



Planning and Zoning

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Discussion item

Addressing Summary and Discussion topics

Public Body: Tooele County Planning Commission

Meeting Date: July 17, 2024

Request: Discussion on addressing requirements

Planners: Trish DuClos

PROJECT DESCRIPTION

Planning commission requests to discuss the addressing requirements and code for parcels and subdivisions.

PLANNING STAFF ANALYSIS

Tooele County's GIS analyst provided the following statement in regards to this discussion:

"The code reference for the "one situs street address per parcel" was in the Tooele County Land Use Ordinance, pertaining to ADU's.

The Land Use Ordinance has changed over the years, but the reference is still preserved (somewhat) in the current Land Use Ordinance Chapter 15 (tables 15-5-3-3 & ord. [2022-22](#)).

I cannot find the original ordinance verbiage that specifically referenced parcels, but paraphrasing, the ordinance stated that a parcel of land would only be assigned one situs street address and any accessory dwelling on that same parcel, would use the same street address, and be differentiated by a unit designation (i.e. Unit 1, Bldg 1, Suite 101, etc.).

For consistency, database standards, GIS, and public safety purposes, we extended that code (where applicable), as a general policy for addressing.

Rationale:

- **Consistency** -We wanted to ensure that our addressing methods and procedures were consistent, and rules based.
- **Standards Based** -Data entry standards are crucial to systems that rely upon the data (i.e. the Spillman System).
- **GIS** -GIS mapping of features, tied to external database attribute records, require a 1:1 cardinality. 1:M relationships are possible, but they require additional data structures (i.e. related tables).
- **Public Safety** -The Public Safety routing system relies heavily on address point features in its locator services. The adage of "seconds saves live" has driven several policy decisions to ensure fast response.

Please note: Multiple addresses with unit designations on a single parcel have always been allowed and exceptions to the rule permitted, as noted in the Naming and Numbering of Streets and Buildings [Chapter 33 -4](#).

Request: Discussion item on rezoning

Additionally, we only address residential, institutional, commercial, and industrial units, per [Chapter 33 of the Land Use Code](#).

There does exist some unofficial address points in the GIS (i.e. addresses that were calculated for utility services, prior to receipt of building permit and site plan), but they are not tied to any records in the Tyler System, and they are flagged as “unofficial.”