

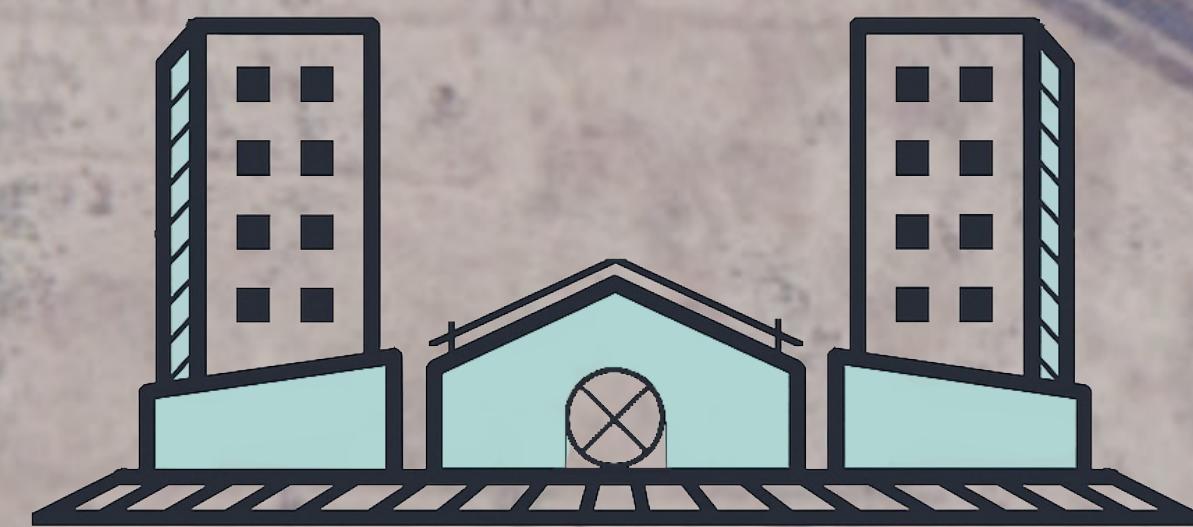


**November 17<sup>th</sup>, 2025**

**City Council Work Meeting**  
**Information Packet**

# Agenda Item # 1

Presentation and Discussion of The  
Crossing at Willow Creek Concept  
Commercial Development



# THE CROSSING

AT WILLOW CREEK

A LIVE WORK COMMUNITY

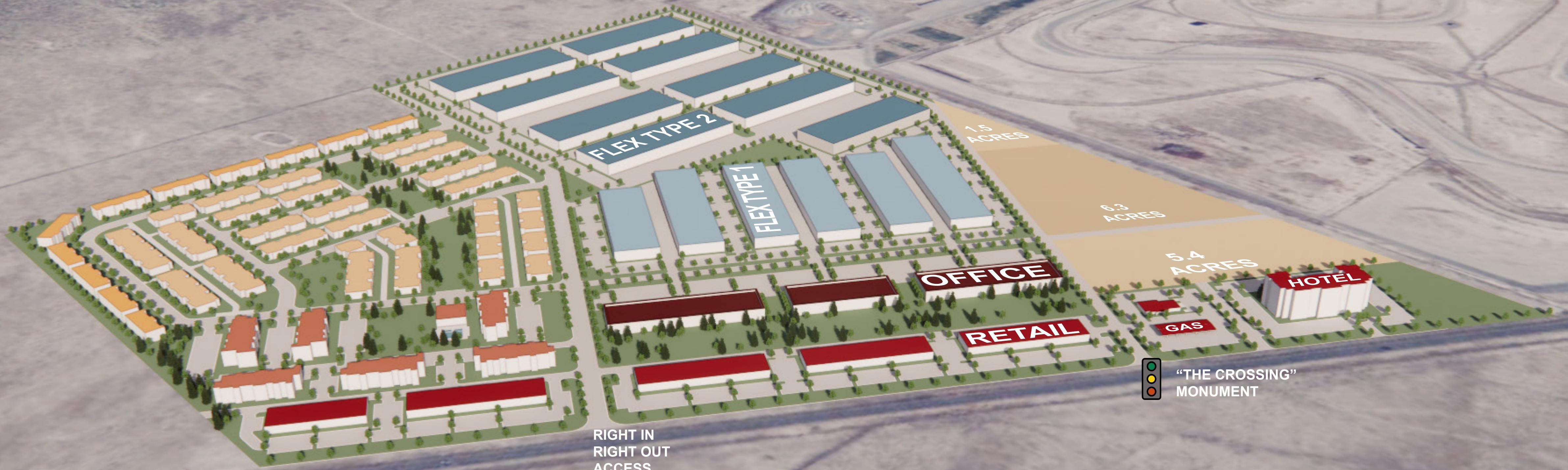
RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



