



**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

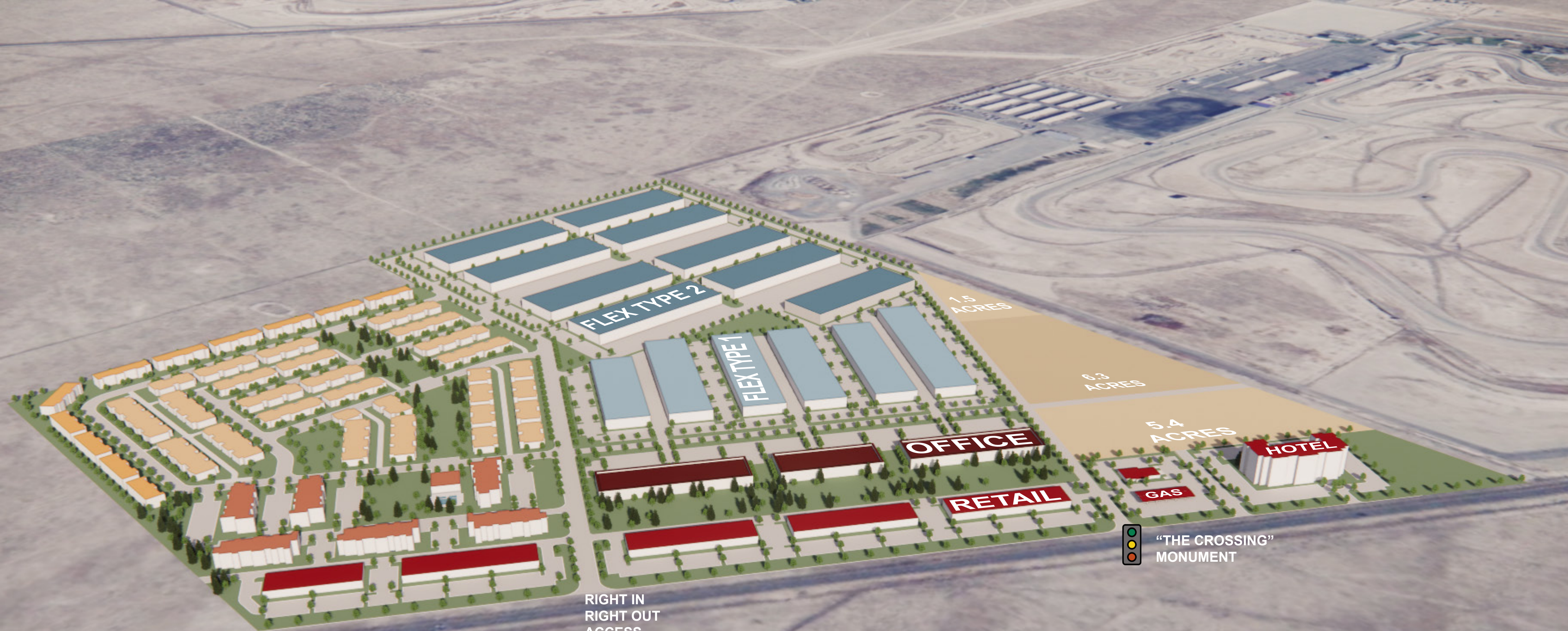


- APARTMENT
- TOWNHOME
- REAR LOAD TOWNHOME



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

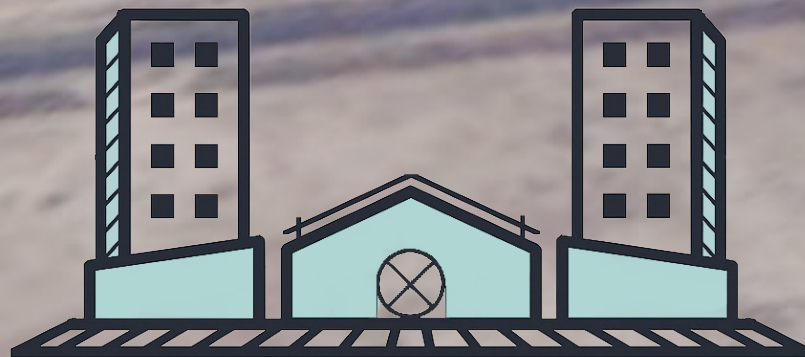




“THE CROSSING”  
MONUMENT

RIGHT IN  
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ACCESS

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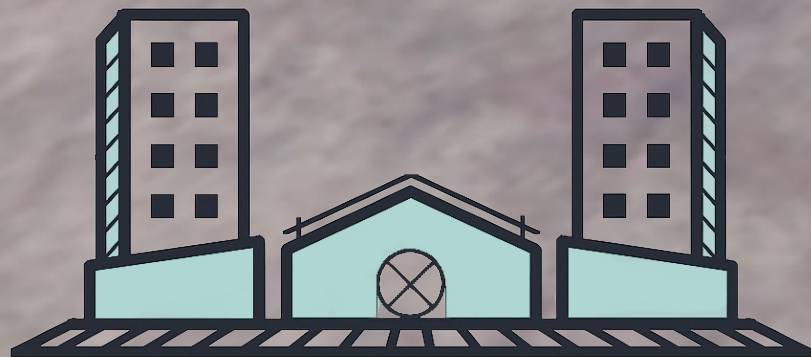


