



**GRANTSVILLE CITY  
ORDINANCE NO. 2026-05**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE TO RM-15 FOR  
THE APPLE STREET TOWNHOMES SUBDIVISION, EXCLUDING 1.19 ACRES FOR  
COMMERCIAL USE**

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

**WHEREAS**, the City Council of Grantsville City has authority to amend the City's zoning map;  
and

**WHEREAS**, an application was submitted requesting a zoning map amendment for property located at approximately 500 West Apple Street, consisting of four (4) parcels currently zoned RM-15, A-10, R-1-12, and CS; and

**WHEREAS**, the request seeks to consolidate the A-10, RM-15, and R-1-12 portions of the property into a single RM-15 (Multiple Residential District), while maintaining commercial zoning along the SR-138 frontage; and

**WHEREAS**, the City Council finds that the proposed rezone is consistent with the City's General Plan and Future Land Use Map and supports orderly growth and redevelopment of the property.

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

**Section 1: Rezone Approval:** The City Council of Grantsville City hereby approves the rezone of Parcels 01-066-0-0006, 23-001-0-00A, 01-112-0-0012, and 01-112-0-0011 to the RM-15 (Multiple Residential District), excluding approximately 1.19 acres designated for commercial use.

**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  
19TH DAY OF AUGUST, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

Heidi B. Hammond  
By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne  
Alicia Fairbourne, City Recorder



Approved as to Form:

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

# **EXHIBIT “A”**

Zoning and Location Maps of parcels 01-066-0-0006, 23-001-0-00A,  
01-112-0-0012, and 01-112-0-0011

RECORD DESCRIPTIONS

FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484, TOOELE COUNTY RECORDERS OFFICE

PARCEL 2: (TAX ID NO. 01-112-0-0011)

BEGINNING AT A POINT BEING SOUTH 89°53'05" EAST 1262.24 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 18.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°27'45" EAST 236.32 FEET; THENCE SOUTH 0°29'33" WEST 316.84 FEET; THENCE NORTH 89°17'20" WEST 233.60 FEET; THENCE NORTH 316.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION IN HIGHWAY REFERENCE UDOT MAP 1955 UTAH F-86 (12) SHEET 25.

AS-SURVEYED DESCRIPTION

DESCRIPTION OF THE ENTIRE PARCEL IN ZONE CS

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 00°22'33" WEST 1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET AND SOUTHEASTERLY 14.48 FEET ALONG A 133.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°14'18" (CHORD BEARING SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A POINT OF TANGENCY ON A 67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET THROUGH A CENTRAL ANGLE OF 32°04'26" (CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY AND SOUTH 89°17'41" EAST 75.92 FEET AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41" WEST 356.77 FEET AND NORTH 01°11'08" EAST 590.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER IS SOUTH 00°22'33" EAST 2644.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING

THENCE SOUTH 89°14'30" WEST 239.66 FEET;

THENCE NORTH 00°45'58" WEST 228.82 FEET TO A POINT ON A NON-TANGENT 1482.70-FOOT-RADIUS CURVE TO THE LEFT THAT IS CONCAVE TO THE NORTH AND TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY;

THENCE EASTWARDLY 248.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°35'11" (CHORD BEARS SOUTH 85°16'00" EAST 247.79 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 01°11'08" WEST 205.23 FEET TO THE POINT OF BEGINNING.

THE PARCEL CONTAINS 1.193 ACRES.

DESCRIPTION OF PARCEL TO BE REZONED TO ZONE RM-15

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APPLE STREET, SAID POINT IS NORTH 00°22'33" WEST 1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET AND SOUTHEASTERLY 14.48 FEET ALONG A 133.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°14'18" (CHORD BEARING SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A POINT OF TANGENCY ON A 67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET THROUGH A CENTRAL ANGLE OF 32°04'26" (CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY AND SOUTH 89°17'41" EAST 75.92 FEET AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41" WEST 356.77 FEET AND NORTH 01°11'08" EAST 462.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER IS SOUTH 00°22'33" EAST 2644.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING

THENCE SOUTH 89°57'57" WEST 235.34 FEET;

THENCE NORTH 00°45'58" WEST 124.38 FEET;

THENCE NORTH 89°14'30" EAST 239.66 FEET;

THENCE SOUTH 01°11'08" WEST 127.43 FEET TO THE POINT OF BEGINNING.

THE PARCEL CONTAINS 0.686 ACRES.

