MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON OCTOBER 5, 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
Jake Thomas
Jeff Williams

Council Members Excused: Brittany Skinner.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Bill Cobabe, Community Development Director
Christy Montierth, Public Works Director
Shelby Moore, Planning and Zoning Administrator
Police Chief Robert Sager

Citizens and Guests Who Provided Public Comment: Geoff Nestegard, Marty Grant, Kevin Saunders, Mike Fleming, Cameron Ordakowski, Camille Burt, Caitlin McGee.

Mayor Hammond called the Regular Meeting and Public Hearing of the Grantsville City Council to order at 7:00 p.m. and conducted a roll call of Councilmembers present. She explained that the meeting had been rescheduled due to a lack of quorum for the regularly scheduled Wednesday meeting. She then led the Pledge of Allegiance.

AGENDA:

1. **Public Comment**

   Mayor Hammond opened the public comment period for items not listed on the agenda at 7:02 p.m. She explained that each speaker would have three minutes to address the Council and that comments would be received from those attending in person before those participating via Zoom. She clarified that the Council would not engage in discussion during public comment but would note concerns for future consideration.

   Geoff Nestegard, 3610 Sun Valley Drive, expressed appreciation for the revisions made to the Alington PUD following the previous Council meeting. He stated that approximately seven or eight neighboring residents had reviewed the revised plan and generally considered it a reasonable compromise. He noted that the revisions included quarter-acre lots adjacent to existing properties along Sun Valley Drive, a reduction of approximately 25 homes, relocation of higher-density housing closer to Main Street and away from Cook Lane, and an expanded paseo area. While he could not speak for all neighboring residents, Mr. Nestegard stated that he was comfortable with the revised layout and appreciated the developer's willingness to work with the neighborhood.

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Marty Grant, 269 Cook Lane, expressed appreciation to the Alington PUD developer, the City Council, and the community for their efforts and participation throughout the review process. He stated that the revised development plan was a significant improvement over the original proposal and expressed support for the developer's right to develop the property. Mr. Grant also encouraged residents to participate in City government processes to better understand the decisions and considerations involved.

Kevin Saunders, a resident of Sun Valley Drive, expressed opposition to the Alington PUD, stating that the proposed urban-style development was incompatible with the surrounding rural properties and agricultural uses. He questioned the affordability of the proposed flex homes, particularly the cost of future expansions, which he estimated could exceed $50,000. He also expressed concerns regarding insufficient buffering between the development and neighboring properties where livestock and agricultural activities occurred. Mr. Saunders questioned the limited time residents were allotted to provide public comment compared to the time provided to the developer and urged the Council to reject the proposal and require a complete redesign.

Mike Fleming, 293 South Cook Lane, expressed appreciation to the developer for working with neighboring residents to revise the Alington PUD. He stated that the revised plan was preferable to the potential development of townhomes and expressed support for its approval. He acknowledged improvements to traffic circulation and open space but requested additional traffic-calming measures along Cook Lane due to concerns about speeding vehicles and children riding bicycles. Mr. Fleming also requested that the developer be held to the revised plan to prevent future deviations from the changes negotiated with neighboring residents.

Cameron Ordakowski expressed opposition to the proposed waterwise landscaping regulations, stating that residential water use represented a relatively small percentage of Utah's overall water consumption compared to agricultural use. He questioned the effectiveness of restricting residential landscaping and raised concerns regarding increased temperatures, stormwater runoff, reduced water absorption, and insects associated with waterwise landscapes. Mr. Ordakowski encouraged the Council to consider alternative water conservation solutions rather than imposing additional restrictions on residential landscaping.

Camille Burt, a resident of Maraschino Lane, expressed support for the proposed waterwise landscaping regulations. Drawing on her experience living in Las Vegas, she stated that the proposed requirements were reasonable and would still allow sufficient lawn areas for recreational use. She noted that the regulations would apply to new development rather than existing homes and would allow homeowners to qualify for state water conservation incentives. Ms. Burt emphasized the importance of conserving water during drought conditions and stated that the proposed landscaping requirements were consistent with other development regulations intended to benefit the community.

