

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, August 20, 2025, at 5:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or shilob@tooelecity.gov.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Resolution 2025-71** A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Advanced Spine and Pain Located Near 2400 North 400 East
Presented by John Perez, Economic Development Director
 - b. **Resolution 2025-73** A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Grow Development LLC Located at 249 East 1000 North.
Presented by John Perez, Economic Development Director
 - c. **Discussion on Diagonal Parking on Broadway Near Hometown Bakery**
Presented by John Perez, Economic Development Director

Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

6. **Adjourn**

Shilo Baker, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at 435-843-2111 or shilob@tooelecity.gov, prior to the meeting.

TOOELE CITY CORPORATION

RESOLUTION 2025-71

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING PAYMENT OF A FEE IN LIEU OF WATER RIGHTS CONVEYANCE FOR ADVANCED SPINE AND PAIN LOCATED NEAR 2400 NORTH 400 EAST.

WHEREAS, Tooele City Code Chapter 7-26 governs the exaction by Tooele City of water rights as a condition of land use approval (see also UCA 10-9a-508); and,

WHEREAS, TCC Section 7-26-2(2) empowers the City Council to adopt a legislative policy allowing for the payment of a fee in lieu of water rights conveyance: "Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system"; and,

WHEREAS, on November 1, 2023, the City Council approved Resolution 2023-93, adopting an updated fee-in-lieu of water rights conveyance policy referred to in TCC 7-26-2(2), with an effective date of November 1, 2023 (with the original policy being adopted in 2007) (see the November 1 policy attached as Exhibit B); and,

WHEREAS, the November 1 policy encourages the consideration of at least the following factors in considering requests to pay the fee-in-lieu:

- The number of acre-feet of water rights requested.
- The availability of City-owned water rights and corresponding water sources.
- The number of jobs the development is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the development is anticipated to generate.
- The amount of property tax the development is anticipated to generate.
- The anticipated environmental, social, and community impacts of the development.

WHEREAS, the City Council retains sole and exclusive legislative discretion in deciding to allow the payment of the fee-in-lieu; and,

WHEREAS, Tooele City received from Brent Davis with Physicians Accounting and Management Systems, Inc. the request for allocation of 1.2 acre-feet of City-owned municipal water rights credits to the Project, or, in other words, requesting to pay the fee-

in-lieu rather than convey water rights for the Project (see the letter attached as Exhibit A); and,

WHEREAS, the Project letter addresses the policy considerations identified above and in the November 1 policy in the following ways:

- The Project requests 1.2 acre-feet of water.
- The creation of an estimated 8 full-time jobs, with average remuneration of \$48,000.
- Capital investment of approximately \$8 million.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that, in light of the legislative policies and considerations discussed above, the City Council hereby authorizes the payment of the fee-in-lieu of water rights for the Project, for up to 1.2 acre-feet of municipal water rights, for the fee amount established in the November 1 policy of \$35,000 per acre-foot.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matt Johnson, Tooele City Attorney

Exhibit A

Fee in Lieu Analysis/Letter
for Advanced Spine and Pain



August 1, 2025

City of Tooele
Attn: City Council / Public Works Department
90 North Main Street
Tooele, UT 84074

RE: Request for Consideration of Payment in Lieu of Water Rights – New Medical Complex

Dear Tooele City Council Members,

On behalf of the development team behind a new medical complex planned for construction in Tooele, we respectfully request the Council's consideration of a payment in lieu of water rights for this vital healthcare project.

The project will consist of two phases, each featuring an 8,344 square foot building. Phase 1 is slated to be the new home of Advanced Spine and Pain, a growing medical provider currently leasing space at 1209 North Main Street in Tooele. Advanced Spine and Pain has made a long-term commitment to Tooele County by establishing a full-time practice led by local resident physician Dr. Brady Webb. Advanced Spine currently employs six staff members. Upon completion of the new facility, the practice intends to add 8 additional full-time employees to meet patient demand. Excluding the physician's compensation, our average annual wage and benefits package per employee is approximately \$48,000, reflecting a strong economic contribution to the local community.

In addition to Advanced Spine and Pain, the remaining 3,020 square feet in Phase 1 will be leased to other medical or healthcare-related tenants, creating a multi-specialty medical destination for Tooele residents. Phase 2 will mirror the first building in size and function, with the intent to attract and lease to more medical users, supporting local access to specialty care and healthcare employment.

The combined capital investment in this project is expected to exceed 8 million, reflecting our long-term commitment to Tooele's growth and healthcare infrastructure.

Per our engineer's calculation, and confirmed by Paul Hansen, P.E., the total water requirement for the full project is **1.2 acre-feet of water**. We are formally requesting the City of Tooele to allow a payment in lieu of providing water shares to meet this requirement. We believe that this approach will facilitate the timely completion of the project and support the city's broader goals for economic development and healthcare access.

Please feel free to contact **Brent Davis at (435) 862-7617** or **Robert Howell at NJRA Architects** for additional information or to discuss this request further.

Thank you for your time and consideration.

Sincerely,

Brent Davis

Managing Partner

Physicians Accounting and Management Systems, Inc.

Exhibit B

November 1, 2023, Fee-in-lieu Policy



City Council Policy

RE: Payment of a Fee In Lieu Of Water Rights Conveyance under Tooele City Code §7-26-3(2).

Effective Date: November 1, 2023

Tooele City Code Chapter 7-26 requires the conveyance of water rights as a condition of approval of all land use applications. Section 7-26-3(2) states the following:

Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system.

This City Council Policy is established pursuant to the legislative authority embodied in §7-26-3(2).

Residential Development. Beginning on the Effective Date, Tooele City will allow the owner(s) of an existing single-family parcel of record that, as of the Effective Date, is not part of a recorded subdivision, and the owner(s) of a single-family lot that is part of a recorded subdivision, either of which parcel or lot is subdivided through a two-lot subdivision (e.g., a lot split), to pay a fee (the "Fee") for the new lot in lieu of the residential water right requirement established in TCC §7-26-2(1). The administrative departments are authorized to determine eligibility and to approve payment of the Fee for such a two-lot residential subdivision. The item for which the Fee is paid shall be known for purposes of this Policy as a Water Rights Credit or Credit.

Persons who are eligible under this Policy may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit may submit a new building permit application and may again request to pay the Fee on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid.