**THE CROSSING**  
AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



**blū line designs**  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994



**THE CROSSING**  
AT WILLOW CREEK

A LIVE WORK COMMUNITY

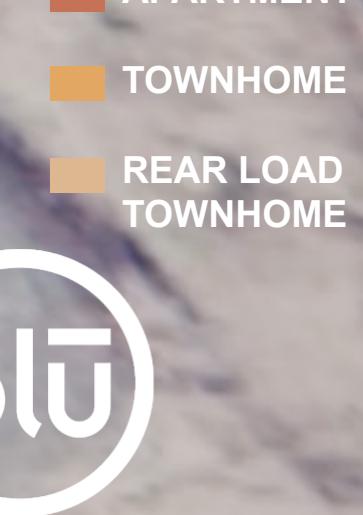
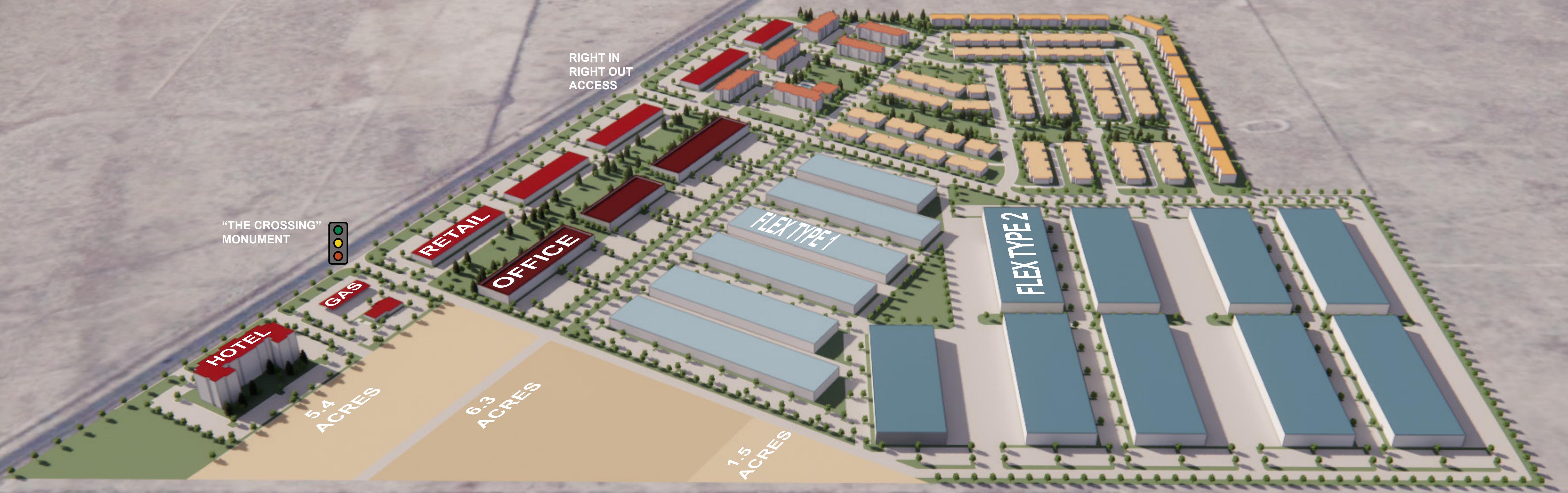
RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



**blū line designs**  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994



blū line designs  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994



8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994



# THE CROSSING AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL

"THE CROSSING"  
MONUMENT

RIGHT IN  
RIGHT OUT  
ACCESS

HOTEL

GAS

RETAIL

OFFICE

5.4  
ACRES

6.3  
ACRES

1.5  
ACRES

FLEX TYPE 1

FLEX TYPE 2

APARTMENT  
TOWNHOME  
REAR LOAD  
TOWNHOME



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



# THE CROSSING

AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



# THE CROSSING AT WILLOW CREEK

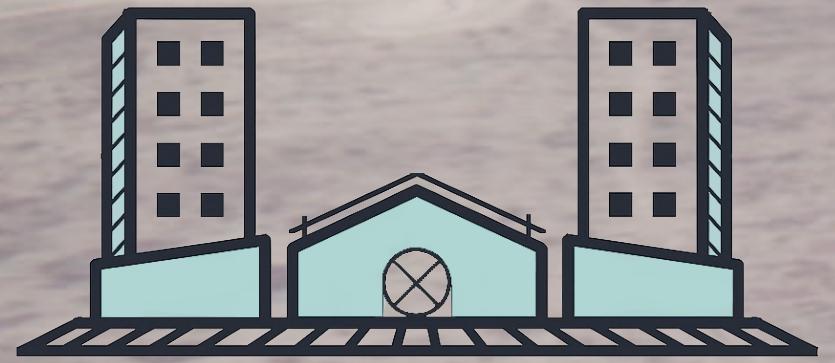
A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994