Caitlin McGee, 269 Cook Lane, expressed appreciation to the Council for considering residents' concerns regarding the Alington PUD. She stated that the revised development plan was generally acceptable but requested that the developer consider installing speed bumps to improve traffic safety within the development.

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There being no further comments from the public, Mayor Hammond closed the floor at 7:17 p.m.

2. Summary Action Items

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

Motion: Councilmember Butler moved to approve the September 2, 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, Absent; Councilmember Thomas, "Aye"; Councilmember Williams, "Aye." There were none opposed. The motion carried.

b. Approval of Minutes from the September 16 City Council Regular Meeting

Motion: Councilmember Thomas moved to approve the September 16, 2026 City Council Regular meeting minutes as presented.

Second: Councilmember Butler seconded the motion.

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

c. Approval of the bills

Motion: Councilmember Dalton moved to approve the invoices.

Second: Councilmember Butler seconded the motion.

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

3. Introduction of FFKR, the consultant selected to assist Grantsville City with the General Plan Update, and presentation regarding the General Plan Update process

Bill Cobabe introduced FFKR as the firm selected to assist Grantsville City with its General Plan update. He explained that the contract would be between the Wasatch Front Regional Council (WFRC) and FFKR, with final details regarding the scope of work still being negotiated. He noted that the City's matching funds had already been approved and that the agreement would be presented to Mayor Hammond for signature once finalized.

Susan Petheram, AICP, Senior Associate and Senior Planner with FFKR, presented an overview of the General Plan update process, which was expected to take approximately 15 months. She explained that the update would address growth, land use, transportation, infrastructure, water

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resources, parks, fiscal considerations, and potential annexation areas while preserving Grantsville's community character. The process would include an assessment of existing conditions, development of a community vision, preparation of draft plans, and review by the Planning Commission and City Council before public hearings and adoption. She emphasized that community engagement would be conducted through surveys, public events, focus groups, and stakeholder meetings, with opportunities for residents to review and provide feedback throughout the process.

Councilmember Thomas emphasized the importance of obtaining broad community participation to help shape the City's long-term vision. Mr. Cobabe and Ms. Petheram discussed outreach strategies intended to reach residents who might not otherwise attend public meetings or participate online.

In response to Councilmember Dalton's questions, Mr. Cobabe confirmed that the update would address the City's recently revised potential annexation areas, including Areas A, B, and C, and consider infrastructure and service needs associated with future growth. He referenced approximately 5,000 acres near Burmester Road that had been discussed as a potential annexation area.

4. Consideration of Resolution 2026-63 approving an Energy Brokerage & Advisory Services Agreement between Grantsville City Corporation and CIG LLC for the Wastewater Treatment Plant Capital Project

City Manager Michael Resare presented Resolution 2026-63, approving an Energy Brokerage and Advisory Services Agreement with CIG LLC for the solar component of the Wastewater Treatment Plant Capital Project. He explained that the agreement had been reviewed by City staff and legal counsel and was structured in phases, allowing the Council to evaluate the project before proceeding with subsequent services. If the Council elected not to proceed, the second phase of the agreement would be terminated.

In response to Councilmember Butler's question, Mr. Resare stated that Rocky Mountain Power would provide approximately $1.25 million toward the project, including $250,000 upfront and an additional $1 million following project completion. Councilmember Thomas expressed support for the phased approach, which would allow the Council to further evaluate the project before making a final decision.

Motion: Councilmember Thomas moved to approve Resolution 2026-63 approving an Energy Brokerage & Advisory Services Agreement between Grantsville City Corporation and CIG LLC for the Wastewater Treatment Plant Capital Project.

Second: Councilmember Dalton seconded the motion.