Non-residential Development. Beginning on the Effective Date, Tooele City will allow owners of a non-residential development project ("Project") to request to pay the Fee if the Project is determined by the City to need less than 20 acre-feet of municipal water rights. Additional Credits may be made available, upon recommendation of the Public Works Director and Economic Development Director, and with written approval of the Mayor. A Request shall be in

writing from the property owner or agent and addressed to the City Council or Mayor. Approval of a request may be granted only after full consideration of the following criteria in relation to the amount of water used for the Project:

- The number of jobs the Project is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the Project is anticipated to generate.
- The amount of property tax the Project is anticipated to generate.
- The anticipated environmental and social benefits and impacts of the Project.

The Council may consider additional criteria as it thinks appropriate. Persons who are eligible under this Policy and approved by the City Council may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit, or due to the approval sunset, may submit a new building permit application and may again request to pay the Fee. If authorized by the City Council, the Credits may be purchased on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid. The City Council may partially approve a request, for example, by authorizing 10 Credits out of 20 Credits requested.

Sunset for Non-residential Projects.

The City Council's authorization to pay the Fee for one or more buildings in a non-residential development Project containing more than one primary structure (e.g., more than one restaurant or store) is conditioned upon the Project obtaining City approval of a building permit for a first primary structure in the Project, and commencing vertical construction of the permitted structure, within two years of the date of approval of the Resolution authorizing payment of the Fee. Thereafter, the Project shall obtain a building permit for at least one additional primary structure, and commence vertical construction, within each successive twelve months following the commencement of construction of the prior building. By way of example, if a Resolution is approved on January 1, 2024, a first building permit must be obtained, and vertical construction commenced, prior to December 31, 2025; the next building must be permitted and construction commenced prior to December 31, 2026; and so on. Should any of these events not occur before the applicable sunset date, the City Council approval shall lapse and the remaining Credits shall revert to the City. The City Council, in its sole discretion, may extend these sunset deadlines or modify these conditions in a public meeting.

General.

1. **Fee Cost.** The Fee shall be established at \$35,000 per 1.0 acre-foot of depletion of municipal water rights. This Fee amount is not intended or calculated to reflect market value. The Fee applicable to any Request shall be the Fee in effect on the date of the Request, provided the

building permit application for which the Fee is paid is filed with the City within one year of the Request, and otherwise shall be the Fee in effect on the date of the building permit application.

2. Annual Limit. The number of Credits purchased pursuant to this Policy shall not exceed a total of 50 in any calendar year or in any period of 12 consecutive months without the approval of the City Council, in its discretion.
3. Acceptance of Credits. Upon payment of the Fee, the City will indicate the payment on the approved building permit. Payment of the Fee to the City constitutes surrender of the Credits to the City. No Credit certificate is required.
4. Integration. This Policy shall supersede any prior oral or written policies, practices, and understandings on the subject of this Policy.
5. Use of Revenues. Revenues derived from payment of the Fee shall be utilized for the protection of existing water rights and/or the acquisition of additional water rights, except that the City Council may authorize the use of the revenues for other Tooele City water-related projects and needs upon a finding of good cause. The water rights revenue fund is a fund in the City's General Fund and is not an enterprise fund.
6. Limited Availability. The payment of the Fee under this Policy is subject to the availability of corresponding water rights, in the sole discretion of Tooele City.
7. Resolution Required. The City Council's authorization to pay the Fee for a non-residential Project shall be pursuant to approved City Council Resolution.
8. No Entitlement or Security. Approval of a Resolution for a Project containing multiple lots or buildings (e.g., subdivision, site plan) shall be a temporary reservation of Credits for the Project's building permit applicants. Approval of a Resolution shall not constitute a vested development right or a land use entitlement, or the creation of a marketable security. The City will accept the Fee only from building owners, the authorized agents of building owners, or building permit applicants for buildings in a Project.
9. No Assignment or Transfer. Credits shall not be assignable or transferrable but are reserved by the City in the City's sole discretion for specific Projects and sold for specific buildings.
10. No Pre-payment. Project owners may not pre-purchase Credits for their Project or any Project building in advance of building permit application.
11. No Precedent. City Council authorization to pay the Fee for one Project, at whatever Fee amount per Credit, shall not be considered a precedent in any way in reference to any other Project.
12. Refunds. If water usage projection for a building are reduced by the City after payment of the Fee for that building, the City will reimburse the difference between the Fee paid and the Fee that would have been paid under the reduced usage projection. If a Fee payor withdraws a building permit application prior to its approval, the City will reimburse the Fee, with a \$100 administrative charge.



Justin Brady
City Council Chair

TOOELE CITY CORPORATION

RESOLUTION 2025-73

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING PAYMENT OF A FEE IN LIEU OF WATER RIGHTS CONVEYANCE FOR GROW DEVELOPMENT LLC LOCATED AT 249 EAST 1000 NORTH.

WHEREAS, Tooele City Code Chapter 7-26 governs the exaction by Tooele City of water rights as a condition of land use approval (see also UCA 10-9a-508); and,

WHEREAS, TCC Section 7-26-2(2) empowers the City Council to adopt a legislative policy allowing for the payment of a fee in lieu of water rights conveyance: "Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system"; and,

WHEREAS, on November 1, 2023, the City Council approved Resolution 2023-93, adopting an updated fee-in-lieu of water rights conveyance policy referred to in TCC 7-26-2(2), with an effective date of November 1, 2023 (with the original policy being adopted in 2007) (see the November 1 policy attached as Exhibit B); and,

WHEREAS, the November 1 policy encourages the consideration of at least the following factors in considering requests to pay the fee-in-lieu:

- The number of acre-feet of water rights requested.
- The availability of City-owned water rights and corresponding water sources.
- The number of jobs the development is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the development is anticipated to generate.
- The amount of property tax the development is anticipated to generate.
- The anticipated environmental, social, and community impacts of the development.

WHEREAS, the City Council retains sole and exclusive legislative discretion in deciding to allow the payment of the fee-in-lieu; and,

WHEREAS, Tooele City received from Boyd Brown with Grow Development the request for allocation of 7 acre-feet of City-owned municipal water rights credits to the Project, or, in other words, requesting to pay the fee-in-lieu rather than convey water

rights for the Project (see the letter attached as Exhibit A, as well as the Background/Context documentation attached as Exhibit C); and,

WHEREAS, the Project letter addresses the policy considerations identified above and in the November 1 policy in the following ways:

- The Project requests 7 acre-feet of water.
- The creation of an estimated 130 full-time jobs, with average remuneration of \$55,000.
- Capital investment of approximately \$30 million.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that, in light of the legislative policies and considerations discussed above, the City Council hereby authorizes the payment of the fee-in-lieu of water rights for the Project, for up to 7 acre-feet of municipal water rights, for the fee amount established in the November 1 policy of \$35,000 per acre-foot.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matt Johnson, Tooele City Attorney

Exhibit A

Fee in Lieu Analysis/Letter for
Grow Development Project at 249 East 1000 North
(near 1000 North 180 East)



Petition for Water Shares

Grow Development

Request from the Council for the Release of Water Shares for New Development

Grow Development respectfully requests the release and option to purchase seven acre-feet of water for a new light industrial real estate development located at 1000 North and approximately 180 East in Tooele. This project will span 10 acres and is designed to include approximately 135,000 square feet of high-quality light industrial, flex warehouse, and retail space.