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HOTEL

GAS

RETAIL

OFFICE

5.4  
ACRES

6.3  
ACRES

1.5  
ACRES

FLEX TYPE 1

FLEX TYPE 2

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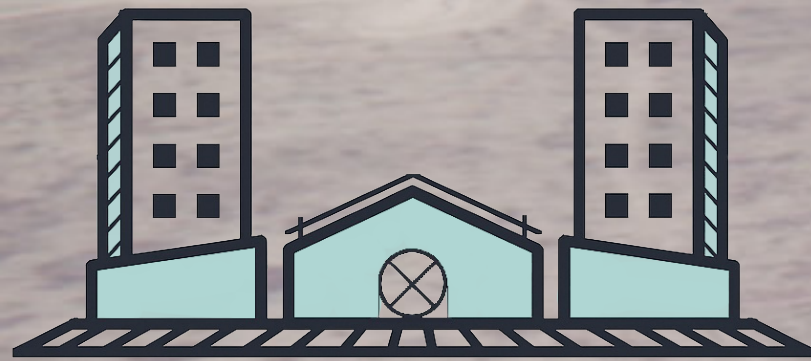
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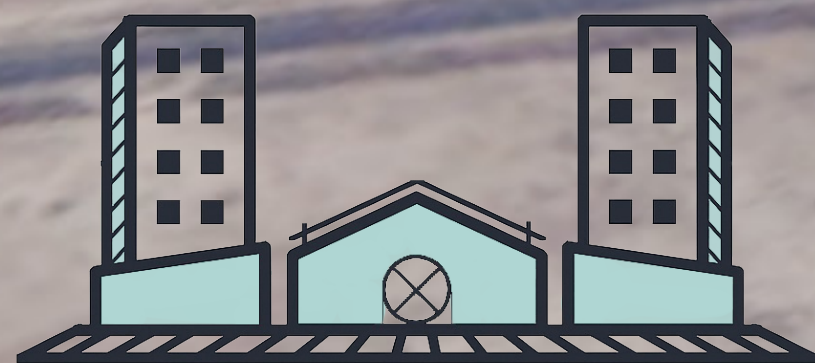
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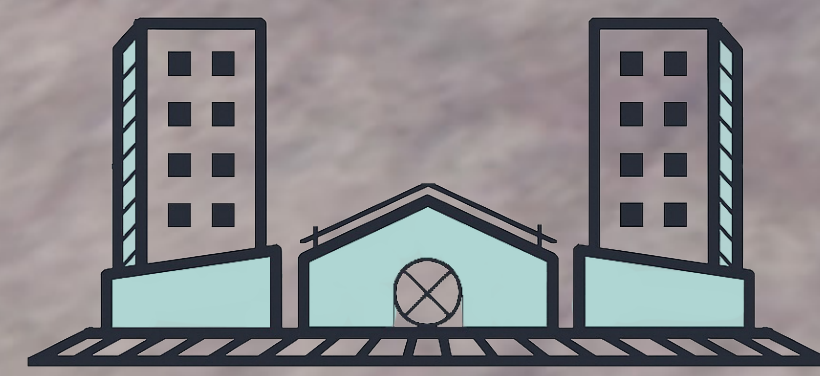