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

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5. Consideration of Ordinance 2026-27 approving the Alington Planned Unit Development (PUD) located at approximately 948 East Main Street (SR-138) within the Mixed Use (MU) Zoning District

Planning and Zoning Administrator Shelby Moore presented Ordinance 2026-27, approving the Alington Planned Unit Development (PUD), located at approximately 948 East Main Street (SR-138) within the Mixed Use zoning district. Ms. Moore explained that an updated PUD deviation table had been provided to correct a calculation error involving the moderate-income housing units, which had previously been counted as single-family units. She stated that the correction did not affect other aspects of the proposal.

The Council discussed traffic safety concerns raised by neighboring residents, including requests for speed bumps along Cook Lane. Ms. Moore explained that the City Engineer would need to evaluate appropriate traffic-calming measures in conjunction with the traffic study, considering maintenance and snow removal impacts. The revised road configuration, including a 90-degree turn and potential stop signs, was discussed as a means of reducing vehicle speeds. The developer also identified a proposed roadway narrowing as an additional traffic-calming measure.

The developer confirmed that the revised plan included metal no-climb fencing along the boundaries adjoining existing residential properties on Sun Valley Drive and Cook Lane. Ms. Moore also explained that the developer had been asked to upsize a proposed water line connection between Maverik and Sun Valley Drive to 12 inches to improve water system looping and pressure.

Councilmember Thomas requested clarification regarding the proposed amenities and stormwater facilities. Discussion included playgrounds, pickleball courts, pavilions, a dog park, open space, and a stormwater detention basin. Ms. Moore explained that detailed site and landscaping plans would be reviewed during subsequent development phases. The developer stated that the detention basin would be designed to provide usable recreational space where feasible, with its final size dependent on geotechnical testing and drainage requirements. The Council also reviewed the proposed parking areas, and the developer indicated that the homeowners association would establish measures to address vehicle parking and registration.

Councilmember Dalton raised concerns regarding the ownership of the property, citing Section 12.2 of the City's Land Use Code, which required all land within a proposed PUD to be under single ownership. Developer Joe White explained that Ironwood Real Estate owned approximately two-thirds of the property, while 359 Investments, owned by his business partner, Rob Olson, owned the remaining third. Mr. White indicated that the properties could be consolidated under a single limited liability company. City Attorney Tysen Barker advised that approval could be conditioned upon consolidating ownership under one entity and identifying an authorized representative to work with the City. However, Councilmember Dalton expressed concern about approving the development before the ownership requirement had been satisfied, citing previous difficulties with enforcing conditional approvals. Councilmember Butler agreed that the ownership issue should be resolved before approval.

The Council also discussed proposed improvements to Main Street (SR-138), including turn lanes, roadway widening, and right-of-way dedication. Ms. Moore explained that UDOT's corridor study identified a future right-of-way width of approximately 117 feet and that the developer would be required to dedicate the applicable portion of the property. She clarified that the proposed

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improvements associated with the development would not require property acquisition from existing homeowners along Sun Valley Drive, although future UDOT widening projects could affect those properties. She further stated that the roadway expansion had received increased priority, but funding could still be five to ten years away.

Motion: Councilmember Butler moved to table Agenda Item No. 5, Ordinance 2026-27, approving the Alington Planned Unit Development (PUD), and Agenda Item No. 6, Resolution 2026-62, approving the Alington Master Development Agreement, until the PUD and Master Development Agreement reflected a single ownership entity.

Second: Councilmember Dalton seconded the motion.

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

6. **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 in conjunction with Agenda Item No. 5 under the same motion.

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

Planning and Zoning Administrator Shelby Moore presented Ordinance 2026-28, amending Chapter 9 of the Grantsville Land Use and Development Code regarding landscaping, waterwise landscaping, irrigation, parkways, park strips, medians, and approved plant materials. Ms. Moore explained that the amendments would establish landscaping standards for new developments, promote water conservation, and allow residents to participate in state waterwise landscaping incentive programs. She noted that the amendments would also provide clearer requirements for developers and expand the City's list of approved plant materials.

