

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 16, 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
Rhett Butler
Derek Dalton

Brittany Skinner
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Bill Cobabe, Community Development Director
Aspen Clegg, Finance Director
Christy Montierth, Public Works Director *via Zoom*

Alexis Stewart, Grants Administrator *via Zoom*
Fire Chief Jason Remick
Police Chief Robert Sager

Citizens and Guests Providing Public Comment or Presenting: Clayton Barney, Kimberlee Smith, Marty Grant, Camille Burt, Robert Smith, Geoff Nestegard, Nadine Hunt, Caleb Martin, Kevin Saunders, Max Hunt, Micheal Vanwyck, Blue Herbst, Greg Magelby, Lauren Favor, Joe White.

Mayor Hammond called the meeting of the Grantsville City Council to order at 7:01 p.m. and conducted a roll call of Councilmembers present. She led the Pledge of Allegiance.

AGENDA:

1. Public Comment

At 7:02 p.m., Mayor Hammond opened the floor for public comment and reminded speakers to state their names, sign in, and limit their comments to three minutes. She stated that comments from those attending in person would be heard before comments from Zoom participants.

Clay Barney, residing at 3842 Sun Valley Drive, expressed concern that the revised development proposal did not address issues raised by neighboring residents during the prior meeting. He stated that residents had requested a transition from existing one-acre properties to larger lots within the development and had been willing to consider one-third-acre lots. He believed the proposed 8,000-square-foot lots did not provide an adequate transition.

Mr. Barney described a video depicting a three-foot berm, a seven-foot fence, and an equestrian trail. He expressed concern that the unlandscaped side of the berm could erode and wash soil onto neighboring properties and requested a retaining wall or another means of stabilizing the soil. He also anticipated nuisance complaints from future residents because of the proposed homes'

proximity to his animals, which he described as approximately 15 feet.

Mr. Barney questioned the developer's stated goal of providing affordable housing, citing the proposed number of homes and anticipated sale prices. He expressed his belief that the proposal prioritized maximizing profits and urged the Council to consider the effects on the City, existing property owners, and future residents.

Kimberly Smith, a resident of Sun Valley Drive, requested further revisions to the proposed development to provide a more compatible transition to neighboring properties. She stated that prior discussions had led residents to expect perimeter lots of approximately one-third acre, although she would have preferred half-acre lots. She understood that similar housing would extend along neighboring streets, including Cook Lane, but believed the revised proposal retained small lots and flex homes in those areas. She also expressed concern about a proposed building behind the Sun Valley Drive properties.

Ms. Smith stated that she did not oppose the developer or his ability to earn a profit but wanted a solution that fairly addressed neighboring residents' concerns. She thanked the Council for listening and urged continued review of the proposal, including consideration of perimeter lots of at least one-third acre.

Marty Grant, a neighbor of the proposed Alington development, acknowledged that the revised proposal addressed some concerns raised at the previous meeting but requested clarification on several remaining issues. He asked how the proposed number of homes compared with the prior plan, how many code deviations remained, and what specific public benefits justified those deviations. He noted improvements along the west and south boundaries but stated that the Council had requested single-family lots of approximately one-quarter to one-third acre.

Mr. Grant also requested further consideration of police and fire capacity, traffic levels of service, the cumulative traffic effects of approved developments, and whether the proposal provided the balanced residential mix contemplated by the PUD code. Regarding flex-ready homes, he cited a February article in the Park Record reporting a similar concern from a Heber City councilmember about using the city to test that housing model. He urged the Council to evaluate the relatively new product before approving it at the proposed scale.

Mr. Grant asked the Council to compare the revised proposal with its previous direction and consider neighboring residents' comments. He requested that the Council consider tabling the item again if significant questions remained unanswered or the revisions did not adequately address its concerns.

Camille Burt expressed support for the water-wise proposal and urged the Council to adopt measures to conserve water. She stated that requiring xeriscaping in front yards would not deter people from moving to Grantsville. She also supported considering future fines for water waste, citing observations of irrigation runoff entering storm drains during her morning walks.

Ms. Burt requested coordination among the City, County, and school district to avoid scheduling meetings on the same evenings, allowing residents to attend meetings of interest.

Robert Smith, a resident of Sun Valley Drive, urged the Council to follow existing ordinances and development standards, expressing concern that granting exceptions would create expectations for

similar treatment of other developments. He acknowledged that growth was inevitable but requested that the Alington proposal be compatible with the surrounding neighborhood.