We anticipate a total capital investment of approximately \$30 million, covering land acquisition, site improvements, and vertical building construction. This project represents a significant private investment in Tooele's long-term economic vitality.

Economic Growth and Employment Impact

Our current site plan allows for up to 34 individual spaces tailored for small and medium-sized businesses. Based on projected tenant profiles, we estimate this development will create approximately 130 new jobs in Tooele, with an expected average annual wage of \$55,000. These positions will provide stable, well-paying employment opportunities that strengthen the local economy and broaden the city's tax base.

Beyond the immediate jobs, the project is expected to attract diverse businesses, foster entrepreneurship, and create a vibrant commercial hub that benefits surrounding neighborhoods.

Commitment to Sustainable Development

Approximately 10% of the property will be dedicated to landscaping. We are committed to responsible water use and will employ water-wise measures, including xeriscaping, decorative landscape rock, and drought-resistant plant, shrub, and grass species. This approach will ensure an attractive and welcoming environment while conserving precious water resources.

Conclusion

We believe this development will serve as a catalyst for economic growth, job creation, and sustainable land use in Tooele. We respectfully request the City's support in releasing and granting the option to purchase the seven acre-feet of water necessary to bring this vision to life.

Boyd Brown
Grow Development

DocuSigned by:
 8/12/2025 | 09:06 MDT
409039AC60FB4BF...

Exhibit B

November 1, 2023, Fee-in-lieu Policy



City Council Policy

RE: Payment of a Fee In Lieu Of Water Rights Conveyance under Tooele City Code §7-26-3(2).

Effective Date: November 1, 2023

Tooele City Code Chapter 7-26 requires the conveyance of water rights as a condition of approval of all land use applications. Section 7-26-3(2) states the following:

Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system.

This City Council Policy is established pursuant to the legislative authority embodied in §7-26-3(2).

Residential Development. Beginning on the Effective Date, Tooele City will allow the owner(s) of an existing single-family parcel of record that, as of the Effective Date, is not part of a recorded subdivision, and the owner(s) of a single-family lot that is part of a recorded subdivision, either of which parcel or lot is subdivided through a two-lot subdivision (e.g., a lot split), to pay a fee (the "Fee") for the new lot in lieu of the residential water right requirement established in TCC §7-26-2(1). The administrative departments are authorized to determine eligibility and to approve payment of the Fee for such a two-lot residential subdivision. The item for which the Fee is paid shall be known for purposes of this Policy as a Water Rights Credit or Credit.

Persons who are eligible under this Policy may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit may submit a new building permit application and may again request to pay the Fee on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid.

Non-residential Development. Beginning on the Effective Date, Tooele City will allow owners of a non-residential development project ("Project") to request to pay the Fee if the Project is determined by the City to need less than 20 acre-feet of municipal water rights. Additional Credits may be made available, upon recommendation of the Public Works Director and Economic Development Director, and with written approval of the Mayor. A Request shall be in

writing from the property owner or agent and addressed to the City Council or Mayor. Approval of a request may be granted only after full consideration of the following criteria in relation to the amount of water used for the Project:

- The number of jobs the Project is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the Project is anticipated to generate.
- The amount of property tax the Project is anticipated to generate.
- The anticipated environmental and social benefits and impacts of the Project.

The Council may consider additional criteria as it thinks appropriate. Persons who are eligible under this Policy and approved by the City Council may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit, or due to the approval sunset, may submit a new building permit application and may again request to pay the Fee. If authorized by the City Council, the Credits may be purchased on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid. The City Council may partially approve a request, for example, by authorizing 10 Credits out of 20 Credits requested.

Sunset for Non-residential Projects.

The City Council's authorization to pay the Fee for one or more buildings in a non-residential development Project containing more than one primary structure (e.g., more than one restaurant or store) is conditioned upon the Project obtaining City approval of a building permit for a first primary structure in the Project, and commencing vertical construction of the permitted structure, within two years of the date of approval of the Resolution authorizing payment of the Fee. Thereafter, the Project shall obtain a building permit for at least one additional primary structure, and commence vertical construction, within each successive twelve months following the commencement of construction of the prior building. By way of example, if a Resolution is approved on January 1, 2024, a first building permit must be obtained, and vertical construction commenced, prior to December 31, 2025; the next building must be permitted and construction commenced prior to December 31, 2026; and so on. Should any of these events not occur before the applicable sunset date, the City Council approval shall lapse and the remaining Credits shall revert to the City. The City Council, in its sole discretion, may extend these sunset deadlines or modify these conditions in a public meeting.

General.

1. **Fee Cost.** The Fee shall be established at \$35,000 per 1.0 acre-foot of depletion of municipal water rights. This Fee amount is not intended or calculated to reflect market value. The Fee applicable to any Request shall be the Fee in effect on the date of the Request, provided the

building permit application for which the Fee is paid is filed with the City within one year of the Request, and otherwise shall be the Fee in effect on the date of the building permit application.

2. Annual Limit. The number of Credits purchased pursuant to this Policy shall not exceed a total of 50 in any calendar year or in any period of 12 consecutive months without the approval of the City Council, in its discretion.
3. Acceptance of Credits. Upon payment of the Fee, the City will indicate the payment on the approved building permit. Payment of the Fee to the City constitutes surrender of the Credits to the City. No Credit certificate is required.
4. Integration. This Policy shall supersede any prior oral or written policies, practices, and understandings on the subject of this Policy.
5. Use of Revenues. Revenues derived from payment of the Fee shall be utilized for the protection of existing water rights and/or the acquisition of additional water rights, except that the City Council may authorize the use of the revenues for other Tooele City water-related projects and needs upon a finding of good cause. The water rights revenue fund is a fund in the City's General Fund and is not an enterprise fund.
6. Limited Availability. The payment of the Fee under this Policy is subject to the availability of corresponding water rights, in the sole discretion of Tooele City.
7. Resolution Required. The City Council's authorization to pay the Fee for a non-residential Project shall be pursuant to approved City Council Resolution.
8. No Entitlement or Security. Approval of a Resolution for a Project containing multiple lots or buildings (e.g., subdivision, site plan) shall be a temporary reservation of Credits for the Project's building permit applicants. Approval of a Resolution shall not constitute a vested development right or a land use entitlement, or the creation of a marketable security. The City will accept the Fee only from building owners, the authorized agents of building owners, or building permit applicants for buildings in a Project.
9. No Assignment or Transfer. Credits shall not be assignable or transferrable but are reserved by the City in the City's sole discretion for specific Projects and sold for specific buildings.
10. No Pre-payment. Project owners may not pre-purchase Credits for their Project or any Project building in advance of building permit application.
11. No Precedent. City Council authorization to pay the Fee for one Project, at whatever Fee amount per Credit, shall not be considered a precedent in any way in reference to any other Project.
12. Refunds. If water usage projection for a building are reduced by the City after payment of the Fee for that building, the City will reimburse the difference between the Fee paid and the Fee that would have been paid under the reduced usage projection. If a Fee payor withdraws a building permit application prior to its approval, the City will reimburse the Fee, with a \$100 administrative charge.

