

GRANTSVILLE CITY

RECORD OF ORDINANCE ADOPTION

ORDINANCE 2026-09

AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF CERTAIN REAL PROPERTY FROM A-10 (AGRICULTURAL) TO MIXED USE (M-U) FOR THE CROSSING AT WILLOW CREEK SUBDIVISION

PASSAGE BY THE CITY COUNCIL:

NAME	MOTION	SECOND	FOR	AGAINST	ABSTAIN	ABSENT
Rhett Butler	X		X			
Derek Dalton			X			
Brittany Skinner		X	X			
Jake Thomas			X			
Jeff Williams			X			

This Ordinance was passed by the City Council of Grantsville, Utah, on the 4th day of February 2026.



DocuSigned by:

By: 7F855CAE5F32437...
Heidi Hammond, Grantsville City Mayor

ATTEST:


Alicia Suisbender
Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2026-09**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF CERTAIN
REAL PROPERTY FROM A-10 (AGRICULTURAL) TO MIXED USE (M-U) FOR THE
CROSSING AT WILLOW CREEK SUBDIVISION**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, an application has been submitted to rezone parcels identified as 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, located within Grantsville City, for the Crossing at Willow Creek Subdivision; and

WHEREAS, the subject parcels are currently zoned A-10 (Agricultural) and are presently used for agricultural purposes; and

WHEREAS, the proposed rezone would change the zoning classification of the subject parcels to the Mixed Use District (M-U), resulting in approximately 102.4 acres being zoned M-U; and

WHEREAS, the Mixed Use (M-U) zoning district is intended to implement the Mixed-Use Density land use designation and allow for a combination of residential, commercial, and employment uses within a unified development framework that encourages walkability, internal connectivity, and efficient use of infrastructure; and

WHEREAS, rezoning the subject parcels provides flexibility in site design and land use while ensuring compatibility through applicable development standards and future site plan review; and

WHEREAS, the proposed rezone represents a strategic transition from agricultural zoning to an urban mixed-use environment consistent with planned growth and long-term land use planning objectives; and

WHEREAS, the City Council finds that the proposed rezone promotes integrated mixed-use development and supports long-term growth and efficient land use planning; and

WHEREAS, the zoning and location maps for the subject parcels are attached hereto and incorporated by reference as Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Approval of Rezone: The zoning classification of the real property identified as parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014 is

hereby changed from A-10 (Agricultural) to Mixed Use (M-U) for the Crossing at Willow Creek Subdivision, as depicted in Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
THIS 4TH DAY OF FEBRUARY, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

DocuSigned by:

7F855CAE5F32437...
By Mayor Heidi Hammond

ATTEST

Signed by:

F01A672EA6B44C6...
Alicia Fairbourne, City Recorder

Approved as to Form:

Signed by:

F6489758F096404...
Tysen J. Barker, Grantsville City Attorney

EXHIBIT “A”

Zoning and location maps for parcels identified as 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014

GRANTSVILLE SOIL CONSERVATION
01-130-0-0017
R096966

WIN AND KELLEY RASBAND FN
01-130-0-0005
R096965

Marshall Rd

FLEX TYPE 1

FLEX TYPE 2

MORE FOOLS GOLD LLC
01-130-0-0008
R032067

BUS/TRAIN STATION

TY LIMITED PARTNERSHIP
01-130-0-0014
R096965

GROCERY
RACHWAY REAL ESTATE LLC
01-130-0-0016
R096965

Marshall Rd

SECONDARY ACCESS ROAD

REC CENTER

ICE SHEET

FOOLS GOLD LLC
01-130-0-0009
R032068

OFFICE

RETAIL

GAS

FOOLS GOLD LLC
01-131-0-0002
R032054

SPORTS BAR

HOTEL

SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
01-130-0-0018
R096967

112

RIGHT IN RIGHT OUT

"THE CROSSING" MONUMENT

TRUST LANDS ADMINISTRATION
001
3

112

 Subject Prop. - aprox 154 acres

 MG Zone - 51.6 acres

 MU Zone - 102.4 acres



Grantsville

01-130-0-0009

Lamb Ln

Grand Ave

Hudson Ave

Sheep Ln

Salt Way

TC03685

TC03685

TC03687

TC03683

TC03688

01-076-0-0009

- 01-076-0-0016
- 01-076-0-0013
- 01-076-0-0014
- 01-076-0-0015

TC03686

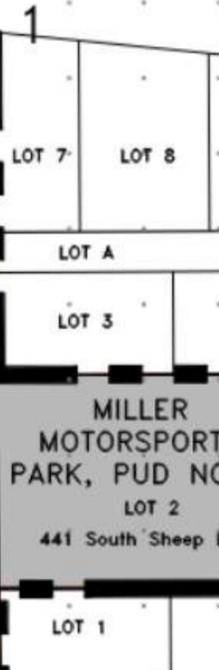
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022-0-0112