- APARTMENT
- TOWNHOME
- REAR LOAD TOWNHOME



# THE CROSSING AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



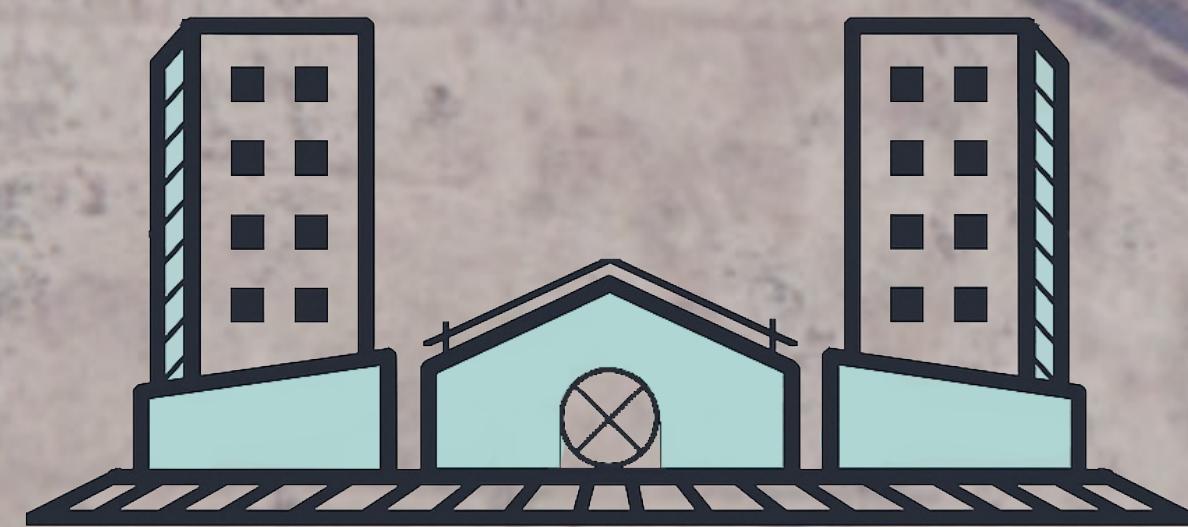
APARTMENT  
TOWNHOME  
REAR LOAD  
TOWNHOME



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



# THE CROSSING

AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



blū line designs  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994

- APARTMENT
- TOWNHOME
- REAR LOAD TOWNHOME



AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL

APARTMENT  
TOWNHOME  
REAR LOAD  
TOWNHOME



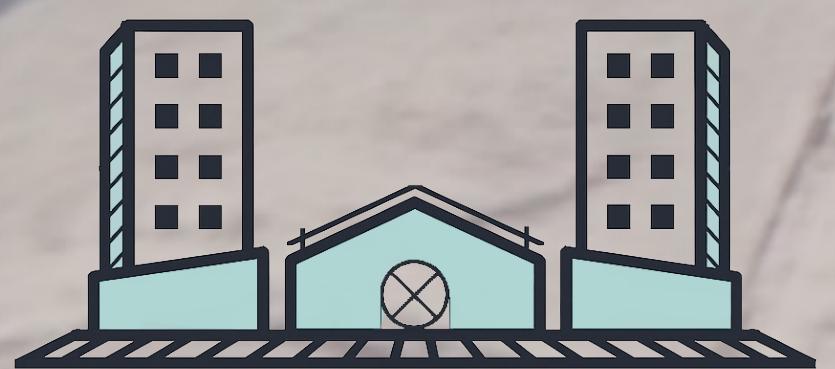
blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



blū line designs  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994



# THE CROSSING AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs  
8719 Sandy Parkway | Sandy, UT 84070  
801 913 7994