Councilmember Thomas expressed support for the ordinance, emphasizing responsible water conservation, improved landscaping standards, and access to state incentives for residents wishing to replace existing turf. Mayor Hammond raised concerns regarding weed control, ongoing maintenance, environmental impacts, and the lack of flexibility for homeowners who might prefer alternative landscaping arrangements. Ms. Moore clarified that the proposed requirements would apply to new development and would not require existing homeowners to modify their landscaping.

Councilmember Butler requested clarification regarding the potential reduction in water dedication requirements. Ms. Moore provided examples of estimated water savings, including approximately eight acre-feet for a 50-lot subdivision with half-acre lots utilizing waterwise landscaping. The Council discussed how the standards would affect smaller residential lots, common areas, park strips, and recreational spaces. Councilmember Dalton expressed a preference for incentivizing waterwise landscaping rather than requiring it, while Councilmember Williams questioned the

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necessity of additional regulations when some developers had voluntarily incorporated similar landscaping. Mr. Bill Cobabe explained that establishing clear standards would provide consistency and predictability during the development review process.

The Council also reviewed how the proposed standards might apply to the Alington PUD, including the preservation of grass in recreational areas while incorporating waterwise landscaping in park strips and other less frequently used areas.

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

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Nay"; Councilmember Skinner, Absent; Councilmember Thomas, "Aye"; Councilmember Williams, "Nay".

Discussion: With the Council evenly divided, Mayor Hammond expressed continued concerns regarding the absence of a process for exceptions or alternative landscaping arrangements. Ms. Moore clarified that the ordinance could be amended in the future if issues arose.

Mayor's Vote: Mayor Hammond cast the deciding vote of "Aye." The motion carried 3-2.

8. Consideration of Resolution 2026-69 approving the renaming of Parkview Drive within Sun Sage Terrace Phase 2 to McIntosh Drive

Planning and Zoning Administrator Shelby Moore presented Resolution 2026-69, proposing to rename Parkview Drive within Sun Sage Terrace Phase 2 to McIntosh Drive. Ms. Moore explained that Parkview Drive was already an established street name in Stansbury Park and that the proposed name would be consistent with the apple-themed street names within the development. She stated that staff had selected McIntosh Drive after considering other options and avoiding names already used in nearby developments.

Mayor Hammond confirmed that no residents currently lived along the affected street, so the change would not require any existing addresses to be updated. The Council also reviewed the street's location and discussed discrepancies in the County's GIS mapping of surrounding roads.

Motion: Councilmember Butler moved to approve Resolution 2026-69 approving the renaming of Parkview Drive within Sun Sage Terrace Phase 2 to McIntosh Drive.

Second: Councilmember Williams seconded the motion.

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

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9. Adjourn

Prior to adjourning the meeting, Mayor Hammond provided updates on upcoming community events and thanked those who participated in the City's Day of Service, Dumpster Day, Data Center Open House, and Homecoming Parade, including City staff and the Public Works and Police Departments for their assistance.

Mayor Hammond announced that the Honey Harvest Festival would be held October 9 and 10, with City participation; a billboard ribbon cutting along I-80 was scheduled for October 9 at 3:00 p.m.; the Fire Department Open House would be held October 10 from 1:00 to 4:00 p.m.; the Historic Home Tour would take place October 10 from 3:00 to 6:00 p.m.; and the Battle of the Broncs rodeo was scheduled for October 10 at 7:00 p.m. Ms. Moore indicated that volunteers were still needed to assist with ticket collection at the rodeo.

Mayor Hammond also announced an additional Dumpster Day on October 17 behind the rodeo grounds, the Soelbergs Market grand opening on October 22, with the ribbon-cutting time to be confirmed, and the City's Trunk or Treat event on October 24 in conjunction with the Police Department.

The Council confirmed that its next regularly scheduled meeting would be held Wednesday, October 21, 2026.

Motion: Councilmember Thomas moved to adjourn.

Second: Councilmember Butler seconded the motion.

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

The meeting adjourned at 9:24 p.m.

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