113

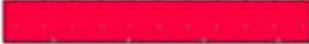
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GRANTSVILLE CITY BOUNDARY



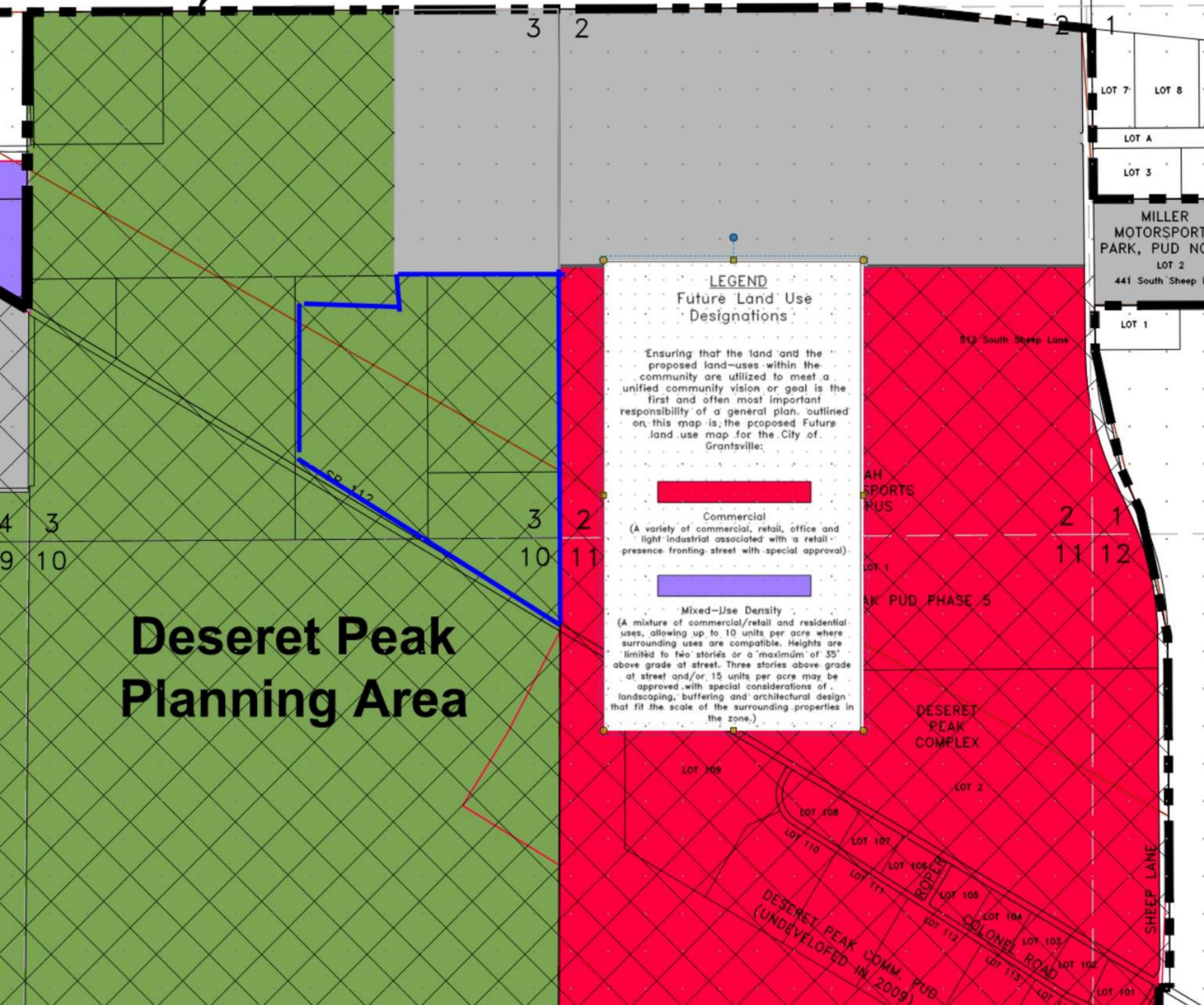
LEGEND Future Land Use Designations

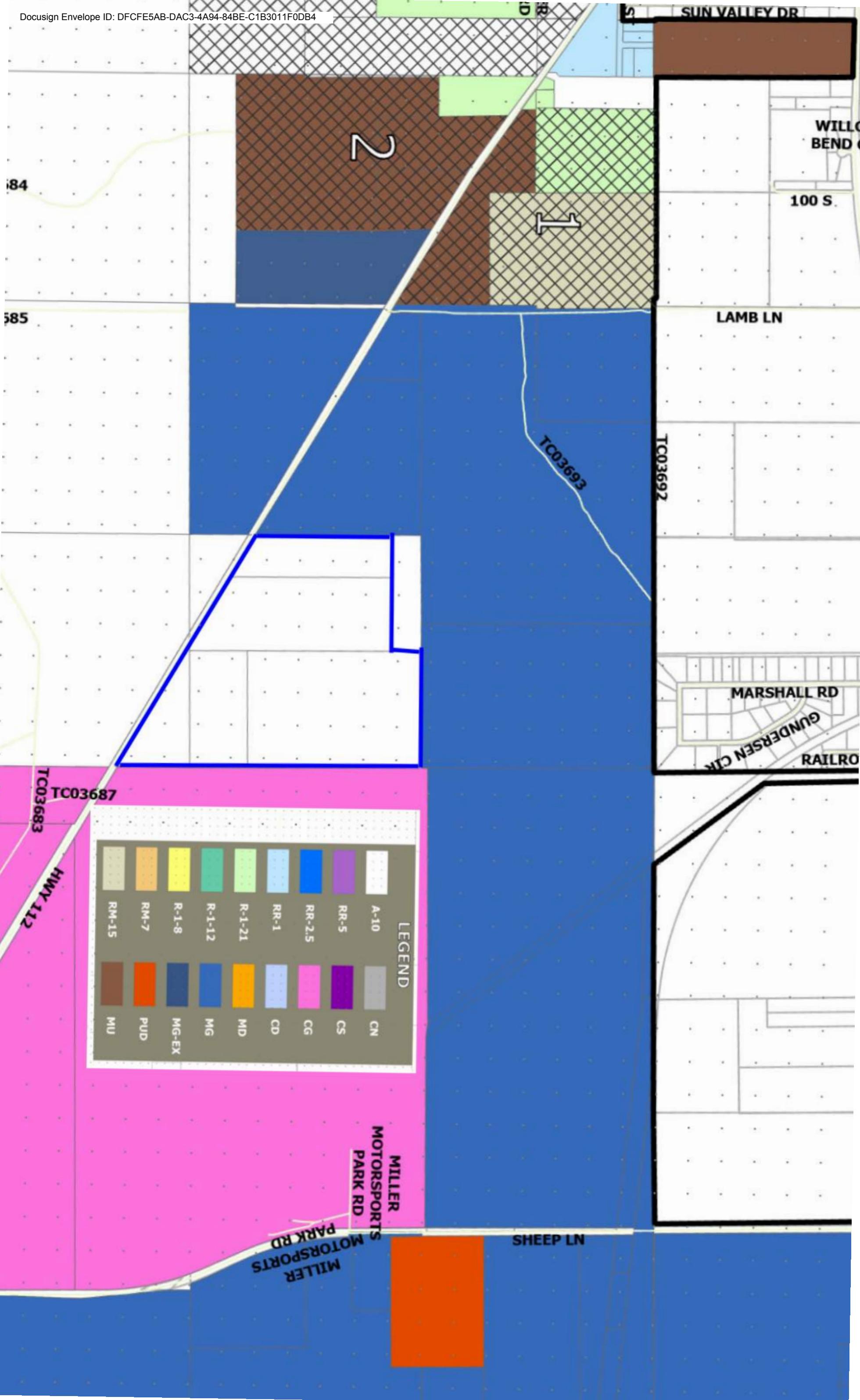
Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future land use map for the City of Grantsville:


Commercial
 (A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)


Mixed-Use Density
 (A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)

Deseret Peak Planning Area





LEGEND

	A-10		CN
	RR-5		CS
	RR-2.5		CG
	RR-1		CD
	R-1-21		MD
	R-1-12		MG
	R-1-8		MG-EX
	RM-7		PUD
	RM-15		MU

MILLER
MOTORSPORTS
PARK RD

MILLER
MOTORSPORTS
PARK RD

SUN VALLEY DR

WILLO
BEND C

100 S.

LAMB LN

MARSHALL RD

GUNDERSEN CIK

RAILRO

SHEEP LN

2

1

TC03693

TC03692

TC03687

TC03683

HWY 112

84

85