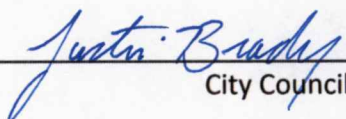

City Council Chair

Exhibit C

Background/Context of Grow Development Project

Petition for Water Shares

GROW DEVELOPMENT
August 11, 2025

Grow Development

Grow Development team has the combined experience of 40+ years of experience in the real estate and land development industry.

GROW's expertise includes acquisitions, entitlements, land development, vertical construction, and asset management.

WHAT WE DO



DEVELOPMENT

- Grow Development has a vast amount of experience in all types of real estate development including Raw Land, Residential, Mixed use, Commercial and Industrial property types
- Grow's leading strength is acquiring and developing residential communities We also have a successful track record with Commercial Complexes, Office Buildings, and Master planned communities.



ENTITLEMENTS

We perform and specialize in:

- Annexations & Incorporations
- Zone Changes, Lot Splits, Concept & Site Plan Approvals, Preliminary and Final Plat Approvals
- Master Plan or Special Zoning Overlays



LAND ACQUISITIONS

- We've acquired and purchased land in almost any condition: raw ground, zoned, entitled, and re-development opportunities.
- Grow is a nimble company and can utilize creative and personalized deal structures including: single closing, takedown closings, joint ventures, tax deferred / tax friendly options

OUR PORTFOLIO INCLUDES DEVELOPMENT ACROSS THE WASATCH FRONT IN:

- 📍 Salt Lake County
- 📍 Davis County
- 📍 Utah County
- 📍 Tooele County



Location Map

Tooele, UT

Main Street

Walmart Center

SITE

1000 North

Macey's Center

Petition For Water

Request from the Council for the Release of Water Shares for New Development

Grow Development respectfully requests the release and option to purchase seven acre-feet of water for a new light industrial real estate development located at 1000 North and approximately 180 East in Tooele. This project will span 10 acres and is designed to include approximately 135,000 square feet of high-quality light industrial, flex warehouse, and retail space.

We anticipate a total capital investment of approximately \$30 million, covering land acquisition, site improvements, and vertical building construction. This project represents a significant private investment in Tooele's long-term economic vitality.

Economic Growth and Employment Impact

Our current site plan allows for up to 34 individual spaces tailored for small and medium-sized businesses. Based on projected tenant profiles, we estimate this development will create approximately 130 new jobs in Tooele, with an expected average annual wage of \$55,000. These positions will provide stable, well-paying employment opportunities that strengthen the local economy and broaden the city's tax base.

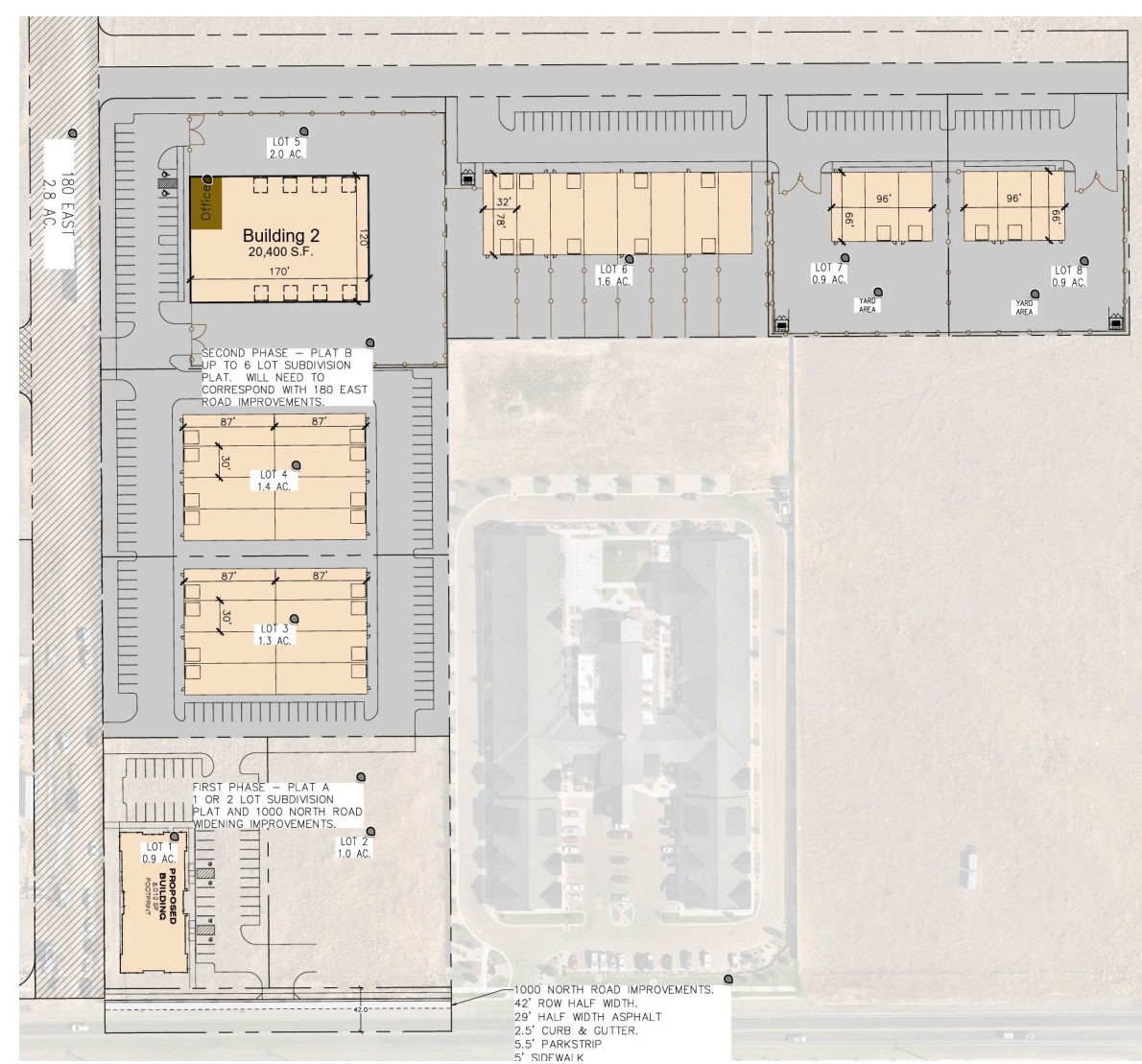
Beyond the immediate jobs, the project is expected to attract diverse businesses, foster entrepreneurship, and create a vibrant commercial hub that benefits surrounding neighborhoods.