Mr. Smith stated that the revised perimeter lots appeared to increase from approximately 0.16 to 0.18 acre, falling short of the quarter-acre lots previously discussed and the one-third- to half-acre lots residents preferred. He expressed concern about a proposed building near his property and questioned the purpose and anticipated use of the equestrian trail behind neighboring properties.

Mr. Smith also raised traffic safety concerns, reporting that he had waited nearly five minutes to exit his street at approximately 5:30 a.m. He requested that traffic studies account for the combined effects of surrounding developments. He urged the Council to take additional time, if necessary, to resolve outstanding concerns and reach a workable outcome for the City, developer, and neighboring residents.

Geoff Nestegard, 3610 Sun Valley Drive, expressed concern that the revised Alington proposal did not adequately follow the Council's previous direction. He stated that the larger lots remained smaller than those shown in an earlier plan and that the revised layout reduced open space while retaining nearly the same number of units, with only one fewer home. He raised concerns about density, privacy, and the additional population in the area.

Mr. Nestegard questioned the purpose of the proposed equestrian path and expressed concern that it would allow more people to overlook neighboring backyards. He also questioned whether the proposed berm and fence design was intended to avoid engineering requirements associated with a taller masonry fence.

Mr. Nestegard urged the Council to determine whether the proposal adequately addressed its prior concerns and contained sufficient information for an informed vote. He stated that he did not believe the latest plan resolved those concerns and requested that the Council consider whether it was time to approve or deny the proposal.

Nadine Hunt, a resident of Sun Valley Drive, asked whether the Mayor or Council had contacted other Utah cities that had reportedly rejected flex homes to learn their reasons. She stated that eight to ten cities had declined the housing model and that Ephraim had allowed 36 homes before stopping further development. She urged the Council to investigate those experiences before making a decision on the Alington proposal.

Caleb Martin briefly expressed support for a variety of housing unit sizes, stating that it could benefit the tax base. He then identified himself as a Grantsville High School senior and raised concerns about bicycle and vehicle safety on Cherry Street and near the school. He described limited visibility when exiting the parking lot, difficulty turning left while bicycling in traffic, speeding vehicles, and the time required to cross the wide roadway. He stated that he had emailed the City several times about these concerns without receiving a response and asked what improvements the City planned.

Councilmember Thomas invited Mr. Martin to consider serving on the Grantsville Youth Council. Mr. Martin reiterated his request for an answer regarding street safety. Mayor Hammond stated that the Council could not engage in dialogue during public comment and assured him that his concerns had been received. No specific safety improvement plan was provided during the exchange.

Kevin Saunders, a resident of Sun Valley Drive, supported his neighbors' concerns about the Alington proposal. He described his small farm and surrounding agricultural uses, including horses, livestock, and a meat processing facility, and questioned whether the proposed development was compatible with the area's rural character.

Mr. Saunders raised concerns about lot sizes, the berm, green space, and the proposed equestrian pathway. He questioned the pathway's suitability for horses, citing potential conflicts with bicycles and motor scooters, and urged the Council to consider the development's effects on neighboring agricultural properties.

Max Hunt, a longtime resident of Sun Valley Drive, expressed concern about the Alington development's effect on Grantsville's appearance and traffic safety, particularly for children and commuters. He stated that half-acre lots had been agreed upon two to three years earlier but were not reflected in the proposal. He also referred to prior agreements concerning water that he believed had not been fulfilled. He urged the Council to consider residents' concerns and work toward a favorable outcome for all involved.

Michael Vanwyck, who operated a woodworking business under an approved home occupation conditional use permit, requested clarification of the relationship between home occupation and micro entrepreneurship regulations as the Council considered expanding micro entrepreneurship into additional residential zones. He noted that a growing home occupation might need one employee, which micro entrepreneurship allowed, but could face additional restrictions concerning accessory storage and wholesale distribution.

Mr. Vanwyck asked whether the wholesale distribution prohibition applied to operating a wholesale distribution business or also to selling products manufactured on the property. He urged the Council to consider a clear path for modest business growth while maintaining neighborhood compatibility. He stated that he would meet with the Planning and Zoning Administrator the following day regarding his circumstances and was not requesting a resolution that evening.