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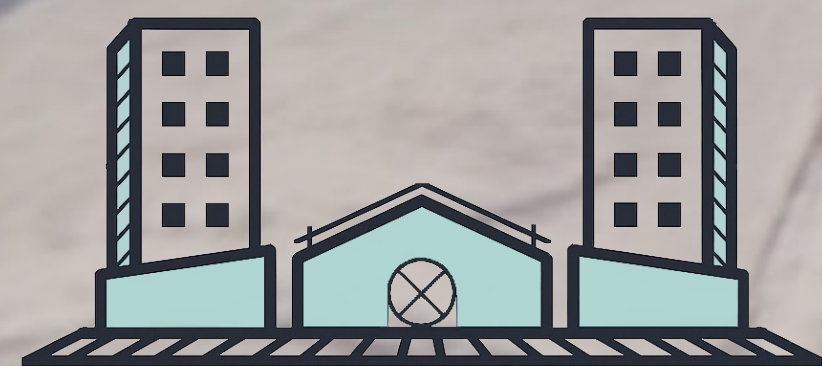
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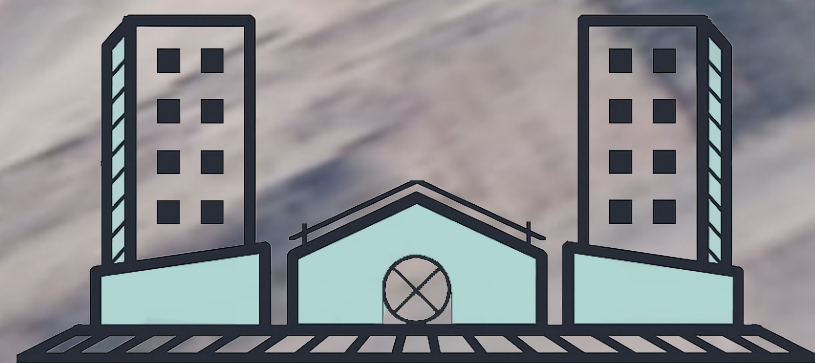
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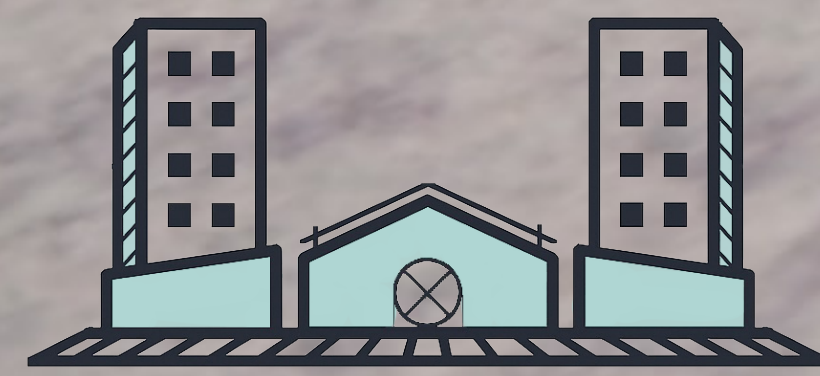
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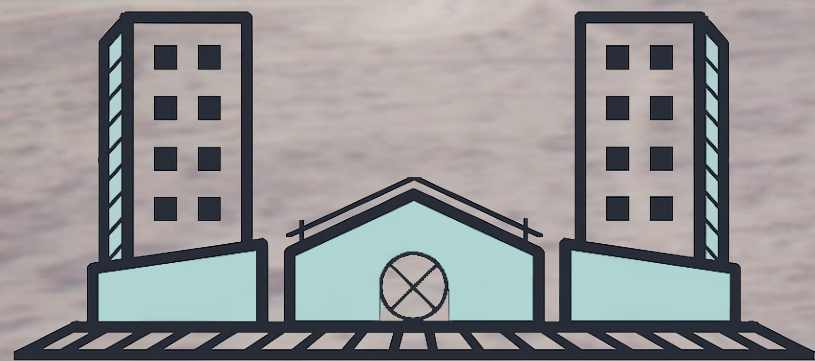
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# **Agenda Item # 2**