# THE CROSSING

AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



# THE CROSSING

AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



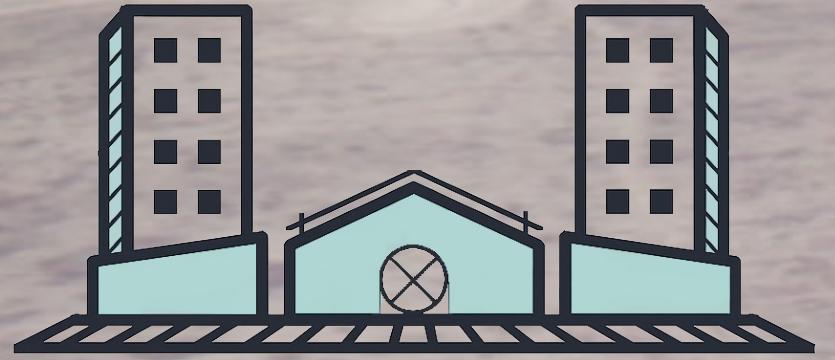
- APARTMENT
- TOWNHOME
- REAR LOAD TOWNHOME



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994



# THE CROSSING AT WILLOW CREEK

A LIVE WORK COMMUNITY

RETAIL . INDUSTRIAL . OFFICE . RESIDENTIAL



blū line designs

8719 Sandy Parkway | Sandy, UT 84070

801 913 7994

# Agenda Item # 2

Presentation and Discussion of the  
Proposed Amendment to the Inland Port

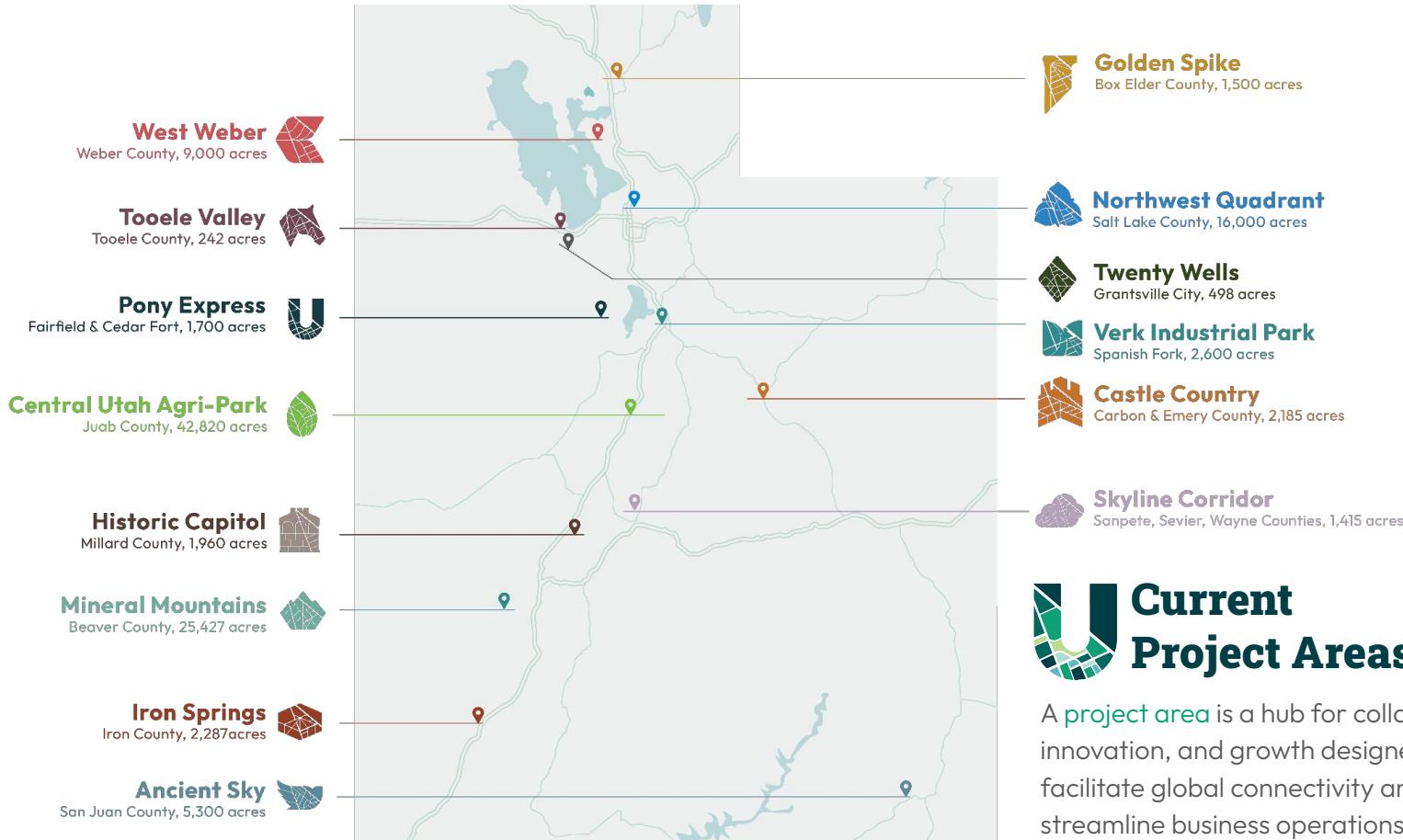


# The Utah Inland Port Authority

## An Approach to Community-Centric Development



November 2025



## Current Project Areas

A **project area** is a hub for collaboration, innovation, and growth designed to facilitate global connectivity and streamline business operations.



