

GRANTSVILLE CITY

RECORD OF ORDINANCE ADOPTION

ORDINANCE 2026-10

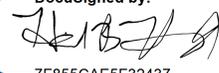
AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RURAL RESIDENTIAL 2 TO MIXED-USE DENSITY FOR CERTAIN PROPERTIES KNOWN AS THE CROSSING AT WILLOW CREEK SUBDIVISION

PASSAGE BY THE CITY COUNCIL:

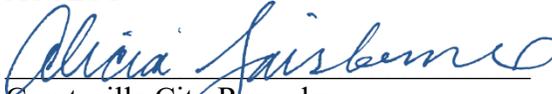
NAME	MOTION	SECOND	FOR	AGAINST	ABSTAIN	ABSENT
Rhett Butler			X			
Derek Dalton			X			
Brittany Skinner		X	X			
Jake Thomas	X		X			
Jeff Williams			X			

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



DocuSigned by:
 By: 
 7F955GAE5F32437...
 Heidi Hammond, Grantsville City Mayor

ATTEST:


 Grantsville City Recorder



**GRANTSVILLE CITY
ORDINANCE NO. 2026-10**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN
AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RURAL
RESIDENTIAL 2 TO MIXED-USE DENSITY FOR CERTAIN PROPERTIES KNOWN
AS THE CROSSING AT WILLOW CREEK SUBDIVISION**

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

WHEREAS, a request has been submitted to amend the General Plan Land Use Map for approximately 154 acres commonly known as the Crossing at Willow Creek Subdivision, consisting of parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014; and

WHEREAS, the subject properties are currently designated as Rural Residential 2 in the General Plan and are zoned A-10 (Agricultural); and

WHEREAS, surrounding land uses include a mix of agricultural lands, developing residential areas, and emerging commercial and industrial uses; and

WHEREAS, the proposed General Plan Amendment is intended to allow for a coordinated mixed-use development that supports long-term growth patterns, infrastructure planning, and economic development objectives; and

WHEREAS, the Mixed-Use Density land use designation allows for a flexible mix of residential, commercial, and employment uses, promoting efficient land use and reducing the need for long-distance travel; and

WHEREAS, the City Council finds that the size, location, and proximity of the subject properties to transportation corridors and planned utility expansions make them suitable for consideration of mixed-use development; and

WHEREAS, the City Council has reviewed the information presented for legislative consideration, understanding that such information is provided solely to assist the legislative body in its decision-making process and does not constitute a recommendation or directive.

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

Section 1. Approval of General Plan Amendment: The Grantsville City General Plan is hereby amended to change the land use designation for parcels 01-131-0-0002, 01-130-0-0009, 01-130-0-0008, 01-130-0-0016, and 01-130-0-0014, totaling approximately 154 acres, from

Rural Residential 2 to Mixed-Use Density, as depicted on the zoning and location maps attached hereto as 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:

7F865CAE5F32437...
By Mayor Heidi Hammond

ATTEST

Signed by:

E01A672EA6B44C6...
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 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-
R09655