Lauren Favor, participating through Zoom, identified herself as a resident near Cook Lane and Durfee Street adjoining Sun Valley Estates. She stated that she had contacted UDOT about traffic concerns and cited a 2025 study identifying gaps in the local road network. She reported that UDOT had warned that state roads could fail without a well-connected local street system, even with planned widening. Mayor Hammond confirmed that the City had reviewed the study.

Ms. Favor expressed concern that the revised Alington proposal provided only a small increase in perimeter lot sizes and did not address conditions adjacent to her property. She stated that a proposed road remained directly behind her horses and raised safety concerns about traffic and noise startling the animals. She also questioned the proposed 256 units and described anticipated construction noise and truck traffic. She requested greater consideration of the effects on existing residents.

Mayor Hammond invited any remaining public comments. City Recorder Alicia Fairbourne reported that no additional Zoom participants had indicated a desire to speak. Hearing no further comments, Mayor Hammond closed public comment at 7:33 p.m.

2. Summary Action Items

a. Approval of Minutes from the August 19, 2026 City Council Regular Meeting

Motion: Councilmember Butler moved approve the August 19, 2026 City Council Regular meeting minutes as presented.

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.

b. Approval of Minutes from the September 2, 2026 City Council Regular Meeting

The September 2, 2026 minutes were not ready for approval but would be presented at the next meeting.

c. Approval of the bills

Motion: Councilmember Dalton moved approve the invoices.

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.

3. Consideration of Ordinance 2026-28 amending Chapter 9 of the Grantsville Land Use Management Code regarding landscaping, waterwise landscaping, irrigation, parkways, park strips, medians, and approved plant materials

Bill Cobabe presented the proposed water-wise landscaping ordinance and reported that the Planning Commission’s tied 2–2 vote had resulted in a negative recommendation. Staff recommended approval. He explained that the requirements would apply to new major subdivisions containing more than four lots, rather than existing homes, individual home construction, or minor subdivisions. Previously approved developments would remain subject to the requirements in effect when they were approved.

Mr. Cobabe stated that the ordinance would limit front-yard turf to 50 percent, with the remaining area landscaped using water-wise plants and materials. He clarified that water-wise landscaping did not require eliminating plant life and that parks and required open space would not be affected. Adoption would also allow existing residents, businesses, and the City to participate in applicable landscape conversion incentive programs.

Conservation Program Specialist Blue Herbst explained that rebate participants would need to replace removed turf with landscaping providing at least 50 percent perennial plant coverage. Qualifying trees could account for one-third of the plants, with drip irrigation and three to four inches of mulch required. He described increased statewide participation and offered to provide conservation data. Mr. Cobabe cited state website figures reporting more than 100 million gallons

of water saved, approximately three million square feet of lawn converted, and more than \$7 million in funding distributed during 2024.

Councilmember Williams asked whether the requirements would discourage developers from installing front yards. Mr. Cobabe emphasized the value of predictable development standards. At Mayor Hammond's request, Mr. Joe White stated that water-wise requirements would not deter him from installing landscaping, although some water-wise materials were more expensive than turf.

Councilmember Dalton expressed concern about government overreach and stated that the State should make rebates available without requiring municipalities to adopt mandatory landscaping standards. Councilmember Butler emphasized that existing homes would not be affected and that the ordinance would establish requirements for future development. Councilmember Skinner and Councilmember Thomas discussed the benefits of conservation and access to rebates. Mayor Hammond questioned whether flexibility could be provided for properties with larger front yards and smaller backyards. Mr. Cobabe stated that the proposed language did not provide that flexibility.

Councilmember Butler requested more definitive information about whether reduced outdoor water use would change the water dedication required for each lot. Councilmember Dalton also requested water savings data from comparable municipalities. Mr. Cobabe suggested that the ordinance could be adopted separately from any subsequent changes to water dedication requirements. Mr. Resare noted that actual consumption could exceed dedicated amounts and that savings would depend on landscaping and irrigation practices.

The Council also discussed ongoing enforcement if homeowners later replaced water-wise landscaping with additional turf. Councilmember Dalton raised concerns about the resulting code enforcement workload. Councilmember Williams and Mayor Hammond expressed concerns about weeds, long-term appearance, and herbicide use.