# Port Authority: Our Toolbox

				
Project Area Creation	Rail & Logistics	P3: Public Private Partnerships	Public Financing	Regional Promotion
				
Branding & Branding Expansion	Tax Differential Community Reinvestment	Federal & Customs Interface	International Shipping Connections	Sustainability Support

## Tools we don't have

- Land use authority**
- Permitting**
- Zoning**
- Ability to move Tax Differential outside of a project area**





# Public Good

# Public Benefit

# Economic Feasibility

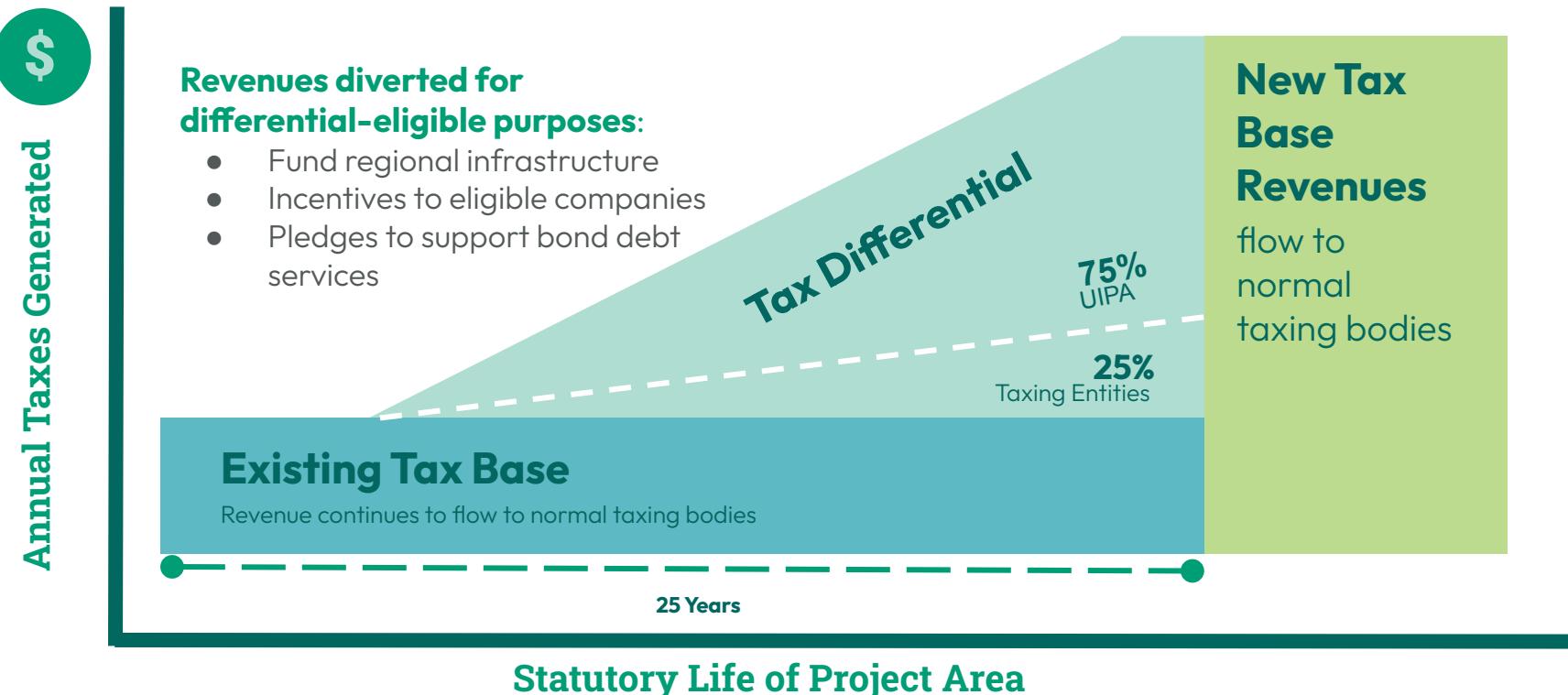
