



**GRANTSVILLE CITY
ORDINANCE NO. 2026-20**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE FROM R-1-21
TO R-1-12 FOR THE WELLSTONE SUBDIVISION**

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

WHEREAS, Grantsville City (the “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the City has adopted the Grantsville City Land Use and Management Code (the “Code”), which establishes procedures and standards for zoning map amendments; and

WHEREAS, an application has been submitted to the City requesting approval of a rezone of certain real property consisting of approximately 113 acres, identified as parcels 01-071-0-0012, 01-074-0-0012, 01-074-0-0010, and 11-010-0-0002 (the “Property”); and

WHEREAS, the Property is currently zoned R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size), and the applicant has requested that the Property be rezoned to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size); and

WHEREAS, the proposed rezone would allow for single-family residential development at a moderately increased density while maintaining the overall character of single-family neighborhoods; and

WHEREAS, the applicant has provided a conceptual development plan illustrating potential lot layouts, internal street connectivity, pedestrian trail connections, open space areas, and a potential future school site; and

WHEREAS, the Planning Commission held a public hearing on April 21, 2026, and forwarded a recommendation of denial to the City Council; and

WHEREAS, after consideration of the application, applicable City ordinances, and public input, the City Council finds that the proposed rezone is consistent with the objectives of the City’s land use policies and is in the best interest of the public health, safety, and welfare.

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

Section 1. Approval of Zone Map Amendment: The zoning classification of the real property described herein and depicted in Exhibit A is hereby amended from R-1-21 (Single-Family Residential, 21,000 sq. ft. minimum lot size) to R-1-12 (Single-Family Residential, 12,000 sq. ft. minimum lot size).



Section 2. Incorporation of Exhibits: Exhibit A, attached hereto and incorporated herein by this reference, depicts the Property and the approved zoning designation.

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 XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

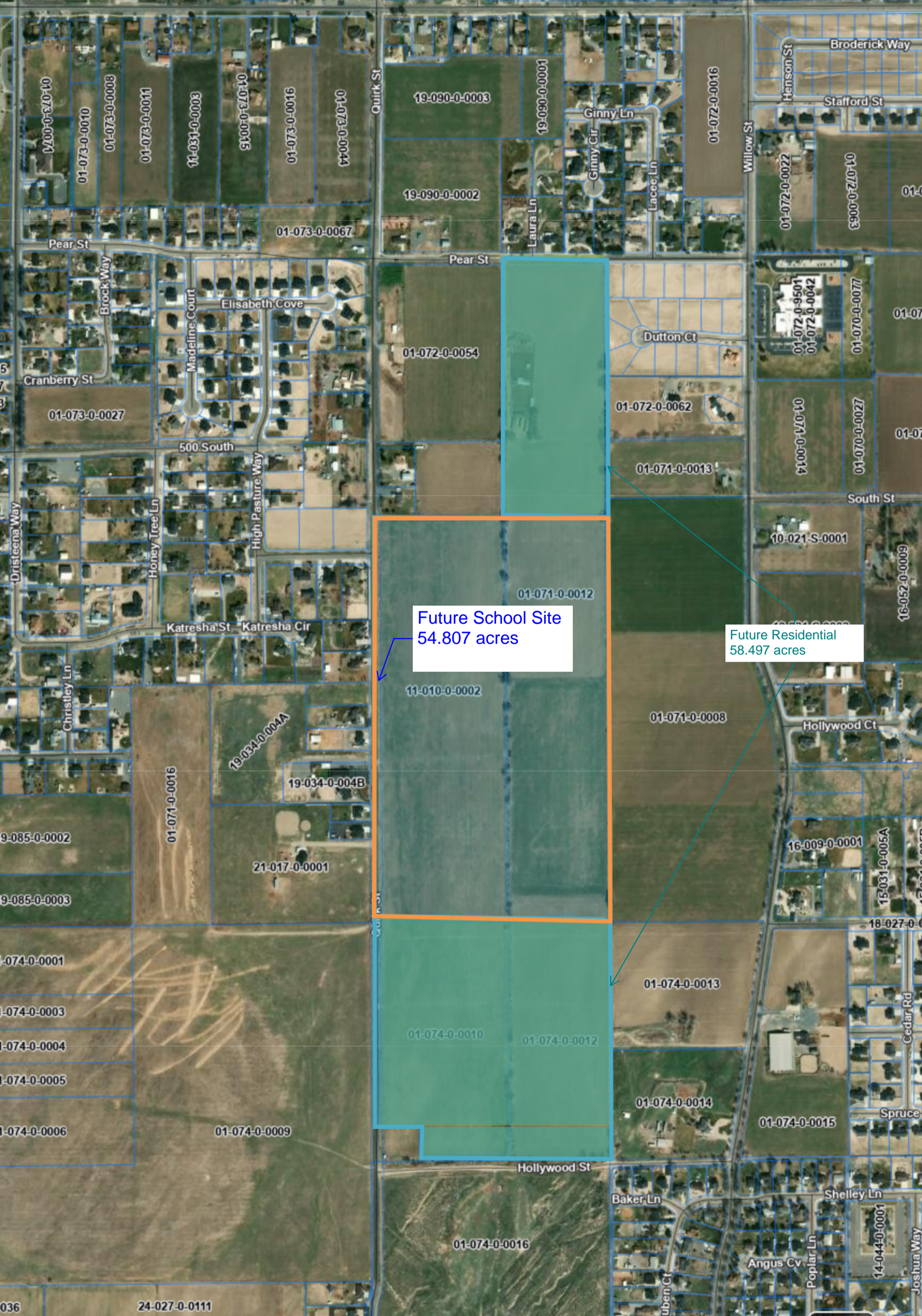
ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Zoning Maps