Motion: Councilmember Butler moved table Ordinance 2026-28 amending Chapter 9 of the Grantsville Land Use Management Code regarding landscaping, waterwise landscaping, irrigation, parkways, park strips, medians, and approved plant materials.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Nay"; Councilmember Williams, "Aye". The motion carried 4-1.

Councilmember Butler requested that staff return with more definitive information about how the proposed landscaping requirements would affect the water dedication required per lot.

4. Consideration of Ordinance 2026-27 approving the Alington Planned Unit Development located at approximately 948 E Main Street (SR-138)

Community Development Director Bill Cobabe introduced the Alington Planned Unit Development proposal at approximately 948 East Main Street and confirmed that the deviation

chart had been updated to reflect the revised plans.

Developer Joe White presented alternative layouts and videos illustrating homes, buffers, fencing, and a possible equestrian trail. He explained that the trail and berm were concepts for discussion rather than fixed requirements and denied that the berm was intended to avoid engineering requirements. He stated that the latest layout included 8,000-square-foot perimeter lots because that size corresponded with an existing City standard, but acknowledged that the Council had discussed quarter-acre lots. He preferred an earlier alternative with a wider landscaped buffer and more recreational amenities. He stated that adding larger perimeter lots while maintaining the proposed unit count reduced the space available for amenities.

Mr. White described substantial development costs, including approximately \$780,000 for the UDOT intersection improvements required before home construction. He stated that surrounding zoning and development directed growth to this area and asked the Council to consider the property rights of both existing residents and the developer. He also offered to examine changes to the road adjoining a neighboring horse property, noting that fire access and dead-end limitations would affect the layout and number of units.

Greg Magelby, a cofounder of Flex Homes and owner of LEI Consulting Engineers, explained that the housing model allowed buyers to purchase a smaller initial home and expand it as their needs and finances changed. Foundations, utility connections, and other infrastructure would be designed to accommodate future additions while reducing major construction costs. He described models that could expand from three bedrooms and one and one-half bathrooms to as many as six bedrooms and four and one-half bathrooms.

Mr. Magelby disputed statements that other cities had broadly rejected Flex Homes. He reported that four homes had been built in Ephraim, that 36 lots remained available for construction, and that another 32-unit project had been approved. He stated that Ephraim's moratorium concerned multifamily development and did not prohibit construction of their approved flex homes. He also described work with Heber City to develop a market-rate product affordable at 60 percent of area median income.

Councilmember Dalton questioned whether the homes would remain affordable after expansion. Mr. Magelby cited an Ephraim base-home appraisal of approximately \$369,000 and an expanded-home appraisal of approximately \$444,000. He explained that the model emphasized initial affordability and the opportunity to build equity, rather than permanent resale restrictions.

Councilmember Williams emphasized that smaller-lot neighborhoods needed sufficient amenities and safe places for children to play. Mr. Magelby described the earlier alternative's linear green spaces, approximately 60 feet between facing homes, interconnected sidewalks, playground areas, pickleball courts, dog parks, and HOA-maintained landscaping. Councilmember Skinner requested clarification about which layout was under consideration because several alternatives were displayed. The discussion established that the latest perimeter-lot layout retained linear green space but omitted some amenities included in Mr. White's preferred alternative.

Mr. White stated that he had agreed to install a 12-inch waterline, rather than the eight-inch line needed for the development, along the segment requested by City engineering staff. Councilmember Butler also clarified that the proposed equestrian trail was intended primarily for

neighboring Sun Valley property owners. He acknowledged residents' concerns about allowing additional activity behind their properties. Councilmember Thomas discussed berms and fencing as potential means of improving privacy, reducing noise, and providing separation.

Councilmember Skinner, Councilmember Williams, and Councilmember Thomas expressed concern that the latest proposal did not adequately reflect the Council's previous request for larger perimeter lots. Ms. Fairbourne read her prior meeting notes, which recorded a request to return with a more detailed drawing showing quarter-acre lots and single-family homes along the west and south sides. Councilmember Skinner clarified that she supported the flex-home concept but also wanted an overall reduction in density.

Mr. White and Mr. Magelby stated that larger perimeter lots would not necessarily increase the distance between new homes and existing properties because the rear setback would remain 25 feet. They argued that a wider HOA-maintained open-space buffer could provide greater separation. Councilmember Dalton noted that larger lots would nevertheless reduce the number of homes adjoining existing backyards. Councilmember Thomas explained that residents appeared to prefer a limited number of neighboring households over a common area accessible to the entire development.