# Statutory Alignment



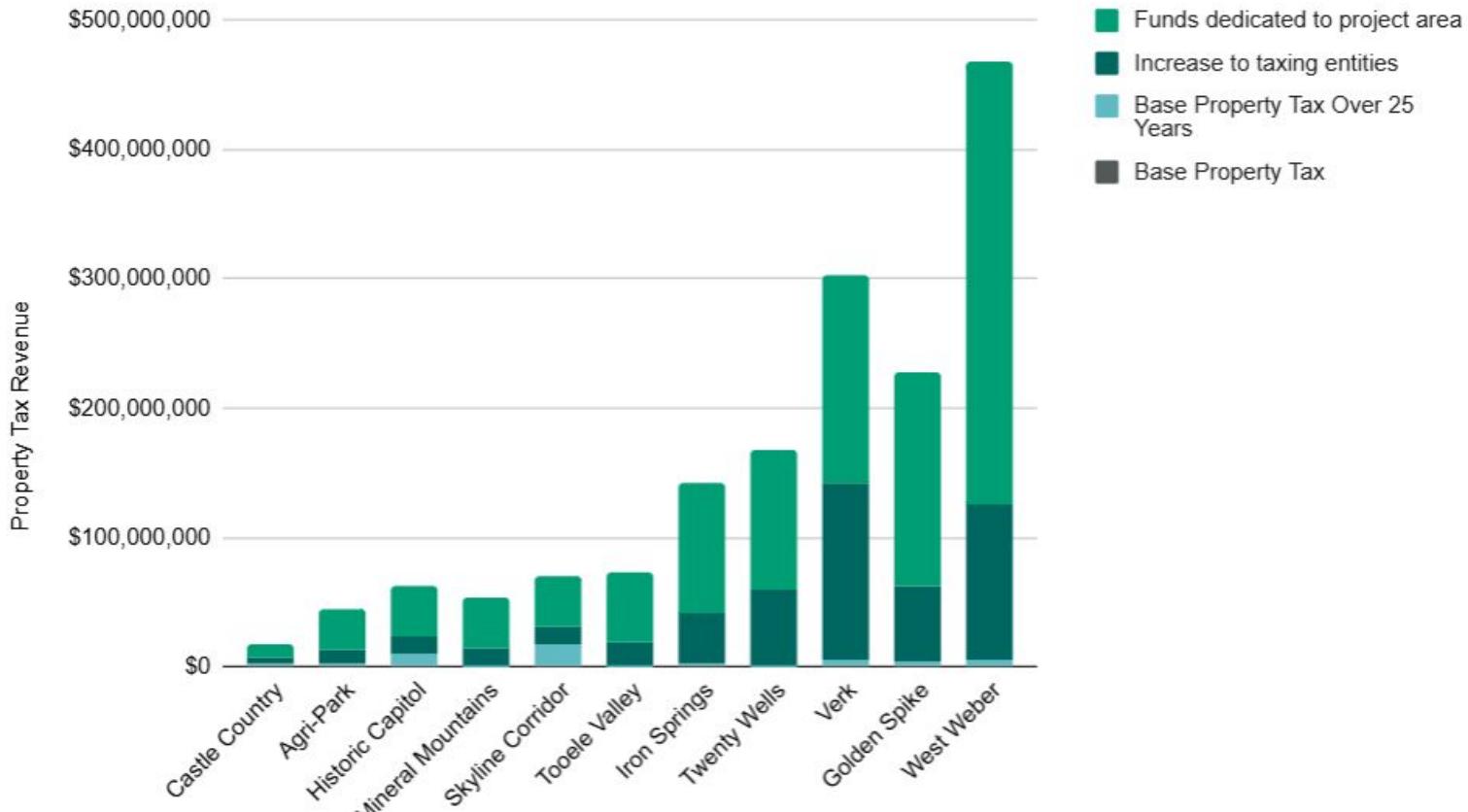


# Public Financing Tools

# Basic Differential Model



# Project Area Property Tax Revenues





**TWENTY WELLS**

# ANNUAL REPORT



# Current State

- Created: December 5th, 2023
- Amendment: May 20th, 2024
  - Initial 498 acres
  - Amendment added 144 acre Broken Arrow Zone
  - Total Acreage: 642
- Savage Tooele Railroad - Ribbon Cutting Ceremony - September 17th, 2025