Presentation and Discussion of the  
Proposed Amendment to the Inland Port



# The Utah Inland Port Authority

## An Approach to Community-Centric Development

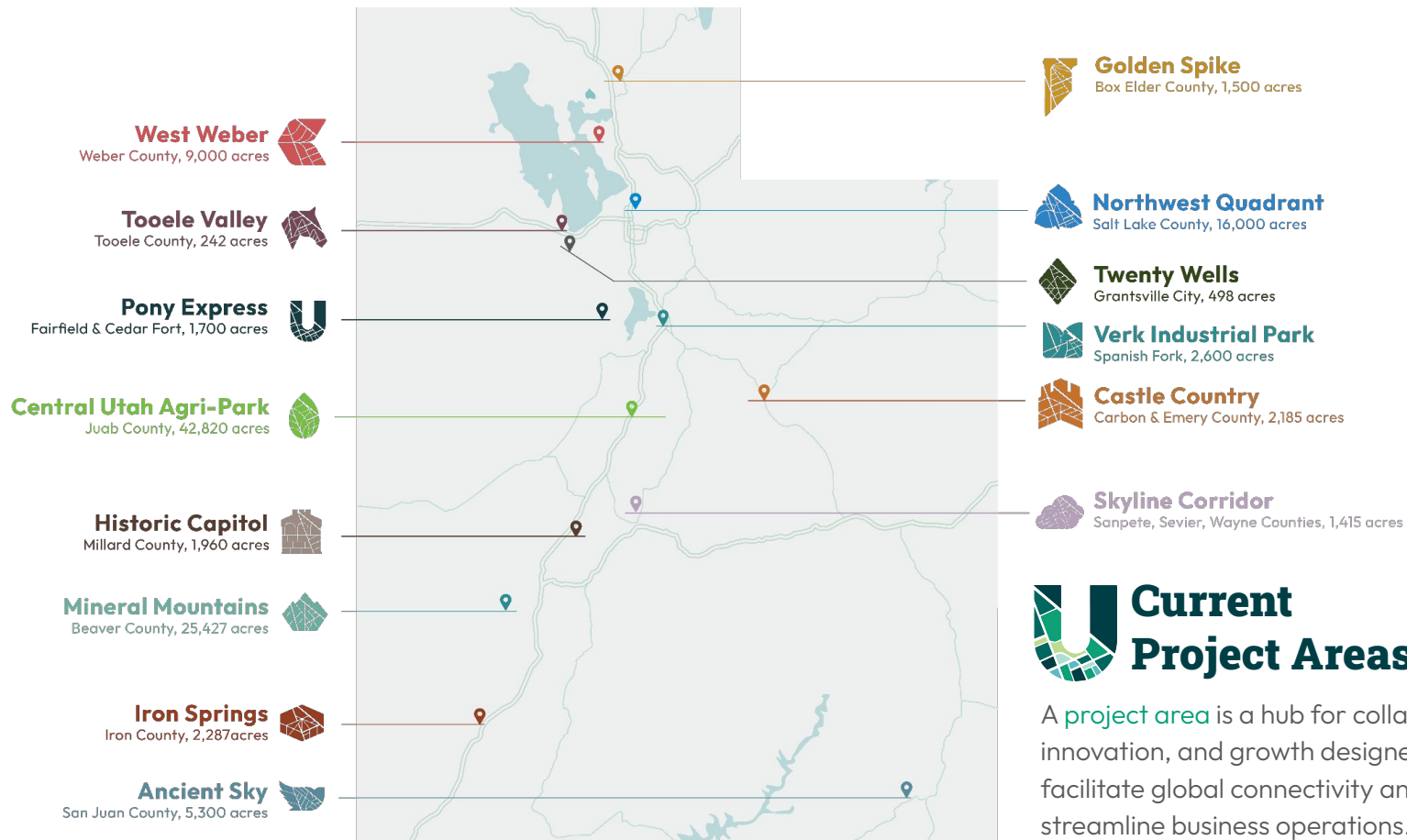


UTAH INLAND PORT AUTHORITY

— Moving Utah Forward —

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





# 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**



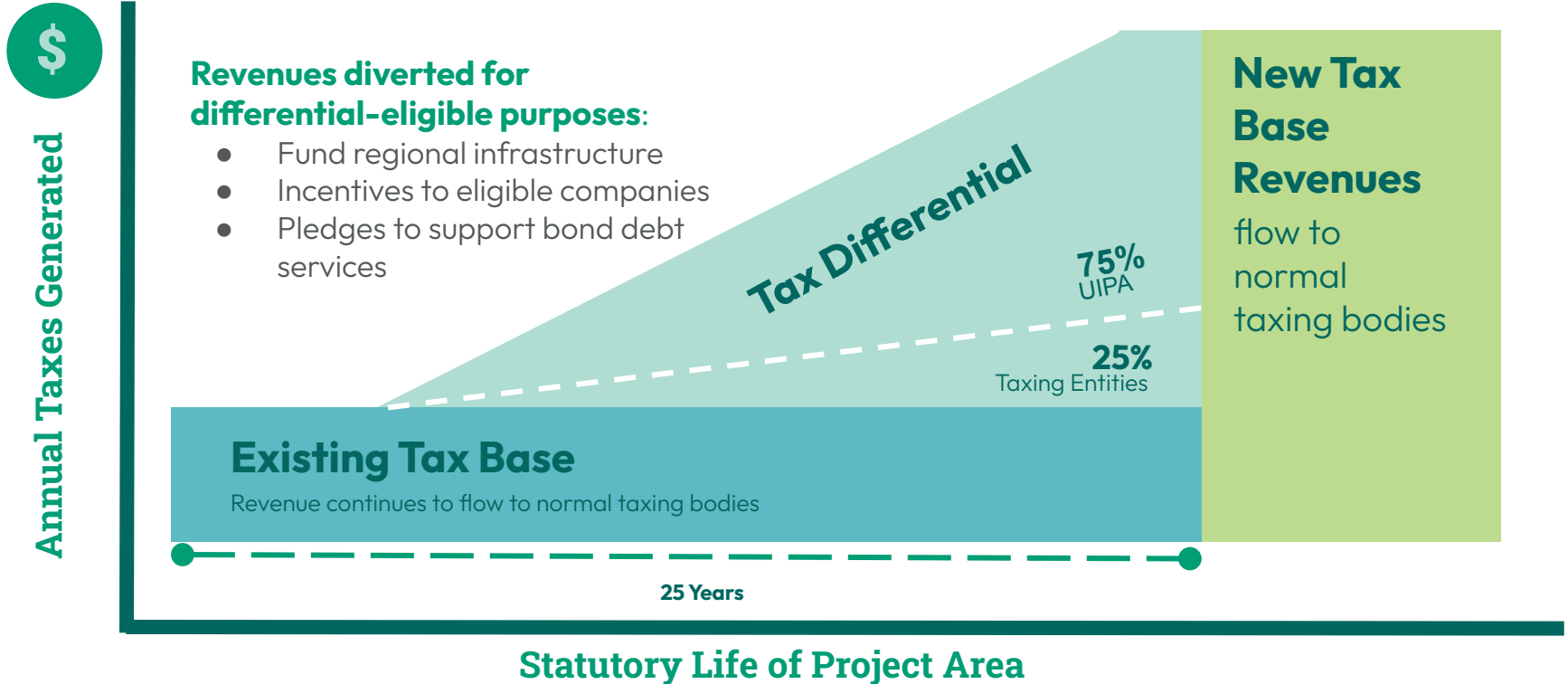