Mayor Hammond questioned whether the available recreational space would adequately serve the anticipated population. Mr. Magelby stated that planning generally assumed approximately 3.5 residents per dwelling and noted that development impact fees also supported community parks. Councilmember Williams responded that the City already faced significant park deficiencies. Mayor Hammond also raised concerns about speeding along a long, straight, approximately 27-foot-wide alley. Mr. White discussed possible traffic-calming measures and the constraints imposed by the property's narrow shape and required street connections.

Councilmember Dalton questioned what public benefits justified the 11 requested code deviations. Mr. White identified detached housing, buffers, fencing, HOA maintenance, infrastructure improvements, and potential tax revenue as benefits compared with a townhome development. Councilmember Skinner and Councilmember Williams stated that the alternatives had not yet achieved an adequate compromise for both existing neighbors and future residents.

Councilmember Dalton suggested approximately 200 homes, quarter-acre lots adjoining existing homes, and at least 10 percent open space with amenities. Mr. White stated that removing approximately 50 to 55 lots would be difficult to make financially feasible, but that a reduction of approximately 20 lots might be workable. He discussed using that reduction to enlarge perimeter lots and restore recreational space. He also requested consideration of reducing the development agreement's 50 affordable units by approximately 15 units if the overall unit count were reduced.

A resident suggested removing selected perimeter lots to create quarter-acre lots and using additional lot reductions to restore open space and amenities. Mr. White expressed willingness to explore that approach and sought clarification about whether neighbors preferred perimeter homes or a wider landscaped buffer.

At 9:56 p.m., Mayor Hammond called for a brief recess while the discussion remained unresolved.

At 10:03 p.m., Mayor Hammond resumed the meeting.

Mr. Joe White stated that he believed the proposal could be revised to provide quarter-acre perimeter lots and additional open space while reducing the total number of lots by approximately 20. He reiterated that a reduction of approximately 50 lots was not financially acceptable to him. He requested that a smaller group of Sun Valley residents work with him to clarify neighborhood preferences.

Councilmember Butler requested a six-foot precast concrete fence along the west and south boundaries. Mr. White asked to discuss fencing and berm options with neighboring residents before finalizing the design. The discussion included how fencing would connect with any open-space area adjoining an existing front yard, but no final fence design was established.

Mr. White proposed making the perimeter lots wider rather than longer to reduce the number of homes adjoining existing properties while preserving interior open space. Councilmember Butler emphasized extending the quarter-acre lots around the affected boundaries. They also discussed a sewer easement that would prevent construction of one proposed home and whether that area could provide open space or a trail connection.

Councilmember Butler summarized the contemplated revisions as approximately 20 fewer lots, quarter-acre perimeter lots, suitable fencing, additional open space, and recreational amenities. Councilmember Williams expressed support for an approach that addressed both existing neighbors and future residents. Councilmember Butler clarified that the discussion did not establish how each Councilmember would vote on a revised proposal.

The Council discussed the location and distribution of amenities. Councilmember Thomas emphasized buffering, usable green space, and reducing the need for children to cross roadways. Councilmember Skinner suggested distributing play areas throughout the development. Mayor Hammond supported dispersed amenities with a larger common area that could include a pavilion or pickleball courts. Mr. White also suggested converting potentially excess parking near the commercial area into recreational space.

Councilmember Butler stated that many requested deviations appeared related to accommodating the flex-home product. Councilmember Thomas identified improved buffering and additional amenities as potential concessions. Councilmember Dalton maintained his preference for approximately 200 homes, describing that number as a compromise between the attached and detached housing densities discussed.

Motion: Councilmember Skinner moved to table items 4 and 5 until the next council meeting.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Nay"; Councilmember Skinner, "Aye"; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye". The motion carried 4-1.

5. Consideration of Resolution 2026-62 approving a Master Development Agreement for the Alington Flex Homes Planned Unit Development located at approximately 948 East Main Street (SR-138)

Clerk's Note: This item was tabled until the next Council meeting by the motion recorded under agenda item 4.

6. Consideration of Ordinance 2026-29 amending Chapter 15 of the Grantsville Land Use and Management Code to add eligible zoning designations for Micro-Entrepreneurship

Mr. Bill Cobabe explained that the proposed amendment would expand micro entrepreneurship as a conditional use to all residential zones. The use and its requirements were already defined in the code; the amendment changed only the eligible zoning designations in the use table. He described micro entrepreneurship as allowing certain business activities beyond those permitted under a standard home occupation, subject to requirements intended to maintain neighborhood compatibility.