## Toohe County, Utah



0

1

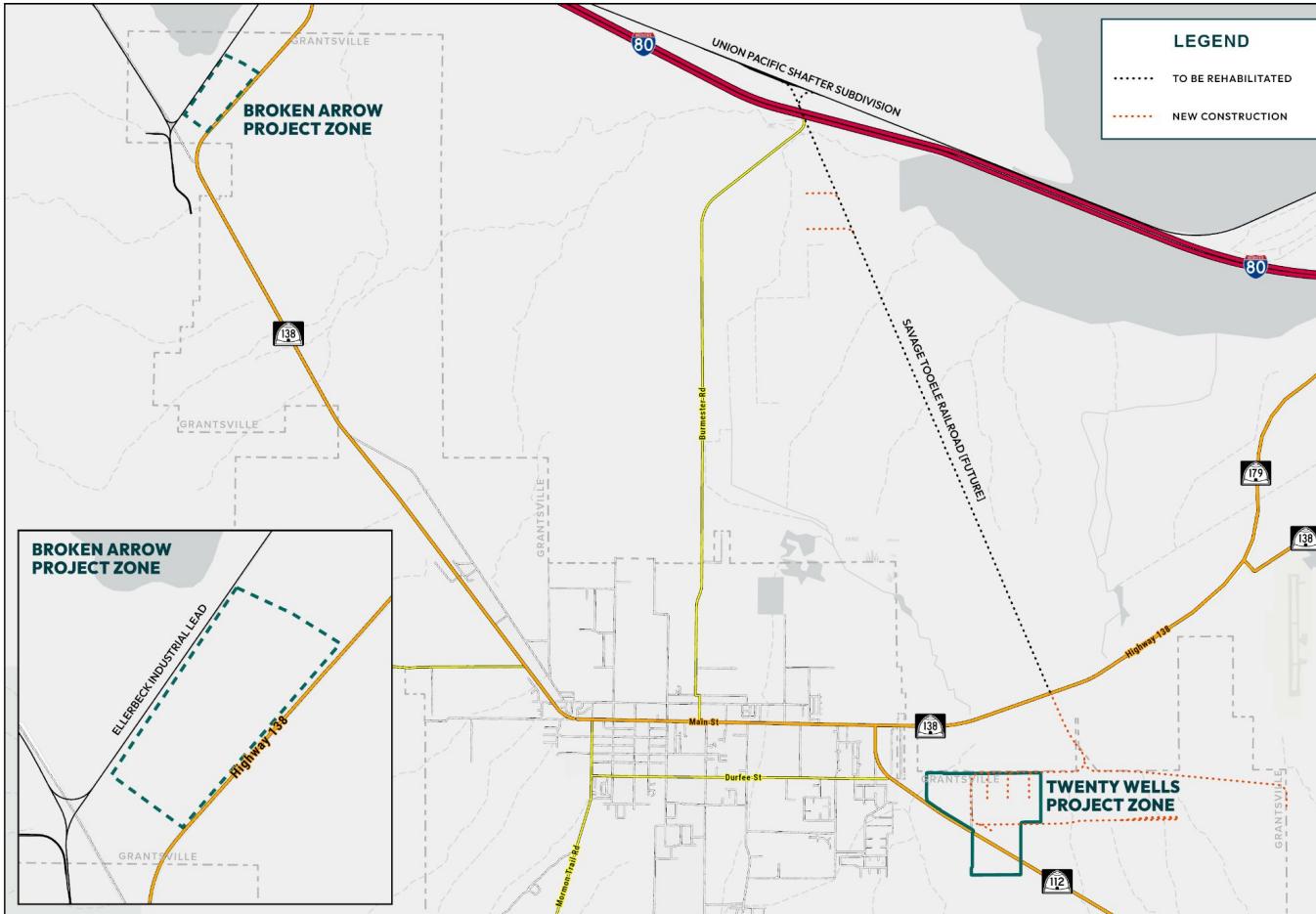
37

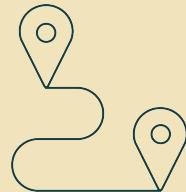
5 Mi

## LEGEND

..... TO BE REHABILITATED

----- NEW CONSTRUCTION



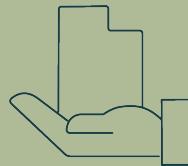


## Recruitment

- 20 recruitment projects through 2025
  - Distribution
  - Life Science
  - Light Industrial
  - Advanced Manufacturing
- 4 active projects have shortlisted Grantsville

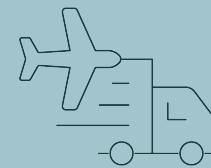
02

UIPA // TWENTY WELLS



## Finance

- Approved \$12M AIB loan for Savage Rail line to Twenty Wells
- Financing for Lakeview Business Park in discussion



## Logistics

- Surface Transportation Board Decision: May 2024
- Ground Breaking of Savage Tooele Railroad: November 2024
- Ribbon Cutting Ceremony for Savage Tooele Railroad: September 2025



## Marketing

- Launched a full kit marketing package to market project area
- Completed a comprehensive drone footage shoot



## Infrastructure

- Waterline Expansion to Broken Arrow Zone
- Wetland delineation
- Traffic Study
- STB construction and quite crossing financing



## Sustainability

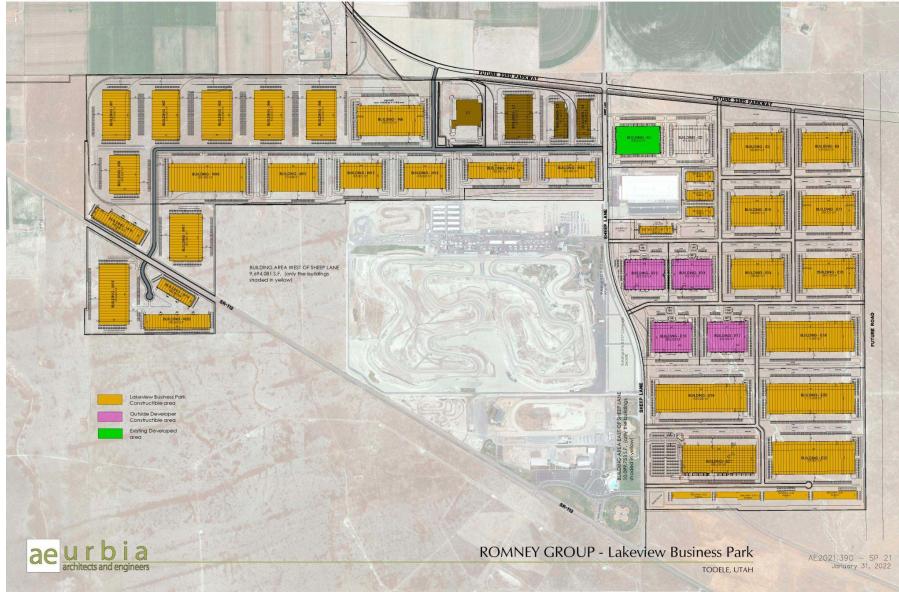
- E&S theme for northern Utah: **WATER**
  - Water access/availability needs in Tooele County
  - Project area-specific planning documents and summarizing E&S goals

