



## Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.org/>

CUP 2024-059

# Conditional Use Summary and Recommendation

**Public Body:** Tooele County Planning Commission

**Meeting Date:** June 5, 2024

**Parcel ID:** 24-008-0-0001

**Current Zone:** R-1-10

**Property Address:** 5369 N Stallion Way

**Request:** Conditional Use Approval for Proposed Stallion Way Church

**Planners:** Trish DuClos

**Planning Staff Recommendation:** Approval

**Applicant Name:** Corporation of the presiding bishop of the church of Jesus Christ of Latter-Day Saints

## PROJECT DESCRIPTION

Chad Spencer is requesting conditional use approval for the proposed Stallion Way Church.

It is anticipated that full congregational meetings will typically be held on Sundays.

## SITE & VICINITY DESCRIPTION (see attached map)



The proposed building is located just West of Stansbury High School. It is zoned R-1-10 (Residential, 10,000 square feet minimum). It is surrounded by properties in the same zoning. The property is 3.642 acres in size.

## GENERAL PLAN CONSIDERATIONS

The proposed church is in compliance with the Tooele County General Plan 2022 update.

## ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed church.

## NEIGHBORHOOD RESPONSE

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received at the staff report is submitted will be presented to the Tooele County Planning Commission at the meeting.

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## PLANNING STAFF ANALYSIS

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Planning Staff has reviewed the proposed conditional use and has found that it is cohesive with surrounding uses, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

All reviewing agencies, such as engineering, fire, health, planning, civil, and including SPID (Stansbury Park Improvement District) and SSA (Stansbury Service Agency) have approved the site plan.

It is required that churches obtain CUP approval through the planning commission. The planning commission will need to approve items on the church such as approving the height, location, and use of the building. The required height limit in the R-1-10 zone is 35'. Tooele County Land Use Code states in Chapter 4-11. **"Exception to height limitations.** All buildings and structures must conform to the height limit of the zoning district in which they are located. No space above the height limit shall be allowed for purposes of providing additional floor space. The following are the only exceptions which shall be allowed by conditional use permit to the height limits in any zoning district: (1) penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building; (2) fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures;"

The building height is 29' 8" and the steeple is approximately 69' 6".

The parking lot calculations require 170 spaces. The plan provides 230 total spaces, which include 5 ADA stalls and 2 van ADA stalls.

Tooele County has not adopted a water wise landscape plan, but there is minimal grass located at the site, with much rock and water wise plants.