Commitment to Sustainable Development

Approximately 10% of the property will be dedicated to landscaping. We are committed to responsible water use and will employ water-wise measures, including xeriscaping, decorative landscape rock, and drought-resistant plant, shrub, and grass species. This approach will ensure an attractive and welcoming environment while conserving precious water resources.

Conclusion

We believe this development will serve as a catalyst for economic growth, job creation, and sustainable land use in Tooele. We respectfully request the City's support in releasing and granting the option to purchase the seven acre-feet of water necessary to bring this vision to life.



135,000 Square Feet of Building Space
34 Individual Work Spaces
~130 Jobs to be Created
Water Wise Landscaping



CHAPTER 16. ZONING DISTRICT PURPOSE AND INTENT. MIXED USE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

7-16-2. Purposes and Intent.

7-16-2.1. Gateway Overlay Districts-Location.

7-16-3. Table1: Table of Uses

7-16-4. Table 2: Development Standards

7-16-5. Off-Street Parking Standards

7-16-6. Use Definitions (Repealed)

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

(1) The Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts of Tooele City are established and provided to implement the Tooele City General Plan. These Districts are:

- (a) Mixed Use - General District (MU-G)
- (b) Mixed Use - Broadway District (MU-B)
- (c) Neighborhood Commercial District (NC)
- (d) General Commercial District (GC)
- (e) Regional Commercial District (RC)
- (f) Light Industrial District (LI)
- (g) Industrial Service District (IS)
- (h) Industrial District (I)
- (i) Research and Development District (RD)

(2) Also provided are the following Special Purpose Overlay Districts, formulated to establish special design, use requirements and general site planning provisions for specific areas of the City. These Districts are:

- (a) Downtown Overlay District (DO)
- (b) Gateway Overlay District (GO)
- (c) Commercial Special District (CSD)

(3) The Commercial Districts of Tooele City are intended to reflect the diversity of the City's commercial areas and to provide a wide range of commercial services for Tooele City and surrounding areas. Each Zoning District is distinguished by the uses and intensity of development allowed. The Mixed Use District (MU) and Neighborhood Commercial District (NC) encourage a mix of residential and commercial uses that are supportive of adjoining residential areas. The Industrial Districts of Tooele City are provided to encourage economic diversity and vitality for the City and provide a range of employment opportunities for City residents, and residents of surrounding areas.

(Ord. 2021-27, 07-21-2021) (Ord. 2020-42, 10-07-2020)
(Ord. 1998-40, 12-16-1998)

7-16-2. Purposes and Intent.

The purposes and intent of the Tooele City Mixed Use, Commercial, Industrial and Special Purpose Districts are:

(1) Mixed Use (MU-B and MU-G) Districts. The purpose of the Mixed Use Districts is to provide an area for an appropriate mix of compatible residential, limited

commercial and compatible business and professional offices. A goal of this district is to preserve existing residential buildings and structures while allowing some opportunities for their use for limited commercial and business activity. This district also encourages the establishment of residential and limited nonresidential uses within the same structure or located on the same lot.

(2) Neighborhood Commercial (NC) District. The Neighborhood Commercial District (NC) is designed and intended for small areas for limited commercial uses providing goods and services to residents in the surrounding neighborhood area. The District encourages the provision of small-scale retail and service uses for nearby residents. Uses are restricted in type and size to promote a local orientation and to limit possible adverse impacts on nearby residential areas. The Neighborhood Commercial District is to be located in areas of the City so as to facilitate pedestrian access and to encourage the continued viability of the uses allowed in the District. The location and design of all buildings and accessory activities and uses should respect the neighborhood and residential activities that adjoin this District and all activities should be conducted in a manner that adds to neighborhood amenity and the residential setting.

(3) General Commercial (GC) District. The General Commercial (GC) District is intended and provided to encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the city and surrounding areas, encourage the efficient use of land, enhance property values and add to the overall strength of the city's tax base.

(4) Regional Commercial District (RC). The Regional Commercial District is established to provide for large scale commercial and other uses that have a regional influence and that may be areas of high traffic generation, because of the nature of the use, the diversity of uses, or the size of the activity. The Regional Commercial (RC) District is designed to provide areas for intensive retail commercial uses, such as retail shopping centers, large retail outlets, large office buildings, entertainment uses, public uses and quasi-public uses and related activities. This District shall be located so as to be able to provide the services and infrastructure available to meet the demands of intensive commercial uses. This District will be located in proximity to major roads and transportation corridors to facilitate access by the private automobile and public transportation. This District encourages creative site planning and design for activities and uses that will provide commercial and other services to residents of the Tooele Valley and adjoining areas. All buildings and structures within this District will be attractively designed and incorporate a design theme through architectural

design elements. These areas should also provide amenities for the use of city residents and patrons including open space and trail features, mass transit terminals and other amenities.

(5) Light Industrial (LI) District. The purpose of the Light Industrial (LI) District is to provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties. This District encourages clean, light industrial (April 5, 2019) 7-58 and manufacturing uses which provide employment opportunities for city residents, strengthen the city's tax base and diversify the local economy.

(6) Industrial Service (IS) District. The purpose of the Industrial Service (IS) District is to provide locations for more intensive service type uses for the benefit of the community and regional area. Despite the more intensive nature, this District still encourages clean uses which provide employment opportunities for city residents, strengthen the city's tax base, and diversify the local economy.

(7) Industrial (I) District. The Industrial (I) District is formulated to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city.

