



**GRANTSVILLE CITY
ORDINANCE NO. 2026-23**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF PARCELS
01-065-0-0074 AND 01-065-0-0014 FROM R-1-21 (SINGLE-FAMILY RESIDENTIAL,
21,000 SQUARE FOOT MINIMUM LOT SIZE) TO R-1-12 (SINGLE-FAMILY
RESIDENTIAL, 12,000 SQUARE FOOT MINIMUM LOT SIZE) FOR THE MACK
CANYON SUBDIVISION, LOCATED APPROXIMATELY NEAR MACK CANYON
ROAD AND SR-138**

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

WHEREAS, the owner/applicant has submitted a request to rezone parcels identified as Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138 (the “Property”); and

WHEREAS, the Property is currently zoned R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size), which is intended to provide for low-density residential development; and

WHEREAS, the applicant has requested that the Property be rezoned to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size), which allows for moderate-density single-family residential development; and

WHEREAS, the proposed rezone is intended to facilitate the development of the Mack Canyon Subdivision, a master planned residential neighborhood that includes single-family residential lots, open space areas, and a limited commercial component; and

WHEREAS, the proposed development concept has previously been reviewed by the City as part of a Planned Unit Development discussion, and it was determined that the general layout and density are consistent with the standards of the R-1-12 zoning district; and

WHEREAS, the applicant and the City have discussed a Master Development Agreement intended to secure elements of the development concept, including open space areas and a neighborhood-serving commercial component; and

WHEREAS, the Planning Commission of Grantsville City held a public hearing on April 7, 2026, to receive public comment and consider the proposed rezone, and thereafter forwarded a recommendation of approval to the City Council; and

WHEREAS, the Grantsville City Council has considered the proposed rezone, the staff report, the Planning Commission’s recommendation, and all public input received, and finds that the rezone is consistent with the goals and policies of the City and promotes the orderly development of land within the City;



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

Section 1. Rezone Approval: The following described property is hereby rezoned from R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size) to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size):

- Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138, as depicted in the zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. Zoning Map Amendment: The official zoning map of Grantsville City shall be, and hereby is, amended to reflect the rezone described in Section 1.

Section 3. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 4. 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

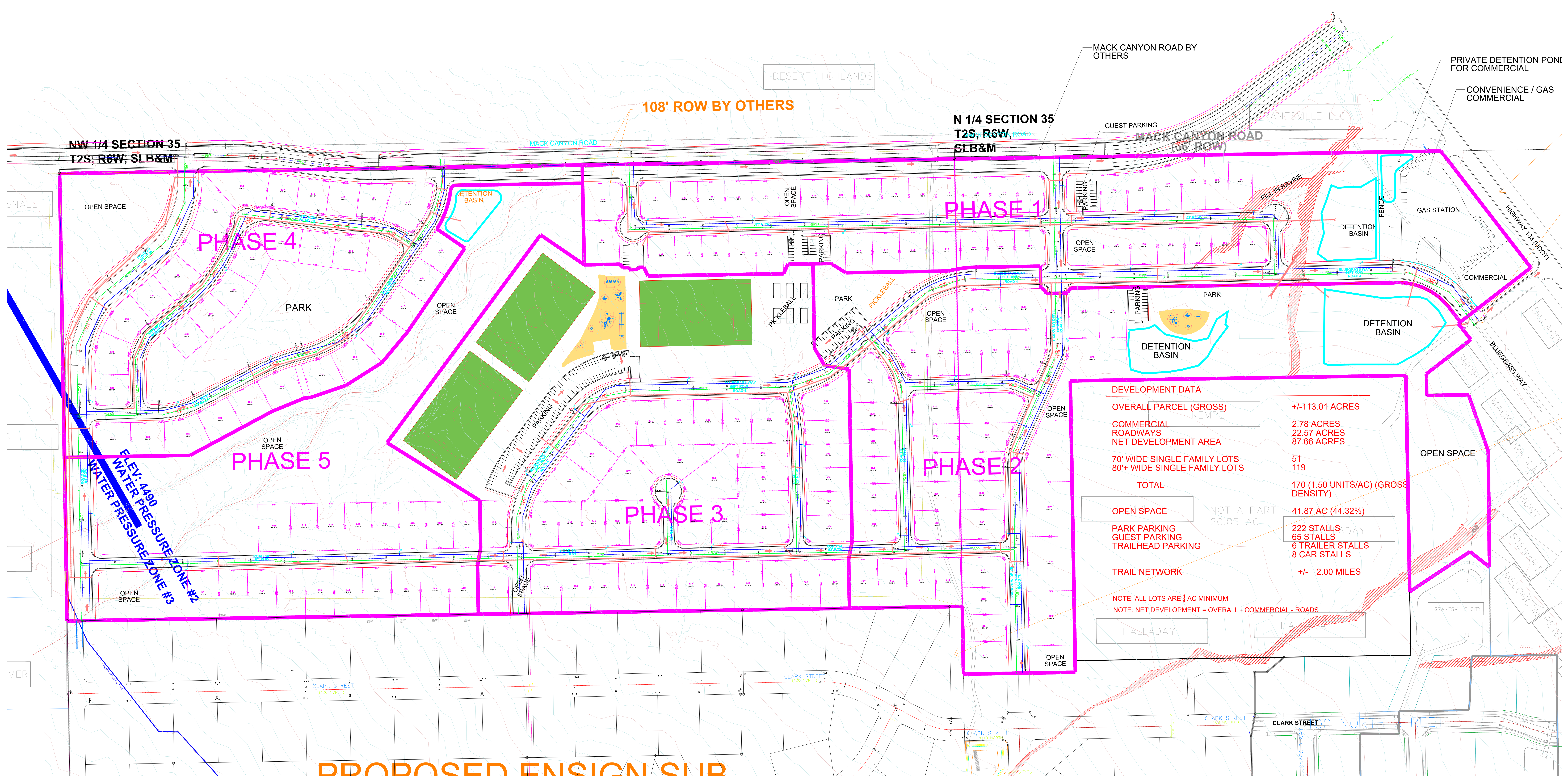
ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Zoning Maps