# Public Financing Tools

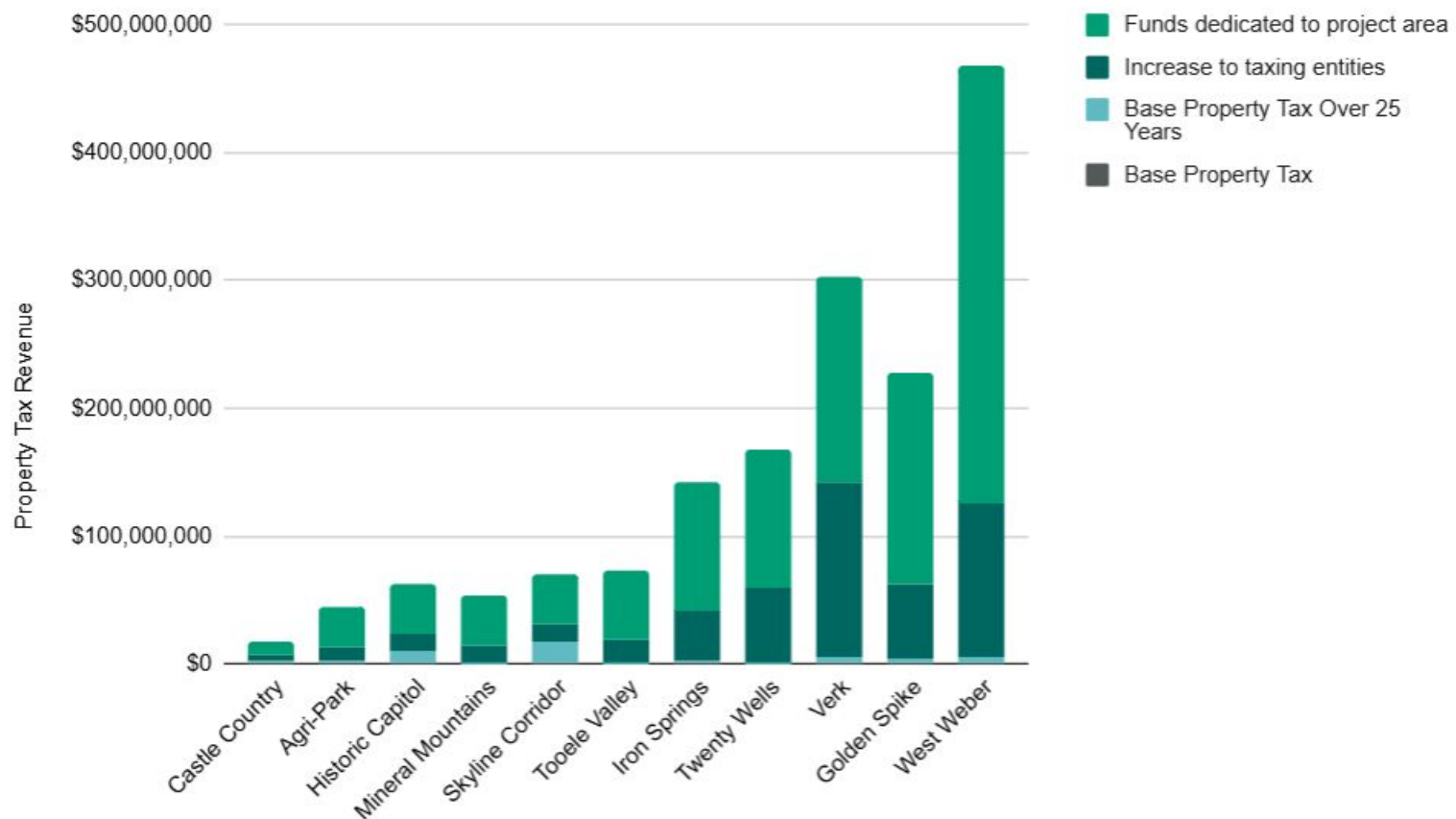


# Basic Differential Model





# Project Area Property Tax Revenues







**TWENTY WELLS**

# ANNUAL REPORT

**UIPA**  
UTAH INLAND PORT AUTHORITY  
— Moving Utah Forward —





# 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





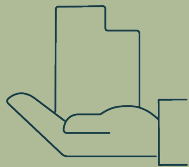






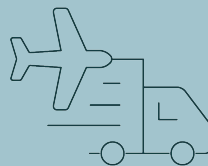
## Recruitment

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



## Finance

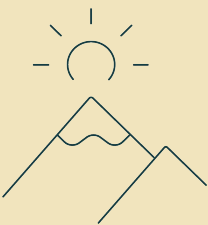
- Approved \$12M AIB loan for Savage Rail line to Twenty Wells
- Financing for Lakeview Business Park in discussion



## 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 right of way 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