Future School Site
54.807 acres

Future Residential
58.497 acres

01-073-0-0010
01-073-0-0008
01-073-0-0011
11-031-0-0003
9100-0-0-0-10
01-073-0-0016
11-000-0-0-0-10

19-090-0-0003
19-090-0-0001
19-090-0-0002

01-072-0-0016

01-072-0-0022

01-072-0-0010

Pear St
Brock Way
Cranberry St
01-073-0-0027
500 South
High Pasture Way
Katresha St
Katresha Cir

01-072-0-0054

01-072-0-0062

01-071-0-0013

01-072-0-9501
01-072-0-0042

01-070-0-0077

01-070-0-0014

01-070-0-0027

South St

10-021-S-0001

01-071-0-0012

11-010-0-0002

01-071-0-0008

Hollywood Ct

9-085-0-0002

01-071-0-0016

19-034-0-004A

19-034-0-004B

21-017-0-0001

16-009-0-0001

15-031-0-005A

01-074-0-0001

01-074-0-0003

01-074-0-0004

01-074-0-0005

01-074-0-0006

01-074-0-0009

01-074-0-0013

01-074-0-0010

01-074-0-0012

01-074-0-0014

01-074-0-0015

Hollywood St

01-074-0-0016

Baker Ln

Shelley Ln

Angus Cv

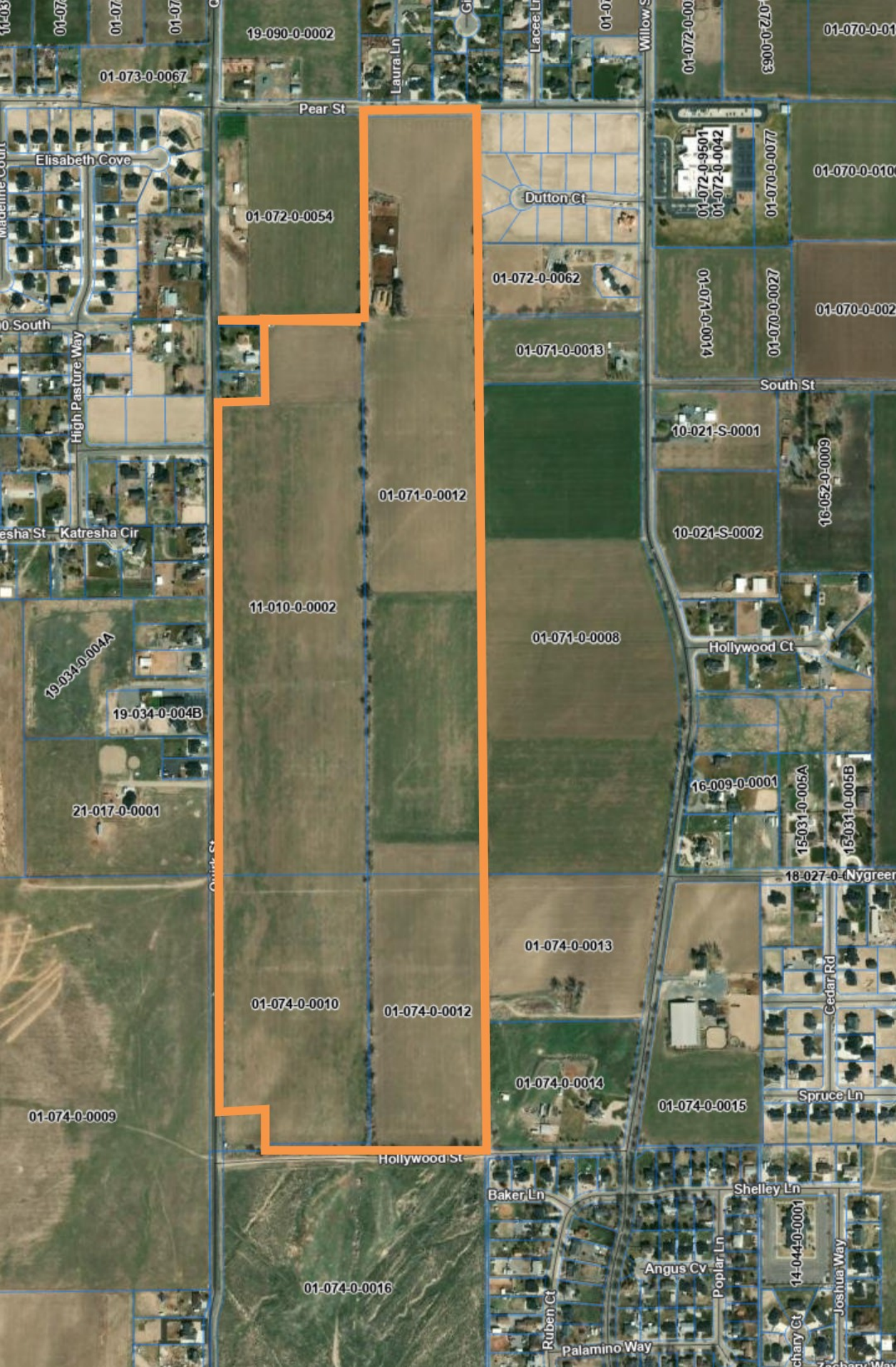
Poplar Ln

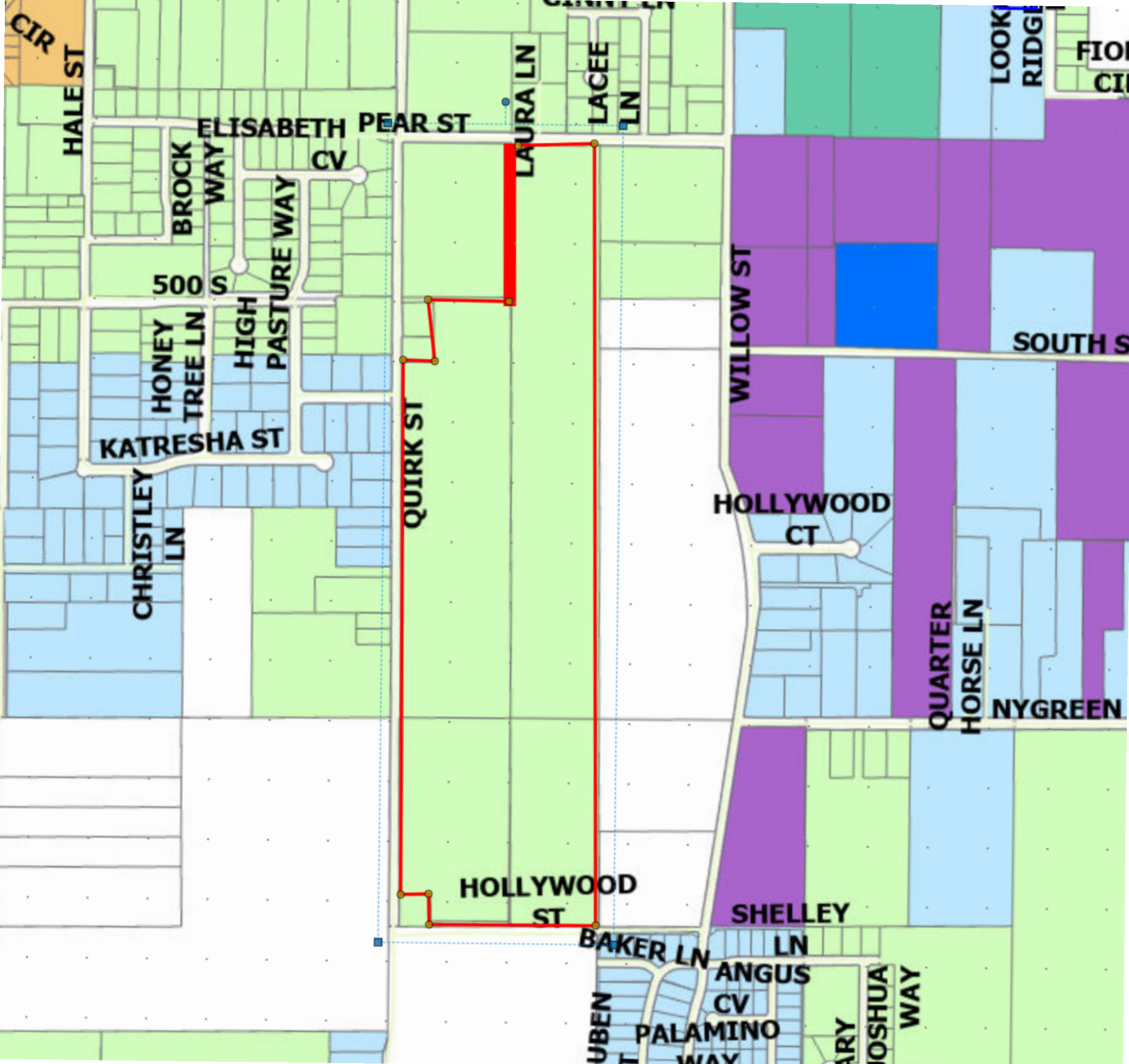
14-044-0-0001

Joshua Way

036

24-027-0-0111





HALE ST

ELISABETH PEAR ST

LAURA LN

LACEE LN

BROCK WAY

500 S

HONEY TREE LN

HIGH PASTURE WAY

KATESHA ST

CHRISTLEY LN

QUIRK ST

WILLOW ST

HOLLYWOOD CT