CURRENTLY ZONED CS

PARCEL ID# 01-066-0-0028  
ROSS LAND MANAGEMENT LLC

CURRENTLY ZONED CS

A PART OF PARCEL ID# 01-112-0-0011  
GRANTSVILLE MARC DEVELOPMENT LLC

CURRENTLY ZONED CS

PARCEL ID# 01-112-0-0008  
SHANE WATSON JT,  
CARI WATSON JT

CURRENTLY ZONED A-10

PARCEL ID# 01-066-0-0030  
ROSS, SHELTON

PROPERTY TO BE REZONED FROM ZONE A-10 TO ZONE RM-15

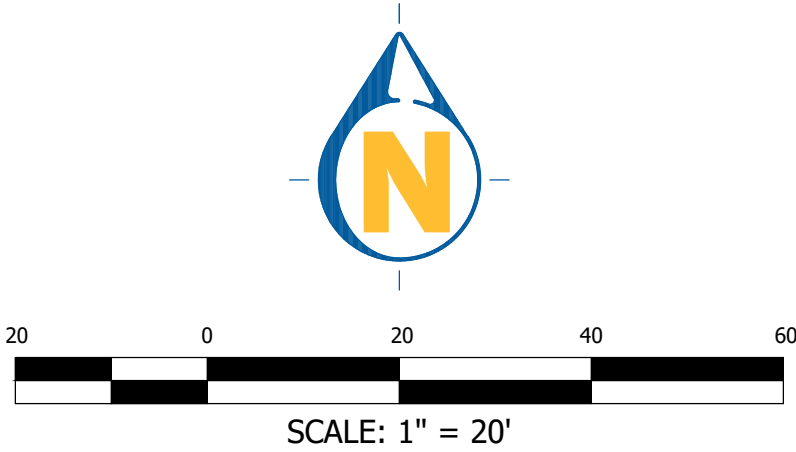
A PART OF PARCEL ID# 01-112-0-0011  
GRANTSVILLE MARC DEVELOPMENT LLC

CURRENTLY ZONED A-10

PARCEL ID# 01-112-0-0022  
WATSON, SHANE BRET JT,  
WATSON, CARI JO JT

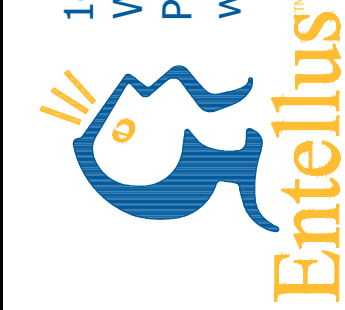
OTHER PROPERTIES TO BE REZONED FROM ZONE A-10 TO ZONE RM-15

PARCEL ID# 23-001-0-000A  
PARCEL ID# 01-066-0-0006  
PARCEL ID# 01-112-0-0012  
GRANTSVILLE MARC DEVELOPMENT LLC



MAIN STREET  
(SR-138)

CL=247.79'  
CB=S85° 16' 00"E  
Δ=9° 35' 11"  
R=1482.70'  
L=248.08'



1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

RANDY KRANTZ

APPROX APPLE STREET  
PARCEL ID'S #01-066-0-0006, #01-112-0-0012, #01-112-0-0011  
LOCATED IN THE SW 1/4 OF SECTION 36, T.2S, R.6W, S.L.B.&M.  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JJS 06/17/2026  
APPRVD: SMB 06/30/2026  
PROJECT #: 1942004  
SURVEY 1942004.dwg

EXB (1)

PARCEL REZONE

## RM-15 legal descriptions

**Acres 2.28**

**Parcel Number 01-112-0-0012**

**Legal** BEG AT A PT BE S 89°53'05" E 1262.13 FT ALG THE 1/4 SEC LI AND S 0°20'17" E 334.82 FT FROM THE W 1/4 COR OF SEC 36, T2S, R6W, SLB&M; S 89°17'20" E 231.74 FT; S 0°29'33" W 423.47 FT TO THE N LI OF APPLE STREET; W 168.06 FT ALG THE N LI OF SD APPLE STREET TO THE 40 ACRE LI; N 0°20'17" W 16.50 FT ALG SD 40 ACRE LI; W 57.50 FT; N 0°20'17" W 46.00 FT; W 57.50 FT; N 0°20'17" W 57.50 FT; E 57.50 FT; N 0°20'17" W 306.33 FT TO POB. OUT OF 1-112-2 FOR 2006 YEAR.