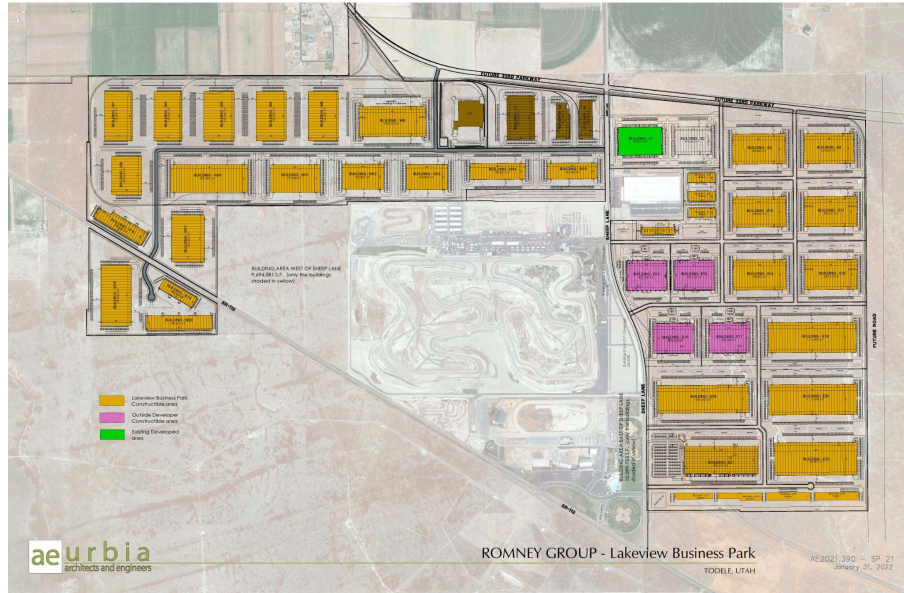


# Lakeview Business Park

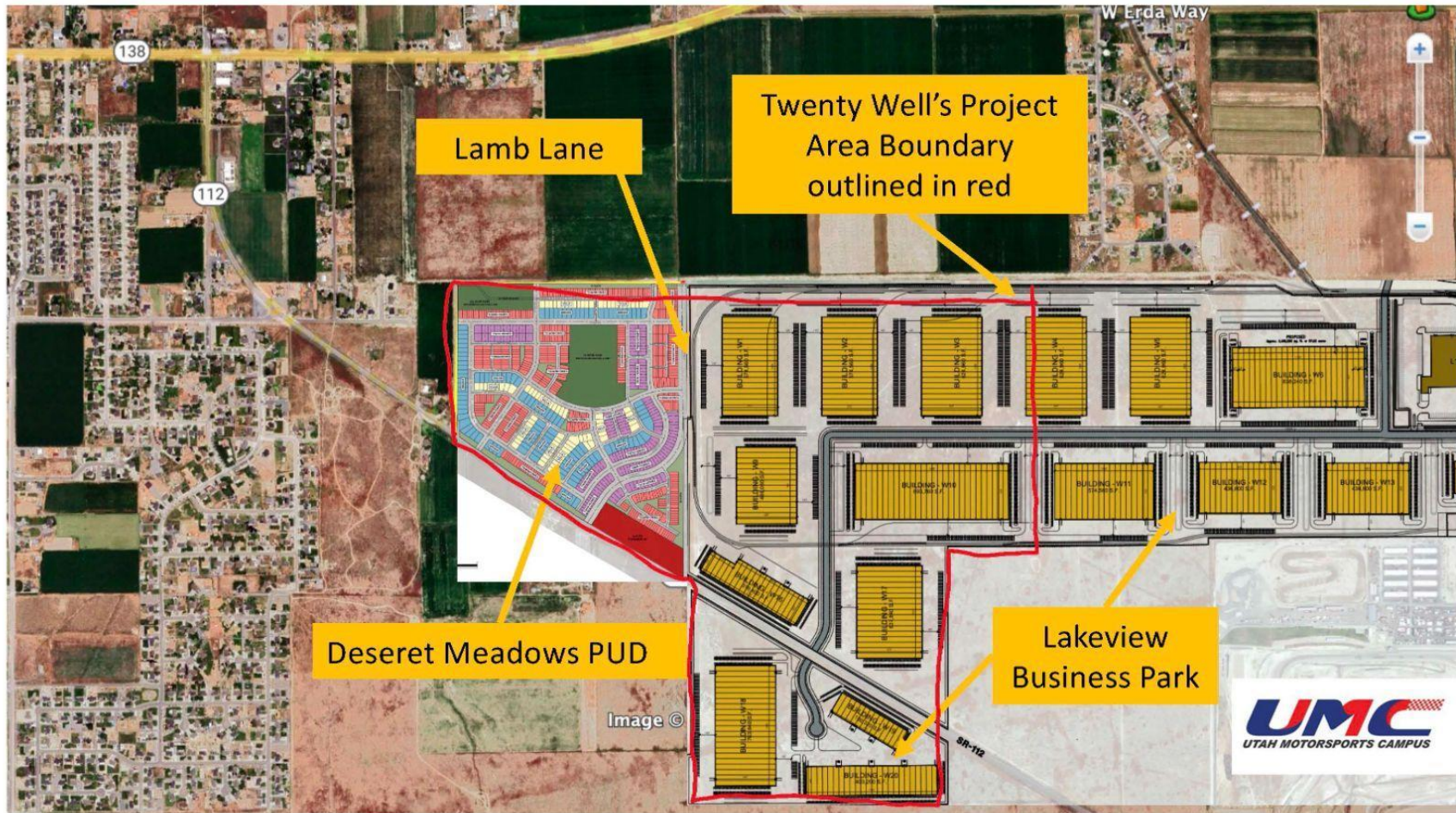


The Lakeview Business Park continues to be a premiere industrial development in the region with over 1,700 acres of class A industrial real estate. Colliers International represents the Romney Group and Prologis in marketing this site nationally and internationally.

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



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 Grantsvilles industrial real estate portfolio.













**Thank  
You.**





# Agenda Item # 3

Adjourn