Mr. Cobabe reported that the Planning Commission recommended approval. Mr. Resare noted that the amendment could introduce additional commercial activities into residential neighborhoods. The Council discussed parking, enforcement, and potential neighborhood impacts. Mr. Cobabe explained that applicants would undergo the conditional use permit process to address and mitigate those impacts. He reported that the existing micro entrepreneurship use discussed previously on Clark Street had generated no complaints.

Councilmember Skinner expressed support while noting concerns about parking and enforcement. Councilmember Thomas supported opportunities for small businesses to grow while maintaining a balance with surrounding residential uses.

Motion: Councilmember Thomas moved to approve Ordinance 2026-29 amending Chapter 15 of the Grantsville Land Use and Management Code to add eligible zoning designations for Micro-Entrepreneurship.

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.

Councilmember Butler acknowledged the concerns raised during public comment about overlap between the home occupation and micro entrepreneurship provisions. He noted that Mr. Vanwyck planned to meet with the Planning and Zoning Administrator to discuss his circumstances and that a separate amendment could be proposed to clarify the code. Mr. Cobabe agreed that any proposed changes would proceed through the review process.

7. Consideration of Ordinance 2026-30 amending Chapters 2, 6, and 7 of the Grantsville Land Use Management Code regarding frontage requirements, residential driveways, and conditional use permit review

Mr. Cobabe explained that the proposed amendments addressed home occupation frontage requirements, residential driveway approaches, and conditional use permit review. He recommended removing the 100-foot frontage requirement for home occupations on legal lots,

stating that parking could be evaluated through the conditional use review process rather than through a frontage standard.

Mayor Hammond questioned how the change would apply in a development such as Alington. The Council and staff discussed whether adequate parking could be demonstrated and addressed through permit conditions. Mr. Cobabe also described the proposed minimum setback requirements for driveway approaches.

Mr. Cobabe explained that the current code required Planning Commission review whenever a public comment or concern was received. The amendment would allow staff to review and address comments and determine whether referral to the Planning Commission was necessary. He gave an example of a concern that could be resolved by confirming that a driveway already met the requested dimension.

Mayor Hammond expressed support for the amendments and invited a motion.

Motion: Councilmember Thomas moved to approve Ordinance 2026-30 amending Chapters 2, 6, and 7 of the Grantsville Land Use Management Code regarding frontage requirements, residential driveways, and conditional use permit review.

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.

8. Consideration of Resolution 2026-68 adopting the APWA Utah Manual of Standard Specifications and Standard Plans as the official Grantsville City Construction Standards

Mr. Bill Cobabe explained that the resolution would adopt the APWA Utah Manual of Standard Specifications and Standard Plans as the City’s construction standards and remove reference to a specific edition year, allowing annual updates without repeated Council action.

Councilmember Butler requested inclusion of the local exception language recommended by the Public Works Director. Councilmember Thomas supported retaining the ability to establish more stringent City standards. Mr. Resare stated that the recommended exception language should be incorporated verbatim. Mr. Cobabe noted that the language also provided discretion to the City Engineer.

Councilmember Butler cited a previous disagreement over roadway backfill, explaining that APWA allowed native material when specified compaction requirements were met, while the City required structural engineered fill because of past road settlement problems. Councilmember Thomas emphasized documenting City-specific requirements through standards and drawings, including requirements for roadway cuts, patches, and tie-ins. Mr. Resare reported that work on those standards had begun.

Motion: Councilmember Butler moved to approve Resolution 2026-68 adopting the APWA Utah Manual of Standard Specifications and Standard Plans as the official Grantsville City Construction Standards, with the inclusion of the exception noted in the staff report

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.

9. Council Reports

Councilmember Williams reported that he had attended both assigned meetings and had no additional updates. Councilmember Skinner reported on a study examining mental health crisis response and appropriate destinations for individuals needing care. She also planned to attend a state Board of Health meeting to help organize the following year’s symposium and reported that the County Health Department’s environmental staff were providing input on data center regulations. Councilmember Dalton deferred his report until the next meeting.