**Acres 6.96**

**Parcel Number 01-066-0-0006**

**Legal** COM 3 RDS 8 FT W & 20 RDS S OF NW COR LOT 4, BLK 66, GCS, S 17 RDS 12 FT, W 3 RDS 8 FT, S 3 RDS 8 FT, E 3 RDS 8 FT, S 2 RDS 13 FT, W 765.5 FT M/L TO THE E BDY OF DARRELL DIDERICKSEN PPTY, N 396 FT M/L TO A PT DUE W OF THE POB; E 765.5 FT M/L TO BEG, IN SEC 36, T2S, R6W, CONT 6.96 AC 01/11/2002 01/11/2002

**Acres 0.862**

**Parcel Number 23-001-0-000A**

**Legal** PARCEL A, SPRINGFIELD ESTATES SUBDIVISION PHASE 1, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-66-5 FOR 2024 YEAR. 0.862 AC

### **DESCRIPTION OF PARCEL TO BE REZONED TO ZONE RM-15**

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF 36, TOWNSHIP 2 SOUTH, RANGE 6

WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH, SAID PROPERTY IS ALSO A PART

OF THAT PROPERTY PREVIOUSLY DESCRIBED AS PARCEL 2 ON A SPECIAL WARRANTY DEED RECORDED AS ENTRY NO.

623484 IN THE TOOELE COUNTY RECORDER'S OFFICE (T.C.R.) AND IDENTIFIED AS TAX PARCELS NO. 01-112-0-0011,

SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APPLE STREET,  
SAID POINT IS NORTH 00°22'33" WEST  
1912.04 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 523.39 FEET  
AND SOUTHEASTERLY 14.48 FEET  
ALONG A 133.00-RADIUS-FOOT CURVE TO THE RIGHT THROUGH A CENTRAL  
ANGLE OF 06°14'18" (CHORD BEARING  
SOUTH 60°20'24" EAST 14.47 FEET) AND SOUTH 57°13'15" EAST 88.12 FEET TO A  
POINT OF TANGENCY ON A  
67.00-FOOT-RADIUS CURVE TO THE RIGHT AND SOUTHEASTERLY 37.51 FEET  
THROUGH A CENTRAL ANGLE OF 32°04'26"  
(CHORD BEARING SOUTH 73°13'15" EAST 37.02 FEET) TO A POINT OF TANGENCY  
AND SOUTH 89°17'41" EAST 75.92 FEET  
AND NORTH 89°53'16" EAST 399.55 FEET AND SOUTH 89°17'41" WEST 356.77 FEET  
AND NORTH 01°11'08" EAST 462.79  
FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SECTION CORNER  
IS SOUTH 00°22'33" EAST 2644.31  
FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; AND RUNNING  
THENCE SOUTH 89°57'57" WEST 235.34 FEET;  
THENCE NORTH 00°45'58" WEST 124.38 FEET;  
THENCE NORTH 89°14'30" EAST 239.66 FEET;  
THENCE SOUTH 01°11'08" WEST 127.43 FEET TO THE POINT OF BEGINNING.  
THE PARCEL CONTAINS 0.686 ACRES.