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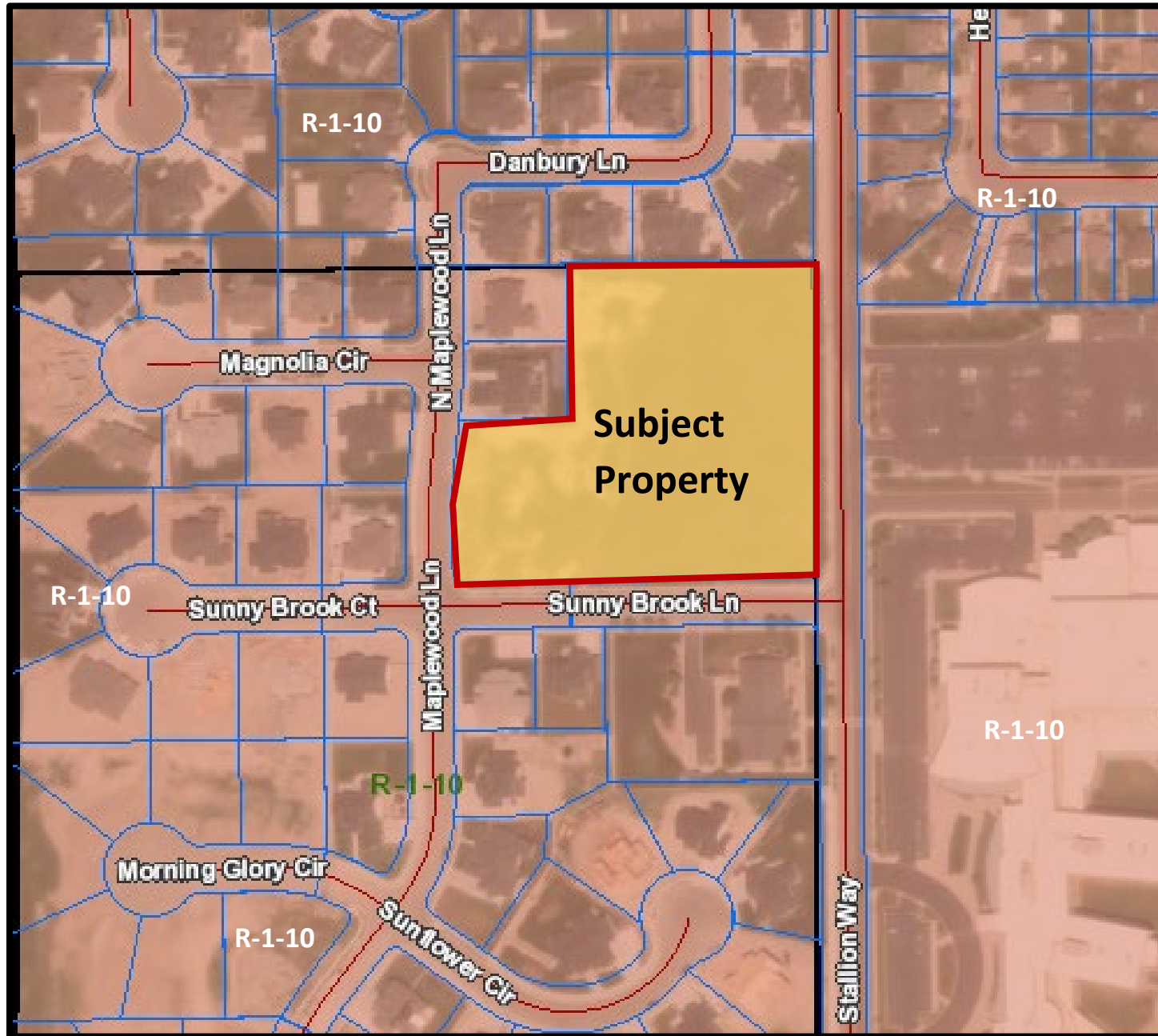
## PLANNING STAFF RECOMMENDATION

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Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the proposed conditional use of a church located off Stallion Way in Stansbury Park.

## CUP 2024-059: Proposed Stallion Way LDS Church

5369 N Stallion Way, Stansbury Park, UT 84074 (Parcel ID: 24-008-0-0001)





# Conditional Use Permit Application

Required to go before Planning Commission

## Fee \$300.00

\*\*\*unless amendment

Property information and location (all lines applicable to this site must be filled in)

Parcel # 17-006-0-0002 Lot # 1

Subdivision Name: Mayla P Warr P.U.D 1st Amended

(For office use only)

CUP #: 2024-059 Fee \$300.00 Receipt #: \_\_\_\_\_

Is this an amendment to previous CUP? Yes ☐ No ☐ Is this a temporary CUP? Yes ☐ No ☐

\*\*\* Amendment fee – 50% of Normal Fee

### Application Determination:

Approved ☐ Denied ☐

Conditions imposed? Yes ☐ No ☐

By: \_\_\_\_\_ Date: \_\_\_\_\_

### Property Owner(s) Information

Name(s): Corporation of the Presiding Bishop

Address per tax rolls: 50 East North Temple, Floor 22

City/County: Salt Lake City State: UT Zip: 84150

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: 801-497-1901 Message phone: \_\_\_\_\_

Email address: scottjd@churchofjesuschrist.org

### Applicant's Information if different than Property Owner(s)

\*Agent Authorization notarization needed

Name(s): Evans & Associates Architecture - Chad Spencer

Address per tax rolls: 11576 South State Street, Suite 103b

City/County: Draper State: UT Zip: 84020

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: 801-450-5113 Message phone: \_\_\_\_\_

Email address: chad@studio-ea.com

uploaded plans for church bldg.  
waiting for SPR to be approved  
2024-05-6

(February 2024)

**All information in this application is required and must be completely filled out and signed with the required paperwork submitted or the application will be denied.**

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:  
(Describe in as much detail as possible the business and use on property)

The church is proposing to construct a 17,304 sf meetinghouse and associated parking lot. A storage building and a dumpster enclosure will also be provided.

