annually and considering smaller incremental property tax increases in future years as needed. He further stated that, under that approach, he would support maintaining the proposed COLA increases for all City employees. Ms. Clegg explained that a five percent property tax increase would generate approximately $104,000 in additional revenue and would increase taxes on the average home by approximately $1.66 per month.

Councilmembers Butler, Thomas, Williams, and Mayor Hammond discussed their original support for the water credit transaction and stated that they viewed the proceeds as a long-term community investment intended to support future grant matching opportunities, infrastructure improvements, water-related investments, parks, sidewalks, and other capital needs that could benefit the City over time. Councilmembers also discussed the importance of preserving flexibility with the funds while balancing immediate financial pressures facing residents.

Additional discussion occurred regarding historic property tax adjustments within Grantsville City, the use of fund balance in prior years, inflationary pressures affecting City operations, future infrastructure needs, and comparisons to property tax rates in neighboring communities. Ms. Clegg stated that staff had already reduced proposed expenditures by approximately $582,000 through internal departmental cuts and Council work session discussions.

Mayor Hammond confirmed that the item was for discussion only and asked whether additional direction was needed from the Council. Ms. Clegg stated that staff would proceed with preparation of the tentative budget using the Council's current direction, including a proposed five percent property tax increase and temporary use of fund balance pending final determination regarding use of water credit proceeds.

Councilmember Dalton was excused at 9:24 p.m.

10. Presentation of the Proposed Property Tax Impact Schedule

Ms. Clegg presented the proposed Property Tax Impact Schedule related to the tentative Fiscal Year 2027 budget.

Ms. Clegg explained that the Property Tax Impact Schedule being presented reflected the original tentative budget proposal presented at the May 6, 2026 meeting and stated that the figures were now outdated due to subsequent Council budget discussions and revisions. Ms. Clegg stated that the original proposal reflected an increase in the property tax rate from 0.001368 to 0.002517, which exceeded the certified tax rate and was estimated to generate approximately $1,749,007 in additional property tax revenue, representing an approximate 84 percent increase above the certified tax rate. Ms. Clegg explained that updated figures reflecting the Council's revised budget direction would be incorporated into the interim budget and revised Property Tax Impact Schedule presented at a future meeting.

Councilmember Butler clarified for the public that the Council was no longer considering the original 84 percent increase reflected within the initial schedule and stated that the budget discussions had significantly reduced the projected increase. Ms. Clegg explained that the City was still required to formally present the original Property Tax Impact Schedule as part of the Truth in Taxation process requirements, despite the ongoing revisions.

Councilmember Skinner asked whether consideration of Resolution 2026-37 could be postponed until the June 3, 2026 meeting after the revised figures were finalized. City Recorder Alicia Fairbourne explained that the City was required to adopt a tentative or interim budget prior to June 30, 2026 in order to continue operations at the start of the new fiscal year. Ms. Fairbourne further explained that if the City proceeded with any property tax increase above the certified rate, the City would still be required to complete the Truth in Taxation process, including a separate public hearing in August specifically addressing the proposed tax increase. Ms. Clegg clarified that the interim budget would remain in effect until final budget adoption following completion of the Truth in Taxation process prior to September 1, 2026.

11. Consideration of Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing

Motion: Councilmember Butler moved to table Ordinance 2026-37 until the June 3, 2026 meeting.

Second: Councilmember Thomas seconded the motion.

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

12. Council Reports

During Council reports, Councilmember Skinner encouraged residents to participate in the community wellbeing survey previously discussed during public comment and noted that Grantsville had already received a strong number of responses.

Councilmember Williams clarified for the public that the meeting had been rescheduled due to conflicts with local graduation ceremonies, including scheduling conflicts affecting multiple Councilmembers, as well as the upcoming Memorial Day holiday weekend. Mayor Hammond thanked members of the public for attending and participating in the meeting.

13. Adjourn

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

Motion: Councilmember Thomas moved to adjourn.

Second: Councilmember Skinner seconded the motion.

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

The meeting adjourned at 9:24 p.m.