(8) Research and Development (RD) District. The Research and Development (RD) District is intended to combine certain elements of the General Commercial and Light Industrial zoning districts while excluding other elements. The intent of the RD zone is to allow for a professional business park within the City where businesses may locate in an environment that allows a mix of certain small commercial and light industrial uses. It is not intended for large commercial or industrial uses or for intensive retail or manufacturing activities.

(9) Downtown Overlay (DO) District. The Tooele City Downtown Overlay District (DO) is formulated to encourage and provide opportunities for various retail, service and other uses within the existing Main Street "downtown" area of the City. This area is generally characterized and recognized by two story buildings constructed to the front property line. It is the goal of the Downtown Overlay to recognize the existing development pattern of the area and allow for the strengthening of the character, vitality and amenities of the Downtown area through specific downtown site planning and building standards and requirements. The Downtown Overlay District (DO) allows and requires the establishment of uses that work to reinforce the existing Main Street through special standards for building location, parking, uses, signage and other considerations.

(10) Gateway Overlay (GO) Districts. The Gateway Overlay Districts (GO) are provided to encourage unified and consistent design elements and site planning to promote an attractive and desirable streetscape for areas that are visually prominent and located at the key entry points, or "gateways" to Tooele City. The streetscape is a combination of buildings and structures, signage, landscaping, off-street parking areas, street improvements

and other elements that dominate the view of the driver or pedestrian at the identified gateway areas of the City. The design and overall attractiveness and quality of the city's gateway areas is indicative of the values and character of the City. An attractive and functional streetscape is one that promotes cohesiveness and establishes a design theme for signage, building design, landscaping and street trees and other street amenities. The Tooele City Gateway Overlay Districts (GO) require site planning and design for all buildings and structures within the District to be reviewed and approved by the Planning Commission with requirements for landscaping, signage and the location of required off-street parking areas.

(11) Commercial Special District (CSD). The purpose of the Commercial Special District (CSD) is to provide a master planned, architecturally designed non-residential development where customized zoning requirements are developed and implemented to apply to a specific geographic area in order to permit flexibility and initiative to produce a unique, cohesive development. (Ord. 2021-27, 07-21-2021) (Ord. 2020-42, 10-07-2020) (Ord. 2019-08, 03-20-2019) (Ord. 2010-16, 10-06-2010) (Ord. 2003-15, 06-04-2003) (Ord. 1998-40, 12-16-1998)

7-16-2.1. Gateway Overlay Districts—Location.

Tooele City Gateway Overlay Districts shall be the following:

(1) Northern Gateway

(a) Length: from approximately 925 North Main Street ("SR-36 North") to the northern city boundary, on either and/or both sides of SR-36 North.

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-36 North, or

(ii) 300 feet perpendicular to the nearest SR-36 North right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-36 North right-of-way line, and measured from the point on the interior road farthest from the nearest SR-36 North right-of-way line.

(2) Western Gateway A

(a) Length: on State Road 112 ("SR-112") from the intersection of Rogers Road and SR-112 to the western city boundary, on either and/or both sides of SR-112.

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-112, or

(ii) 300 feet perpendicular to the nearest SR-112 right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer of the interior road, perpendicular to the nearest SR-112 right-of-way line, and measured from the point on the interior road farthest from the nearest SR-112 right-of-way line.

(3) Western Gateway B.

(a) Length: on SR-112 from the City's western boundary to the intersection of SR-112 and 1000 North, thence east on 1000 North to the intersection of 1000 North and SR-36;

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-112 or 1000 North, or

(ii) 300 feet perpendicular to the nearest SR-112 or 1000 North right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-112 or 1000 North right-of-way line, and measured from the point on the interior road farthest from the nearest SR-112 or 1000 North right-of-way line.

(4) Southern Gateway

(a) Length: from approximately Settlement Canyon Road (approximately 800 South) to the southern city boundary, on either and/or both sides of SR-36 ("SR36 South").

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-36 South, or

(ii) 300 feet perpendicular to the nearest SR-36 South right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-36 South right-of-way line, and measured from the point on the interior road farthest from the nearest SR-36 South right-of-way line. (Ordinance 2003-15, 06-04-2003)

7-16-3. See Table 1, Table of Uses

7-16-4. See Table 2, Development Standards

7-16-5. Off-Street Parking Standards

All parking requirements shall be as outlined in Chapter 7-4 of this Title.

(Ord. 2019-12, 05-15-2019); (Ord. 2019-08, 03-202019); (Ord. 2014-08, 08-06-2014); (Ord. 2012-17, 09-05-2012); (Ord. 2011-17, 09-21-2011); (Ord. 2010-16, 10-06-2010); (Ord. 98-40, 12-16-1998)

7-16-6. Use Definitions

(Repealed. Ord. 2012-17, 09-05-2012)

**TABLE 1
TABLE OF USES**

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C/P <i>See Note 7</i>		C	C	C	C
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Accessory Outside Storage of Flammable or Hazardous Materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)								C	
Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8)						C	C	C	
Agriculture (horticulture)						P	P	P	C
Airport							C	C	
Amusement Facility		C	C	P	P	P	P		
Auto Impound Yard							C	C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	P	
Automobile Service and Repair	C			C		P	P	P	
Automobile Service and Repair Accessory to a Principal Use					C		P		
Automobile Body and Fender Service and Repair						C	C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P					
Boarding House	C	C	C						

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Campground, Travel Trailer Park							C	C	
Car Wash				C		P	P	P	C
Chemical Manufacture and Storage								C	
Church	C	C	C	C					P
Conference Center				P	P	P	P		P
Contractor's Display/Office				C		P	P	P	P
Contractor's Storage Yard						C	C	P	
Convenience Store, without Gasoline Sales	P	P	P	P	P	P	P	P	P
Convenience Store, with Gasoline Sales	C	C	C	P	C	P	P	P	P
Cultural activities and uses	C	C		P	C	P	P		P
Day-Care/Pre-School (Home Occupation)	P	P							
Day Care/ Pre-School Center	C	C	C	P		C	C		C
Distribution Center						C	C	P	
Dwelling; Single Family (Detached)	P	P							
Dwelling; Two family	P	C							

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Dwelling; Multi-Family	C See Note 6	C See Note 6	See Note 6	See Note 6	See Note 6				
Extractive Industry									
Fast Food Restaurant	C	C		P	P	P	P		P
Financial Services	C	C	C	P	P	P	P		P
Food and Beverage Processing								C	
Funeral Home/Mortuary	C	C		P		P	P		P
Garden Center	C	C		P	P	P	P		
General Industrial Activity						P	P	P	P
Hardware and Garden Supply Store	C			P	P	P	P		
Hazardous Material Storage									
Hazardous Waste In-Transit Facility								C	
Health Care Facility				C	C	P	P	P	C
Health Care Provider	C	C	C	P	P	P	P		P
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P	P
Health Club	C	C		P	P	P	P	P	P
Heavy Equipment Sales and Rental						C	C	P	
Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use				C	C				