HOLLYWOOD ST

SHELLEY

BAKER LN

ANGUS CV

PALAMINO WAY

MARY

JOSHUA WAY

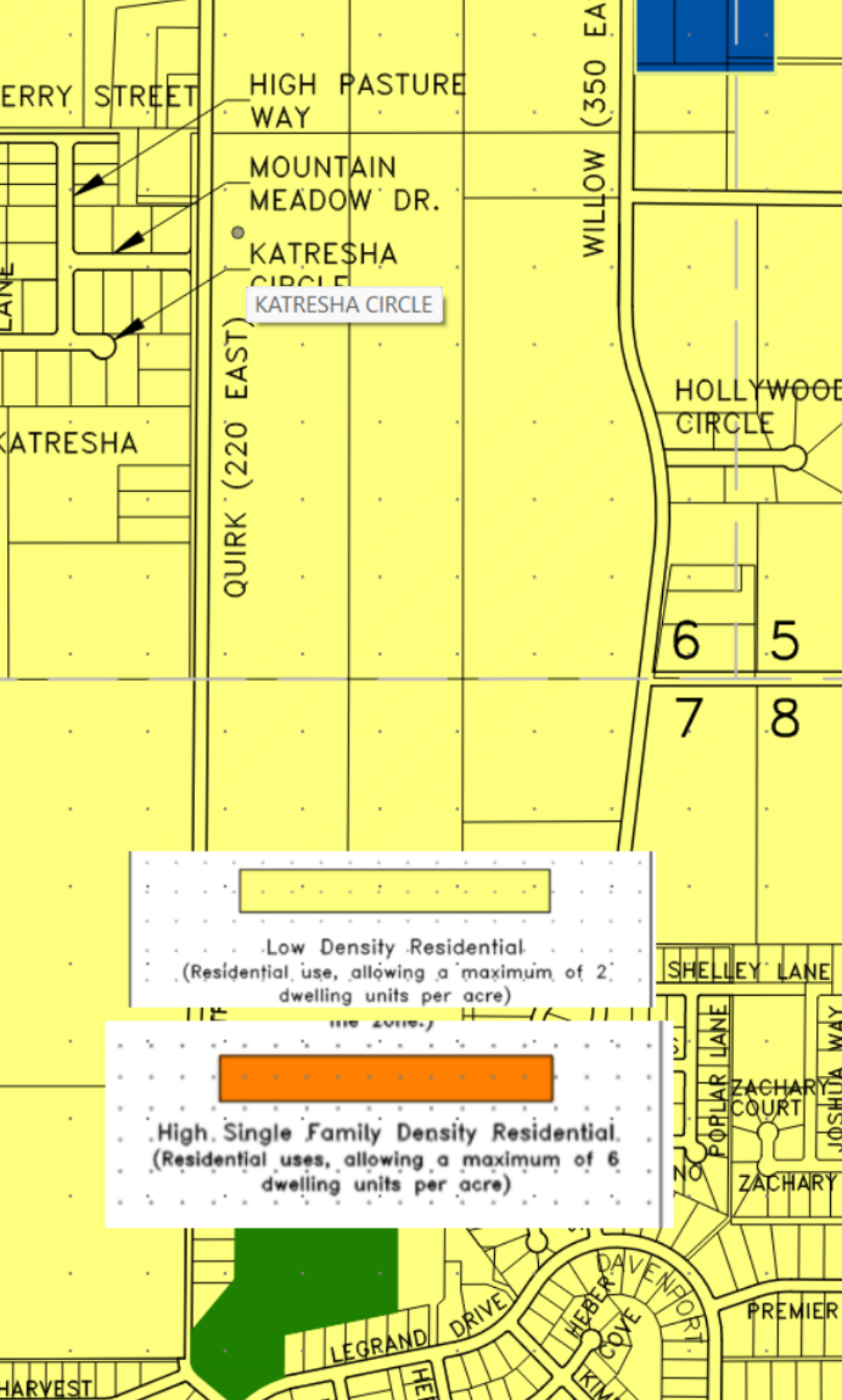
QUARTER HORSE LN

NYGREEN

SOUTH S

LOOK RIDGE

FIORI CIR



KATRESHA CIRCLE

Low Density Residential.
(Residential use, allowing a maximum of 2 dwelling units per acre)

High Single Family Density Residential.
(Residential uses, allowing a maximum of 6 dwelling units per acre)