Marshall Rd

FLEX TYPE 1

FLEX TYPE 2

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

BUS/TRAIN STATION

Y LIMITED PARTNERSHIP
01-130-0-
R09655

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

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

112

RIGHT IN RIGHT OUT

RETAIL

GAS

FOOLS GOLD LLC
01-131-0-0002
R032054

SPORTS BAR

HOTEL

"THE CROSSING" MONUMENT

ST 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

01-069-0-0079

19-081-0-0002

19-081-0-0003

19-081-0-0001

01-069-0-0104

01-069-0-0105

01-069-0-0087

01-076-0-0012

01-076-0-0009

19-081-0-004C

01-130-0-0003

19-081-0-0003

01-130-0-0002

01-130-0-0013

01-130-0-0012

01-069-0-0087

01-076-0-0012

01-131-0-0003

01-131-0-0001

01-130-0-0017

01-130-0-0014

01-130-0-0016

01-130-0-0008

01-130-0-0009

01-130-0-0018

01-131-0-0002

14-043-0-006C

22-037-0-0003

24-015-0-002B

24-015-0-002A

16-022-0-0109

16-022-0-0110

16-022-0-0111

022-0-0112

14-042-0-0005

01-129-0-0001

21-048-0-000A

17-022-0-009A

22-031-0-001A

22-031-0-001B

17-022-0-0002

22-026-0-0007

22-026-0-0009

22-026-0-0011

22-026-0-0010

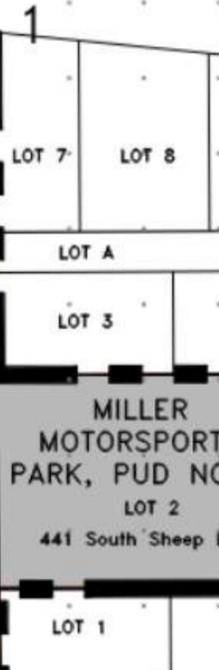
01-133-0-0012

03-047-0-0004

01-128-0-0014

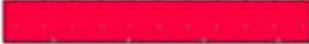
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GRANTSVILLE CITY BOUNDARY