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Heavy Industrial Manufacturing and Assembly								C	
Heliport				C	C	C	C	C	C
Home Occupation (must comply with all requirements of a Home Occupation)	P	P							
Hotel	C	C		P	P	P	P		P
Junkyard/Salvage Yard								C	
Kennel						C	C	P	
Laundromat	C	C	C	P		P	P	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				C	C				C
Medical Cannabis Pharmacy			P	P	P	P	P	P	P
Medical Cannabis Production Establishment								P	
Membership Club				C		C	C	C	
Military Surplus Yard								C	
Motel	C	C		P	P	P	P		P
Nursery	C	C				P	P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	P	C	C
Personal Services	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Pet Shop / Pet Grooming	C	C		C					
Public or Private Educational Facility	C	C		C	C	C	C	C	C
Personal Storage Facility (Mini-Storage)						C	C	P	
Private Club/Bar	C			C	C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Public Use	C	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P	P		P
Reception Center (located within an existing structure)	C	C		P	P	P			P
Recreational Facility (Indoor)				P		P	P	P	C
Recreational Facility (Outdoor)				C		C	C		C
Recycling Collection Site				C		C	C	P	
Recycling Processing Center								C	
Repair Shop (household and personal goods with no outside storage)	C	C		P		P	P	P	P
Research Facility				P		P	P	P	P
Residential Treatment Facilities and Programs		C							
Restaurant	C	C		P	P	P	P	P	P
Restaurant (located within an existing structure)	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Retail Sales Accessory to an Allowed Yse				P	P	P	P	P	P
Retail Store (located within an existing structure)	C	C	C	P	P				
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P	P		P
Retail Store or Commercial Center				P	P				
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)				P	P				
Retirement Center	C	C							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				C		C	C	C	C
Telecommunication s Site/Facility						C	C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P	P
Temporary Seasonal Use	C	C	P	P	P	P	P	P	
Temporary Use	C	C	C	C	C	P	P	P	
Theater (Indoor)	C	C		P	P				P
Theater (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
Vehicle Storage Yard								C	
Veterinary Clinic / Animal Hospital						P	P	P	
Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	C	C		P		P	P	P	P
Warehouse						C	C	P	

P = PERMITTED USE

C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDITIONAL (C) USE IS USE THAT IS A PROHIBITED USE WITHIN THE ZONING DISTRICT

ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOELE CITY.

NOTES:

1. With the exception of detached single family dwellings, all dwellings in the MU (Mixed Use) zoning district must comply with the regulations and requirements, as amended, of the MR-16 (Multi-Family Residential) zoning district, or its equivalent replacement, contained in Chapter 7-14 and 7-11a unless otherwise specified in this Chapter. (Ord. 2018-13, 08-15-2018)
2. For any Use allowed in a zoning district and proposing or requiring any area for Accessory Outside Storage, for any purpose, such use and outside storage area shall be considered as a Conditional Use. All Accessory Outside Storage is prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
3. For any Use allowed in a zoning district and proposing or requiring a “Accessory Drive Through Facility”, such Drive Through Facility shall be considered as a Conditional Use. All Accessory Drive Through Facilities are prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
4. For any Use allowed in a zoning district and proposing any Accessory Outside display and sales area, such Accessory Outside Display and Sales use and area, shall be considered as a Conditional Use for any Uses allowed in the District, except that it shall be a permitted use in the Downtown Overlay District. Accessory Outside Display and Storage is prohibited in the Mixed Use (MU) District, Neighborhood Commercial (NC) District, and the Research and Development (RD) District. Accessory Outdoor sales and display in the Downtown Overlay District shall be subject to the following requirements:
 - A. A 6-foot-wide unobstructed pedestrian pathway shall be maintained at all times on all sidewalks.

- B. All sales and display items shall be removed from the sidewalk and brought indoors into the business at the end of the business' hours of daily operation.
- C. No sales or display items may extend more than 24 inches from the building facade of the selling or displaying business.
- D. No sales or display items may be located within the landscaped park strip, on the curb, in the gutter, or in the vehicular travel lanes.
- E. All sales and display items shall be located directly in front of the business selling or displaying the items and may not be located in front of other businesses or properties. (Ord. 2012-22, 12-05-12)

5. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, (c) any residential use or residential zoning boundary, including mixed-use zones, or (d) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
6. This use shall be a permitted use with no maximum density when proposed within and as a part of the redevelopment of an existing registered historical building. (2020-20, 05-06-2020) (Ord. 2018-13, 08-15-2018)
7. This use shall be a permitted use when property zoned GC General Commercial is located within the Downtown Overlay district. Otherwise, this use shall be a conditional use. See Table 2; Table of Development Standards, for additional information regarding this use in the GC General Commercial zoning district and the Downtown Overlay district. (Ord. 2023-29, 07-05-2023)
8. Accessory Vehicle Storage Yards shall comply with the following requirements:
 - a. The vehicle storage area shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal.
 - b. The vehicle storage area shall be paved in either concrete or asphalt.
 - c. The vehicle storage area shall not occupy more than 20% of the automobile sales and rental property. (Ord. 2024-03, 02-21-2024)

(Ord. 2024-03, 02-21-2024)(Ord. 2023-29, 07-05-2023)(Ord. 2023-03, 02-01-2023)(Ord. 2022-42, 11-16-2022)(Ord. 2022-21, 07-06-2022)(Ord. 2020-46, 11-05-2020)(Ord. 2020-42, 10-07-2020)(Ord. 2019-29, 12-04-2019)(Ord. 2019-13, 08-21-2019)(Ord. 2019-08, 03-20-2019)(Ord. 2018-24, 12-05-2018)(Ord. 2018-13, 08-15-2018)(Ord. 2012-22, 12-15-2012)(Ord. 2012-24, 11-21-2012)(Ord. 2012-17, 09-05-2012)(Ord. 2011-19, 01-18-2012)(Ord. 2010-16, 10-06-2010)(Ord. 2008-09, 11-05-2008)(Ord. 2006-18, 09-13-2006)(Ord. 2006-16, 07-19-2006)(Ord. 2006-10, 06-21-2006)(Ord. 2003-08, 03-19-2003)(Ord. 2003-02, 01-08-2003)(Ord. 2003-01, 01-08-2003)(Ord. 2002-21, 09-18-2002)(Ord. 1999-08, 04-06-1999)(Ord. 1999-06, 04-06-1999)(Ord. 1999-05, 04-06-1999)(Ord. 1998-40, 12-16-1998)