NW 1/4 SECTION 35
T2S, R6W, SLB&M

N 1/4 SECTION 35
T2S, R6W,
SLB&M

108' ROW BY OTHERS

MACK CANYON ROAD BY OTHERS

PRIVATE DETENTION POND FOR COMMERCIAL

CONVENIENCE / GAS COMMERCIAL

PHASE 4

PHASE 1

PHASE 5

PHASE 3

PHASE 2

ELEV: 490
WATER PRESSURE ZONE #2
WATER PRESSURE ZONE #3

DEVELOPMENT DATA	
OVERALL PARCEL (GROSS)	+/-113.01 ACRES
COMMERCIAL ROADWAYS	2.78 ACRES
NET DEVELOPMENT AREA	22.57 ACRES
70' WIDE SINGLE FAMILY LOTS	51
80'+ WIDE SINGLE FAMILY LOTS	119
TOTAL	170 (1.50 UNITS/AC) (GROSS DENSITY)
OPEN SPACE	41.87 AC (44.32%)
PARK PARKING	222 STALLS
GUEST PARKING	65 STALLS
TRAILHEAD PARKING	6 TRAILER STALLS 8 CAR STALLS
TRAIL NETWORK	+/- 2.00 MILES
NOTE: ALL LOTS ARE 1/2 AC MINIMUM	
NOTE: NET DEVELOPMENT = OVERALL - COMMERCIAL - ROADS	

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TC03514

Mack Canyon Rd

Taylor Rd

West

Main St

Parkview Dr

Apple Mill Rd

Jonagold Way

Clark St

Maraschino Lane

Vista View

Meadow Lark Cir

Kent Street

Parker Place

Wayne Way

SR138 HWY

Lincoln Hwy

Provident St

Bluegrass Way

Island Vista Cir

Clark Street Court Mobile

Tiebreaker Dr

600 West

TC033

5

TC03514

TAYLOR RD

MAIN ST

50 W

ALLIE AVE

600 V

HWY 138
BLUEGRASS RD
ISLAND VISTA WAY

CHADWICK VISTA VW
MARASCHINO LN

HERRY LOD LN

CHERRY BOW

CHERRY BLOSSOM LN

LOVE WAYNE CIR

BLAINE AVE
RICH

CLARK STREET
COURT
MOBILE HOME

MATCH LINE
SEE FLUX ANNE

27 26

MACK CANYON ROAD

26

34 35

35

SUNFLOWER WAY

TAYLOR ROAD

BLUEGRASS WAY

ISLAND VISTA CIRCLE

MEADOW LARK CIRCLE

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

Medium Density Residential
(Residential uses, allowing a maximum of 4 dwelling units per acre)

CHERRY PIE LANE

CHERRY COURT

CHERRY AVENUE

BLOSSOM LANE

CHERRY PIE LANE

CHERRY STREET

T2S

34 35

35

T3S

3 2

2