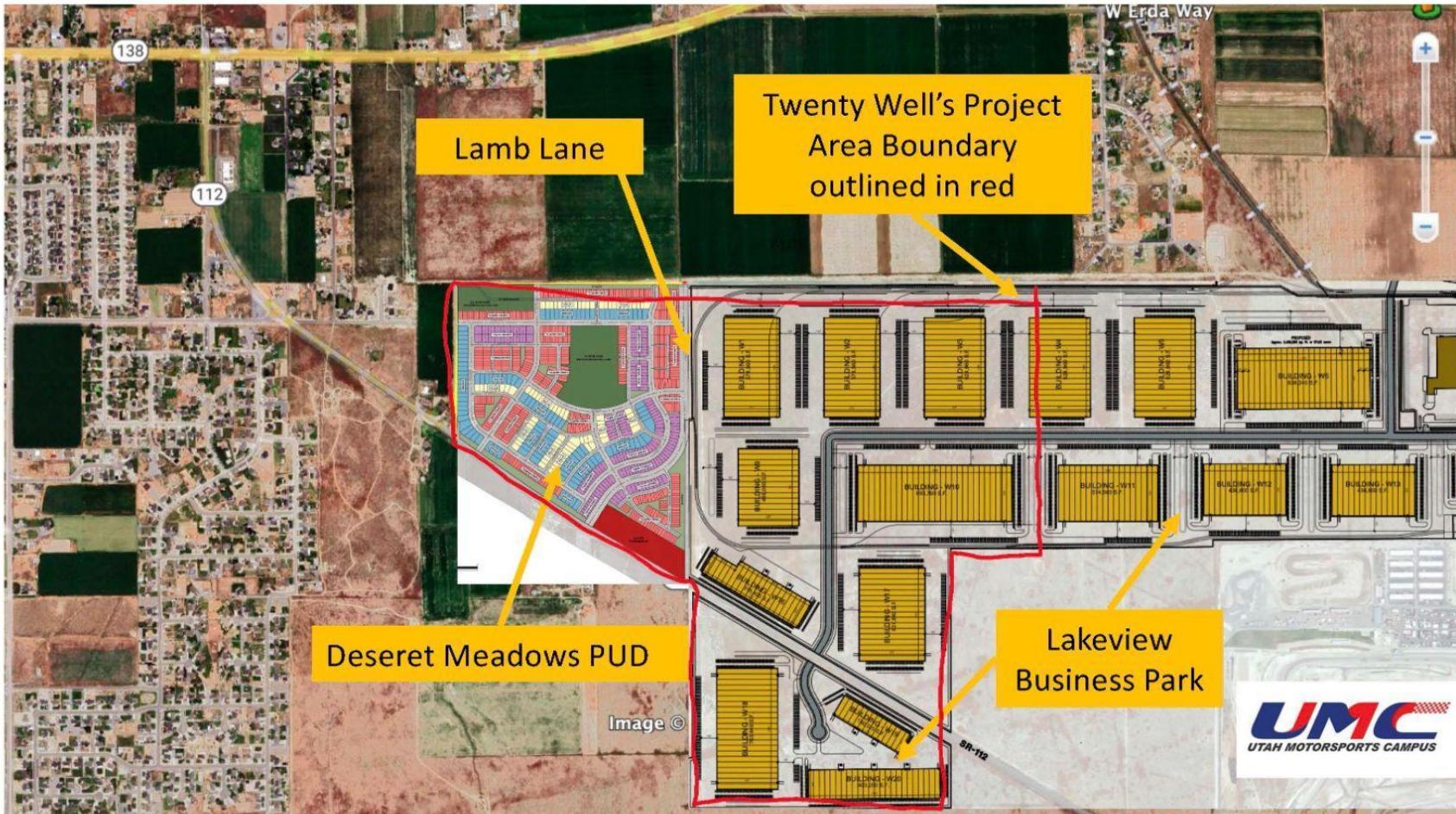
# Lakeview Business Park



The Lakeview Business Park continues to be a premiere industrial development in the region with over 1,700 acres of class A industrial real estate. Colliers International represents the Romney Group and Prologis in marketing this site nationally and internationally.

With the progress made on the STR and the world class team putting Grantsville on the map, we anticipate some incredible results in the coming years for this area and the Twenty Wells Project Area will play a pivotal role in the development of the western side of the park





# Broken Arrow Zone



In May of 2024 the project area amendment added the 144 acre Broken Arrow zone into the project area. This development is owned by an existing Grantsville employer who is looking to market this rail-served industrial land for development.

This area is undergoing an extension of a water line, a wetland delineation and a robust traffic study to kick off their development due diligence.

This rail served expansion of the project area will add diversity to Grantsville's industrial real estate portfolio.







Thank  
You.



# Agenda Item # 3

Adjourn