Wayne Way

VALDOMINO BRIAN JT  
10-026-0-0002  
R030004

Tiebre

KATHY G JENSEN JT  
10-026-0-0000  
R008225

TERRI J COO  
10-026-0-0000  
R005480

Richard St

Blaine Ave

TRAVIS J TATE JT  
10-026-0-0044  
R024202

ISBELL JACOB  
10-026-0-0045  
R016210

SHARISE JOHNSON  
10-026-0-0038  
R017342

UTAH POWER & LIGHT CO  
01-096-0-0001  
R024904

Main St

Cherry Blossom Ln

MAITOX JOHN JT  
01-066-0-0002  
R011919

HUNT ARNOLD W JT  
01-066-0-0029  
R103351

ROSS LAND MANAGEMENT LLC  
01-066-0-0028  
R1027921

ROSS SHELTON  
01-066-0-0030  
R103352

GRANTSVILLE MARC DEVELOPMENT LLC  
01-112-0-0011  
R009982

SHANE WATSON JT  
01-112-0-0008  
R013095

EDWARD A WATSON JT  
01-112-0-0007  
R004226

KENNETH BORG JT  
10-059-0-0102  
R006536

YATES KARRY L JT  
25-034-0-000A  
R104241

GRANTSVILLE MARC DEVELOPMENT LLC  
01-066-0-0006  
R025284

GRANTSVILLE MARC DEVELOPMENT LLC  
01-112-0-0012  
R007692

WATSON SHANE BRET JT  
01-112-0-0022  
R055932

EDWARD A WATSON JT  
01-112-0-0001  
R000324

KAREN WATSON JT  
01-112-0-0014  
R032229

WATSON SHANE BRET JT  