Total acreage of parcel: 3.661 Area occupied by this use: 159,493

Current zoning designation: R-1-10 Current use of land (residential, commercial, etc.): Vacant

What area(s) of the property will be used for the business (accessory structures, yard space, in the residence, etc.)?  
No business will be on this property

How many Employees will be coming to work at the property (whether to pick up items or work)? 0

How many deliveries or pickups will be made to the property?: 0

How many customers will be allowed at the property at one time? 0

What type and how much raw and finished product will be stored? 0

How and where will equipment and materials/product be stored? n

What will your hours of operation be? Evenings and Sundays

Include the following with the application:

Applicant

County



Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. **Property lines with dimensions.**
4. All sidewalks, driveways, curbs and gutter, **and parking areas** (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**
6. **Existing buildings** and significant features located on adjacent properties **within 50 feet (50')** of the subject property boundaries.



Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses? \_\_\_\_\_

The church will serve the membership in this area.

\_\_\_\_\_

\_\_\_\_\_

2. In what ways does the project not fit in with surrounding properties and uses? \_\_\_\_\_

None

\_\_\_\_\_

\_\_\_\_\_

3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if an exist? None \_\_\_\_\_

\_\_\_\_\_

Applicant

County



Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of this property (and immediately across the street).

## Conditions imposed:

**\*Staff or planning commission may add further restrictions.**

In submitting this application, I (We) agree to the following conditions and understand that any breach of any one or more will cause this permit to become void:

1. No more than 1 employee may be employed at the dwelling that does not reside within the dwelling. All other employees of the business who work at the dwelling shall be residents of that dwelling.
2. No retail or wholesale sales be conducted that would present a nuisance or interfere with the normal residential traffic pattern in the neighborhood.
3. All federal, state, and local codes, laws, regulations, and license requirements be complied with.
4. On site advertising shall be in accordance with Tooele County sign ordinance and shall not be more than 2 square feet in area.
5. All dwellings on the premise shall be kept in such a way that their exterior will be maintained in a residential manner.

6. \* \_\_\_\_\_

\_\_\_\_\_

7. \* \_\_\_\_\_

\_\_\_\_\_

8. \* \_\_\_\_\_

\_\_\_\_\_

I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property, but may be transferred to a new owner.

I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.

*Chad Spencer*

APPLICANT'S SIGNATURE

*gm/ls*

PROPERTY OWNER'S SIGNATURE

April 27, 2024

DATE

**4/27/24**

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Jeffrey Scott the owner(s) of the real property located as follows: \_\_\_\_\_ and further described in the attached application, do authorize the applicant listed in this application permissions to use this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the property if new residence(s) move in. We further understand that if this use is discontinued for a year or more the use is no longer allowed on the property and a new CUP application will be required. Any violations regarding this CUP will be addressed with the property owner.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Notary

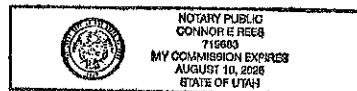
STATE OF UTAH )

:SS

County of Tooele )

Dated this 15 day of March, 20 24, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

10 Aug 2025  
My Commission Expires



[Signature]  
Notary Public



**Affidavit**

**PROPERTY OWNER'S AGENT AUTHORIZATION**

I (we), Jeffrey Scott the owner(s) of the real property located as follows: 5369 North Stallion Way, Erda, UT 84029 and further described in the attached application, do authorize the applicant listed in this application permissions to represent me (us) and act in my (our) behalf as my (our) agent in matters pertaining to the attached application.