Councilmember Thomas reported that Youth Council applications had been received and that a meeting and applicant review process were being arranged. Councilmember Butler reported that the library was doing well and that the Historic Preservation Commission was moving forward with a grant. He announced a historic home tour on October 10 from 3:00 to 6:00 p.m., with approximately 12 participating homes, and noted a remaining commission vacancy.

Councilmember Butler raised concerns about the accumulated tires at a tire-processing business, including the potential fire hazard from nearby stacked pallets. Mr. Cobabe reported that drone observations showed significant changes over the preceding three weeks, that weekly reports were being received, and that code enforcement continued to monitor cleanup. Councilmember Butler emphasized that the conditional use permit required tires to be processed and removed or stored inside the building, with no visible outdoor tire storage. He stated that the business had accumulated approximately 40,000 tires to finance equipment and electrical improvements, contrary to its permit conditions. Mr. Cobabe agreed with that account and described continued accumulation despite staff requests to stop.

Councilmember Thomas cautioned against establishing a precedent of allowing permit conditions to remain unmet. The Council discussed the need for complete cleanup and the potential burden on the property owner and City if the business failed to resolve the situation. Mr. Resare proposed reviewing the code for a more streamlined enforcement response to safety hazards. Mayor Hammond, Councilmember Butler, and Councilmember Thomas supported that review.

Councilmember Williams requested review of how retention and detention basins qualified as open space. Mr. Cobabe stated that basins providing usable recreational space could appropriately count, while unusable drainage areas should not qualify toward open-space density bonuses. The Council discussed examples of landscaped basins used for sports fields, fenced drainage areas, steep slopes, and maintenance responsibilities when no HOA existed. Mr. Cobabe agreed to review the PUD provisions and determine whether amendments were needed to require usable open space.

Mayor Hammond reviewed upcoming events, including the Motorsports Park grand opening on September 18, the homecoming parade on September 25, and the September 26 Day of Service cleanup along Main Street. She and Mr. Cobabe discussed a proposed September 30 data center informational open house from 6:00 to 8:00 p.m. at the police station. They clarified that the open house concerned proactive ordinance development and was not associated with a submitted data center proposal.

Mayor Hammond announced the October 9–10 Honey Harvest Festival and requested a volunteer signup for the City's booth. October 10 activities included the Fire Department open house from 1:00 to 5:00 p.m., the historic home tour, the Battle of the Bronx rodeo, and the Black Tie Blue Jean event benefiting the Children's Justice Center. She requested volunteers to assist with rodeo ticket collection and noted that the City's sponsored table at the Children's Justice Center event had 10 seats.

Mayor Hammond reported that an official Holiday Oil groundbreaking date remained pending. She described the Utah Tourism Board's visit to Grantsville and other Tooele County destinations, including a visit to Scenic Slopes with representatives involved in outdoor recreation grants. She expressed hope for additional funding for future park phases.

Mayor Hammond and Mr. Cobabe reported progress on the proposed McDonald's next to Holiday Oil. They stated that the restaurant would use a new design with a double drive-through and no play area. Construction was anticipated to begin in November or December, subject to completion of the approval process, with an approximately 120-day construction period and a projected opening between April and June.

Mayor Hammond reported that UDOT had agreed to provide labor for sidewalk removal, preparation, and replacement along both sides of Main Street from the Arby's area to City Hall. The City would pay for the concrete. She stated that the project would provide five-foot sidewalks and noted that treatment of newer existing sidewalk sections remained to be determined.

The Council discussed scheduling conflicts affecting attendance and quorum for the October 7 meeting. Mayor Hammond stated that the meeting would be moved to Monday, October 5. Remote participation was discussed as an option for Councilmember Skinner.

Ms. Fairbourne requested attendance confirmations for ULCT training on October 27–28 so registrations could be completed. The Council also discussed extending invitations to police and fire personnel for the City's Christmas gathering, taking departmental schedules and budget needs into account.

Councilmember Skinner supported the school-area traffic safety concerns raised by Caleb Martin during public comment. She described children crossing streets near the junior high and congestion around Hale and Cherry Streets. Mayor Hammond noted potential conflicts between a bicycle lane and vehicles backing from diagonal parking near the park. No specific improvement was selected.

10. Adjourn

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

Motion: Councilmember Skinner moved to adjourn.

Second: Councilmember Butler 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 11:11 p.m.

APPROVED