01-112-0-0021  
R055931

GRANTSVILLE MARC DEVELOPMENT LLC  
23-001-0-000A  
R101399

GRANTSVILLE CITY  
23-001-0-000R  
R101400

West St

YATES KARRY L JT  
25-034-0-0601  
R104243

WALL STEVEN M JT  
23-001-0-0001  
R101394

YATES KARRY L JT  
25-034-0-0602  
R104244

STEWART TODD  
23-001-0-0001  
R101394

YACKS STEVEN R  
23-001-0-0002  
R101395

ALFRED KYLE JT  
23-001-0-0004  
R101397

HUTCHINS TYSON JT  
23-001-0-0005  
R101398

RYDALCH DALTON JT  
10-052-0-0001  
R025800

ROSEBOROUGH COLTON J JT  
10-052-0-0002  
R013619

CORP OF PRESIDING BISHOP LDS  
01-111-0-0003  
R002439

Liberty St

Freedom Wy

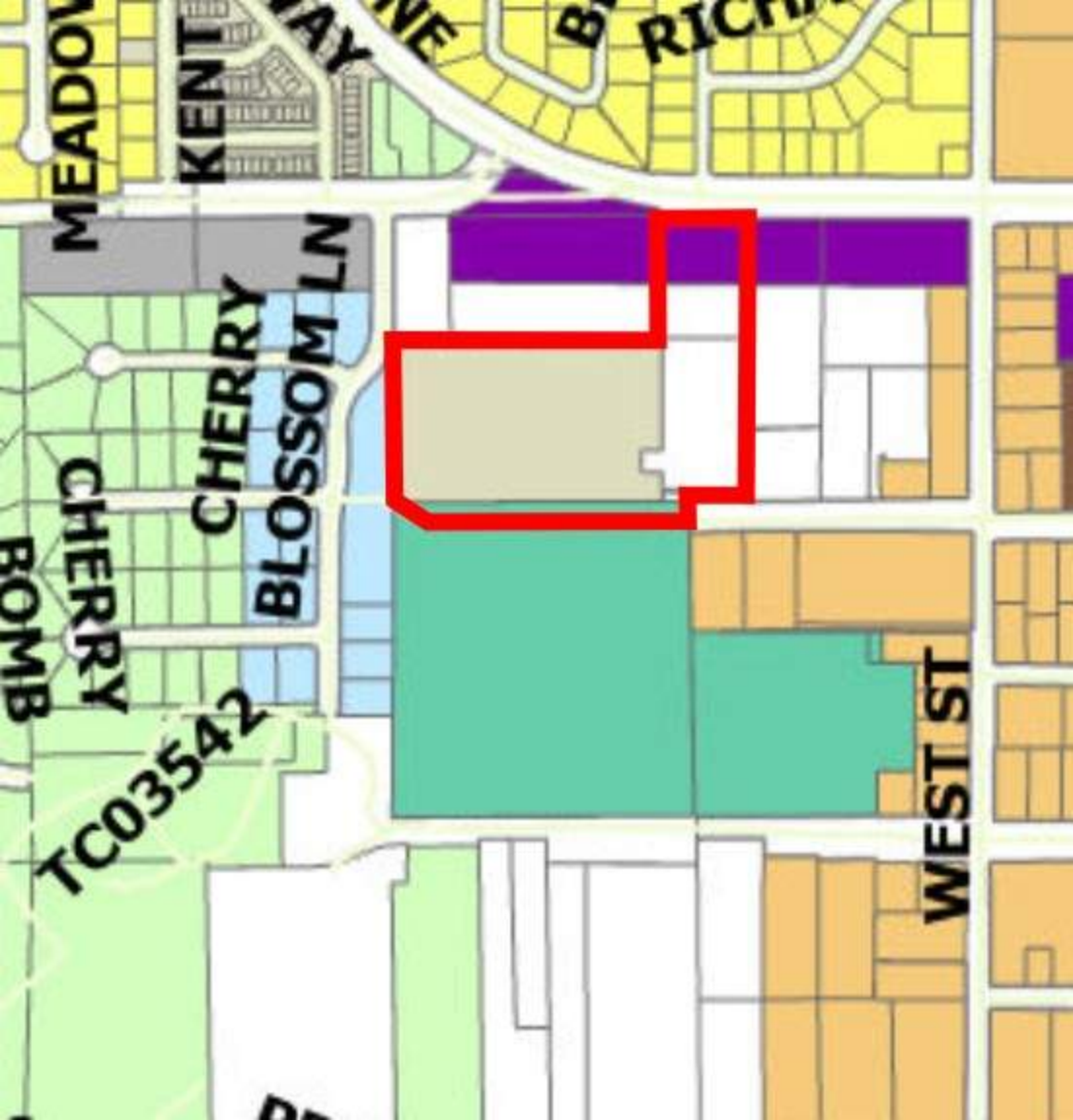
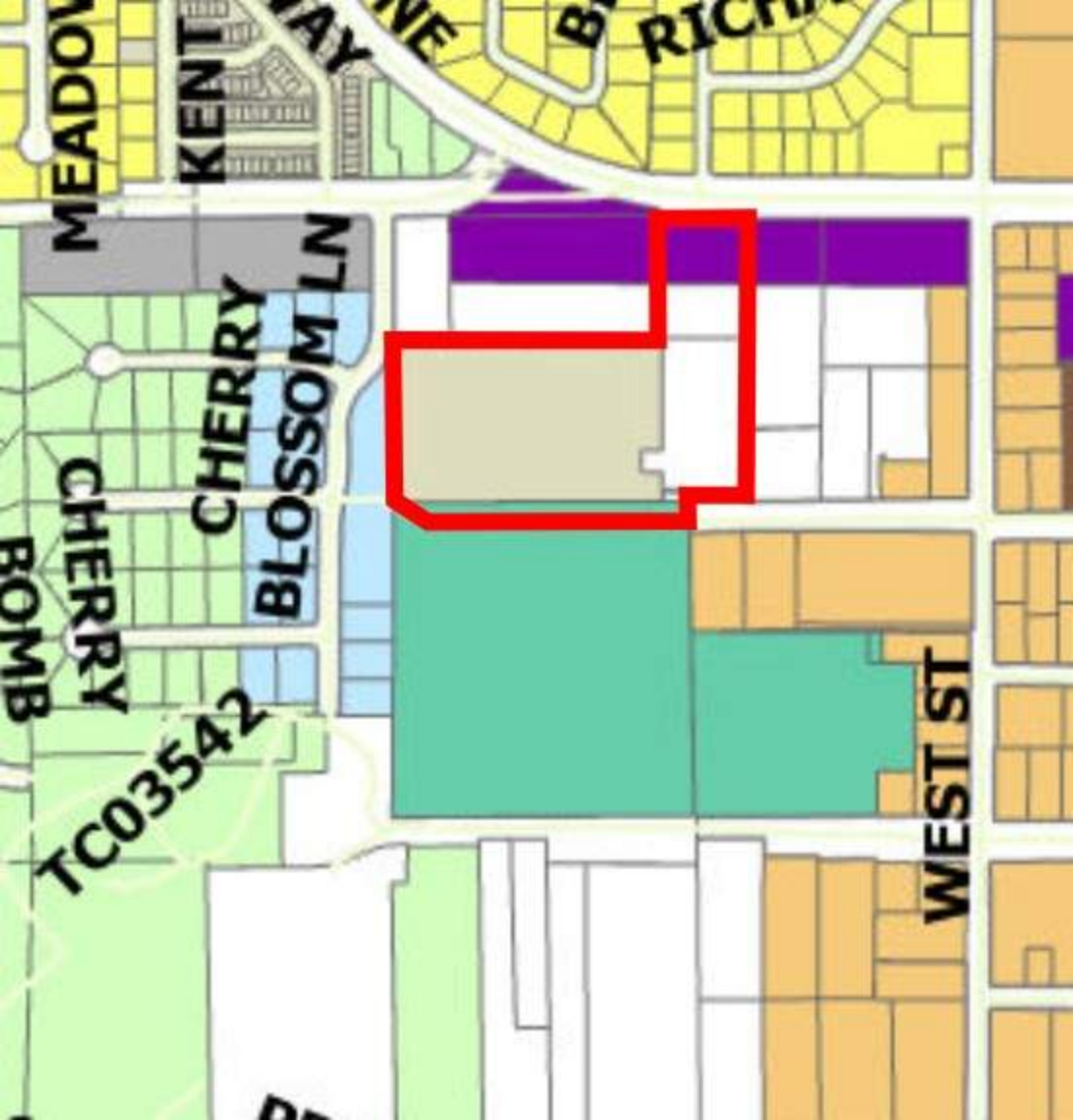
MACE PHILIP H JT  
01-100-0-0016  
R000000

MOSER HAYLEE JT  
01-097-0-0045  
R000000

HAM  
0

BRUCE  
01

CARRE  
01



SAGE WOOD  
CIRCLE

CHERRY  
BLOSSOM  
WAY

PEACH

APPLE

(100 SO

PLUM

CHERRY

(200 SO

VINE

(400 WEST)

DUPEEE

(300 SO

**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.)

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

35 36