Referenced permit #: \_\_\_\_\_

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Notary

STATE OF UTAH )

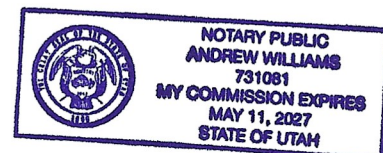
:ss

County of ~~Feele~~ )  
Davis

Dated this 31 day of May, 20 24, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

May 11, 2027  
My Commission Expires

[Signature]  
Notary Public



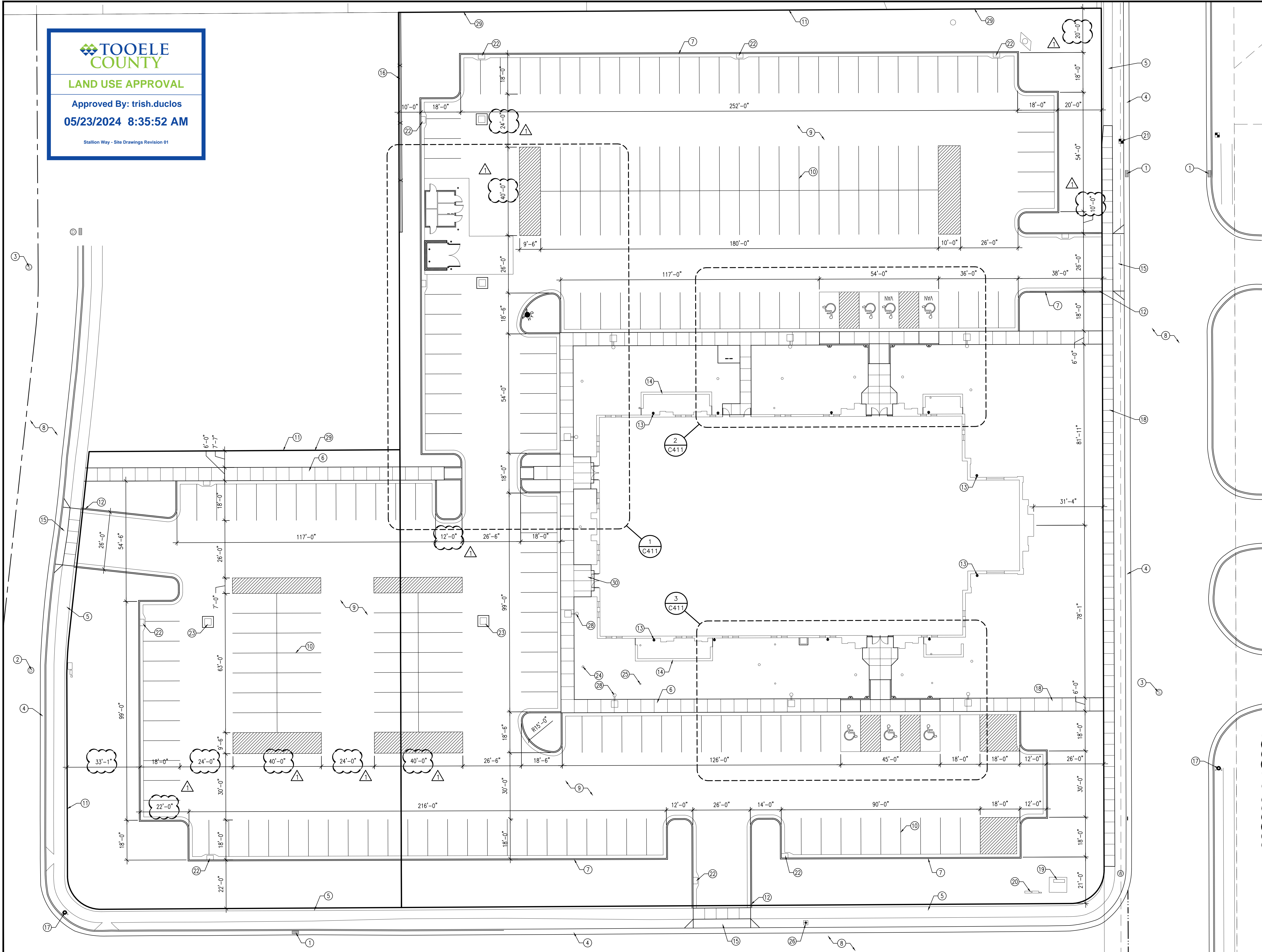


TOOELE  
COUNTY

LAND USE APPROVAL

Approved By: trish.duclos  
05/23/2024 8:35:52 AM

Station Way - Site Drawings Revision 01



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



- GENERAL NOTES
1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.