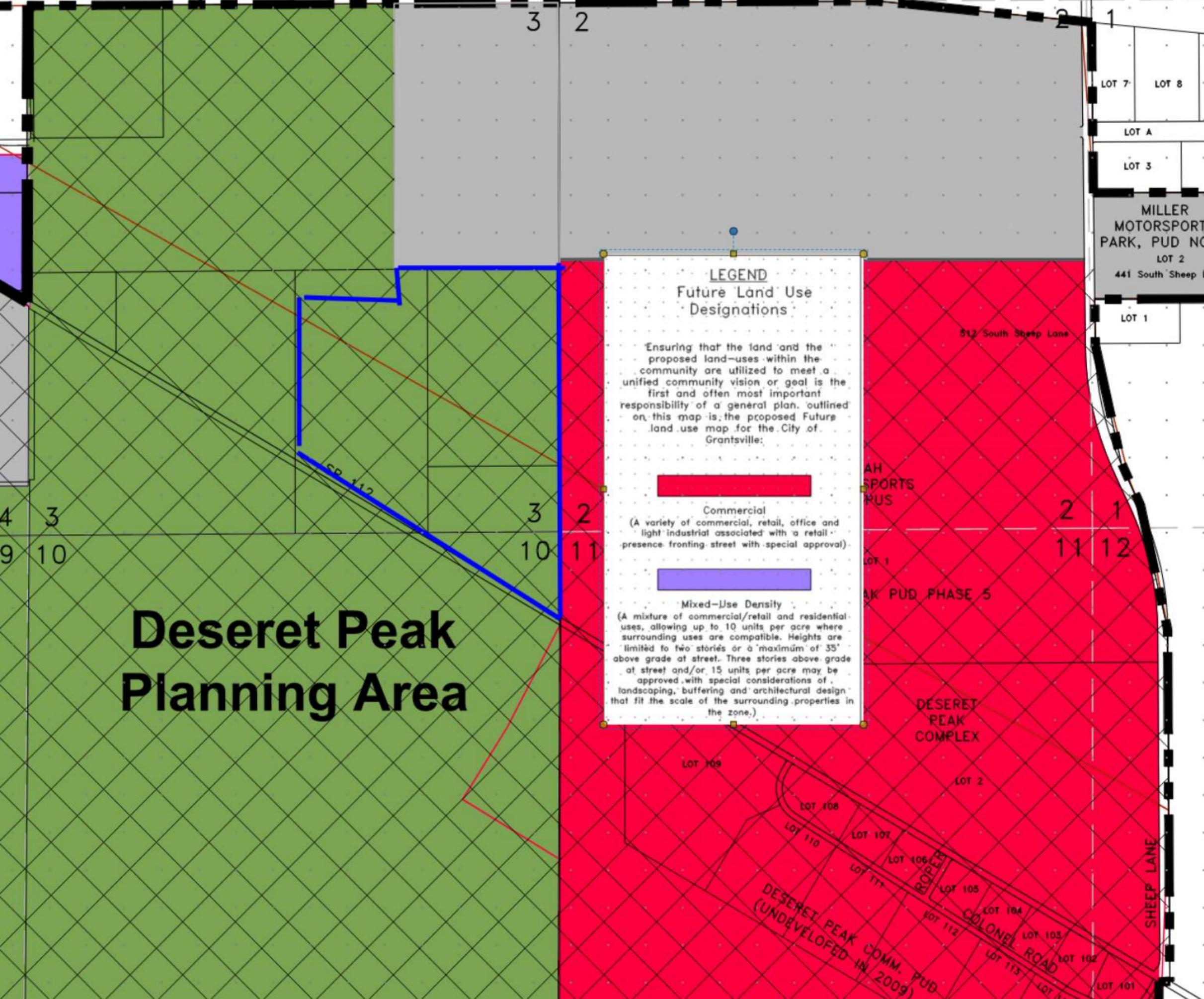
LEGEND Future Land Use Designations

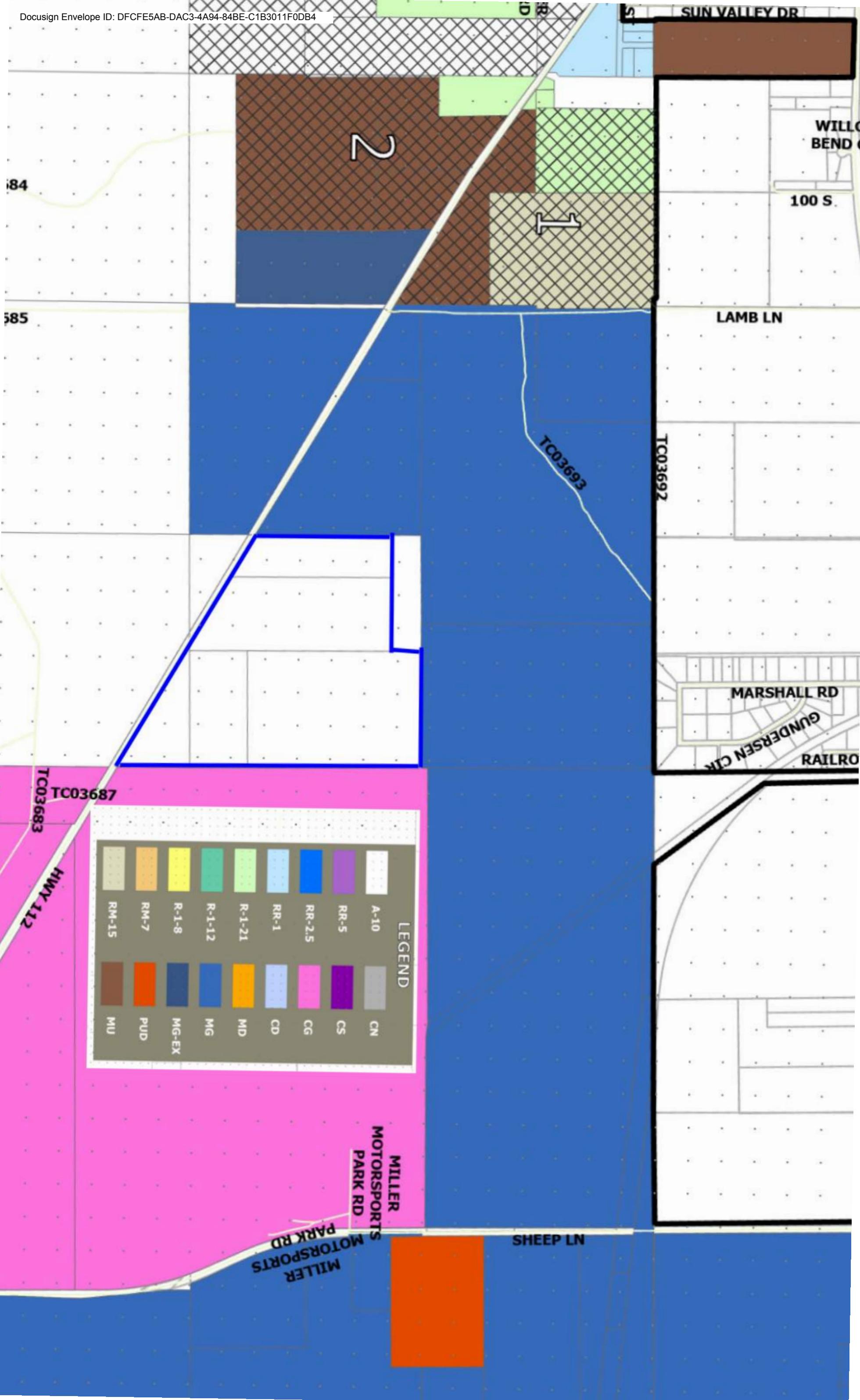
Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future land use map for the City of Grantsville:


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-1-12		MD
	R-1-8		MG
	R-1-21		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

84

85

TC03693

TC03692

TC03683

TC03687

HWY 112