2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.

3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
- KEYED NOTES
1. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION

2. EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION

3. EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION

4. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION

5. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION

6. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501

7. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501

8. EXISTING ASPHALT ROAD TO REMAIN; PROTECT DURING CONSTRUCTION

9. ASPHALT PAVEMENT; SEE A/C502

10. 4" WIDE PAINTED PARKING STRIPS; TYPICAL

11. PROPERTY LINE

12. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501

13. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503

14. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504

15. CONCRETE DRIVE APPROACH PER TOOELE COUNTY STANDARDS; SAWCUT AND REMOVE EXISTING CURB AND WALK; INSTALL NEW PER TOOELE COUNTY STANDARDS

16. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502

17. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION

18. CONCRETE WALK; SEE A/C501

19. TRANSFORMER; SEE ELECTRICAL

20. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL

21. EXISTING COMMUNICATIONS PEDESTAL TO REMAIN; PROTECT DURING CONSTRUCTION

22. STORM DRAIN CATCH BASIN; SEE C201 AND C503

23. STORM DRAIN BOX; SEE C201; PROVIDE A 12" CONCRETE COLLAR AROUND BOX

24. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503

25. CLEAN OUT TO GRADE; SEE C203 AND K/C502

26. EXISTING WATER METER; SEE C202

27. IRRIGATION METER; SEE C202

28. LIGHT POLE; SEE ELECTRICAL


29. EXISTING FENCE TO REMAIN; PROTECT DURING CONSTRUCTION

30. CONCRETE ENTRY; SEE H/C501

PARKING REQUIREMENTS

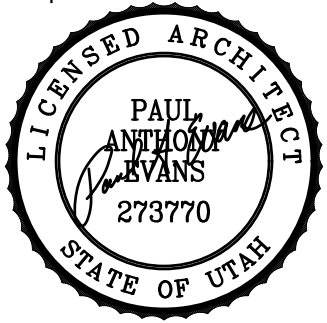
REQUIRED:  
2.25 STALLS PER 6 LINEAR FEET OF PEW  
TOTAL PEW LENGTH: 454 LINEAR FEET  
  
 $454 / 6 = 75.66 * 2.25 = 170.25$  REQUIRED

PROVIDED:  
223 STANDARD STALLS  
2 VAN ACCESSIBLE STALLS  
5 ACCESSIBLE STALLS  
  
230 TOTAL PARKING STALLS



evans + associates architecture

11576 south state street, suite 103b, draper, utah 84020  
Phone 801-933-9212 fax 801-933-9213

Stamp  


A New Meetinghouse for:  
Station Way  
Erda UT Stake

Parcel 17-006-0-0002  
5369 North Station Way  
Erda, Utah

Project for:

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Revisions	Description	Date	DRC Comments
Mark		05/09/2024	

Project Number  
223-41

Plan Series  
Granger 300

Property Number  
500-1688-22010101

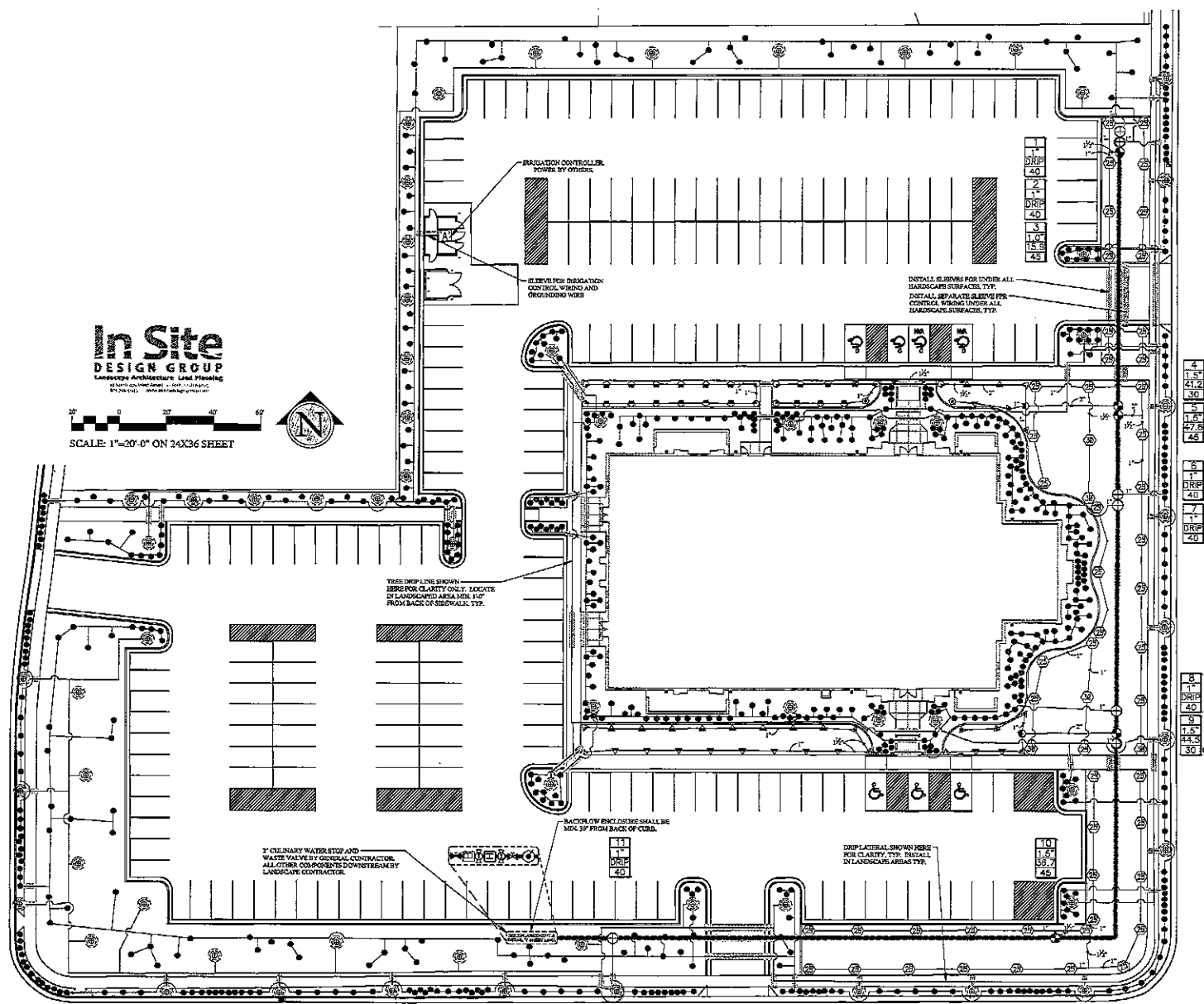
Date  
May 1, 2023

Sheet Title

ARCHITECTURAL SITE PLAN

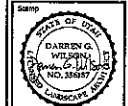
Sheet

C401



**In Site**  
DESIGN GROUP  
Landscape Architecture Land Planning  
11111 111th Ave. S. #11111, Eden Prairie, MN 55347  
(952) 261-1111 FAX (952) 261-1112

SCALE: 1"=20'-0" ON 24X36 SHEET



A New Modification for:  
**Stallion Way**  
**Edra UT Stake**  
Phone: 1-800-555-1234  
Email: info@in-sitedesign.com

Project for:  
**THE CHURCH OF**  
**JESUS CHRIST**  
**OF LATTER-DAY SAINTS**

Revision	Description	Date
1	Initial	11/11/2023

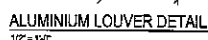
Project Number: 2023  
Plan Series: 000000  
Property Number: 0000000000000000  
Date: 11/11/2023

Sheet Title:  
**IRRIGATION PLAN**

Sheet:  
**LS201**





[illegible]

KEYNOTE INSTRUCTION	
INSTRUCTIONAL KEYNOTES	
EL-66	Mechanical Enclosure shall be shown (as used for clarity), side view, a mechanical component
EL-67	Enclosures shall be Department Key Box, mounted at 5'4" A.F., 180° on 200° Series
EL-68	Fire Resistant Label, reflective white on black background, letters shall have a minimum of 2" with a minimum stroke of .015"
EL-69	Fire Department Connection, provide knockdowns fire department connection