**TABLE 2
DEVELOPMENT STANDARDS**

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Maximum Lot Area	No maximum	25,000 square feet	No maximum	No maximum	No maximum	No Maximum	No maximum	No maximum	No maximum	No maximum
Minimum Area for District	No minimum	No minimum	3 acres. Smaller areas may be added to an existing GC area. See Note C	60 acres. Smaller areas may be added to an existing RC area. See Note C	No minimum	No Minimum	No minimum	No minimum	No minimum	No minimum
Minimum Lot Width (Frontage)	80 Feet at Front setback line	80 Feet at Front setback line	80 Feet at Front setback line	100 Feet at Front setback line	60 Feet at Front Setback line	60 Feet at Front Setback line	80 Feet at Front setback line	60 Feet at Front setback line	No Minimum Requirement	80 Feet at Front setback line

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighbor- hood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Front Yard Setback	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code	30 Feet. May be reduced to 20 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code	40 Feet	30 Feet	30 Feet	30 Feet	20 Feet	10 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code	30 Feet. May be reduced to 20 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code
Maximum Front Yard Setback	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No Requirement	20 Feet. May be increased following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code	As required by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Required Front Yard Landscape Area (measured from front property line) See Note F1	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	15 Feet See Note F1	40 Feet See Note F1	15 Feet See Note F1	15 Feet See Note F1	No landscaping required for auto impound yard, military surplus yards, or vehicle storage yards. See Note H (Ord. 99-28, 11-4-99) See “Minimum Required Landscape Area”, below) (Ord. 02-24, 12-04-02)	15 Feet See Note F1	10 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	20 Feet See Note F1

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighbor- hood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Side Yard Setback	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 15 feet.	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.
Minimum Rear Yard Setback	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 20 feet.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Rear Yard Setback (Corner Lot)	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 20 feet.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.
Minimum Required Landscape Area (percentage of total site area which may include required landscaping within parking areas)	No Requirement but must comply with requirement s of the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	No Requirement but must comply with requirement s of the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	10% See Note F1	15% See Note F1	See Note F2	See Note F2	See Note F2	10% See Note F1	No Requirement but must comply with requirement s of the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1	15%, provided a greater percentage may be required by the Planning Commission for compliance with Chapter 7- 11 Tooele City Code See Note F1

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Maximum/Minimum Building Height	35 Feet or Two Stories for new construction /1 story	35 Feet or Two stories/ 1 story	65 Feet or 4 stories/ 1 story	70 Feet or 6 stories/ 1 story	50 Feet or 4 stories/ 1 story	50 Feet or 4 stories/ 1 story	70 Feet or 6 stories/ 1 story (See note H)	50 Feet or 4 stories/ 1 story	45 Feet or 3 stories/ 1 story	As required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code
Site Planning and Building Design Review Compliance	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Master Development Site Plan required for approval by the Planning Commission . See Note D	Must comply with Design Review requirements of Chapter 7-11Tooele City Code	Must comply with Design Review requirements of Chapter 7-11Tooele City Code	Must comply with Design Review requirements of Chapter 7-11Tooele City Code	*To be written	Must comply with Design Review requirements of Chapter 7-11Tooele City Code	Master Development Site Plan required for approval by the Planning Commission . See Note D
Accessory Dwelling Units for caretaker. Allowed as a Conditional Use only	One Accessory Dwelling Unit for Caretaker (must be located within primary structure).	One Accessory Dwelling Unit for Caretaker (must be located within primary structure).	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	Not allowed	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	Requirement of underlying zone applies	Requirement of underlying zone applies

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighbor- hood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Accessory Dwelling Unit(s) (located above ground floor)	One Accessory Dwelling Unit for each 6,000 square feet Site Area	One Accessory Dwelling Unit for each 6,000 square feet Site Area	As a Conditional Use Only. One Accessory Dwelling Unit for each 6,000 square feet Site Area	As a Conditional Use Only. One Accessory Dwelling Unit for each 6,000 square feet Site Area	Not allowed	Not allowed	Not allowed	Not allowed	One Accessory Dwelling Unit for each 2,000 square feet Site Area	Requirement of underlying zone applies
Accessory Dwelling Unit (located on the same lot as primary structure)	One Accessory Dwelling Unit for each 10,000 square feet Site Area	One Accessory Dwelling Unit for each 10,000 square feet Site Area	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Requirement of underlying zone applies	Requirement of underlying zone applies
Accessory Drive through Facilities	Not allowed	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outdoor Sales and Display	Not allowed	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outside Storage	Not allowed	Not allowed	Conditional Use Approval Required	Not Allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outside Storage of Flammable or Hazardous Materials	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Conditional Use Approval Required	Not allowed	Not allowed	Not allowed

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Develop- ment (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Issuance of Demolition Permit for Existing Buildings and Structures	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required
Off-Street Parking Requirements	As Required by Title 7 Chapter 4 See Note E	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4 See Note E	As Required by Title 7 Chapter 4
Location of required Off-Street Parking Spaces	As practical to be located to the rear and screened behind building(s)	As practical to be located to the rear and screened behind building(s)							As practical to be located to the rear and screened behind building(s)	As practical to be located to the rear and screened behind building(s)
Landscaping Requirements	See Note F1	See Note F1	See Note F1	See Note F1	See Note F2	See Note F2	Critical Areas plus 1% of site acreage or mitigation (Ord. 02-24, 12-04-02) See Note F2	See Note F1	See Note F1	See Note F1

WHERE TABLE 2 DOES NOT IDENTIFY A DEVELOPMENT STANDARD (THE TABLE CELL IS BLANK) THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY

NOTES:

- A.
 - 1. As allowed by the International Building Code and any required or existing easements. Side yard setbacks measured from a street right-of-way for corner lots in the MU-B zoning district may be reduced to 0 feet upon approval of the Planning Commission as a part of design review in compliance with Title 7 Chapter 11 of the Tooele City Code. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022) (2018-13, 08-15-2018)
 - 2. Developments on adjoining lots or parcels that are designed, approved, and constructed as one application or project may have the setback reduced to 0 feet to facilitate a cohesive conjoined development across both properties. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022)
- B. The minimum set back requirements of the adjoining Residential Zoning District shall apply for all buildings, parking areas, mechanical equipment, solid waste containers, and all other structures. Side yard setbacks measured from a street right-of-way for corner lots in the MU-B zoning district may be reduced to 0 feet upon approval of the Planning Commission as a part of design review in compliance with Title 7 Chapter 11 of the Tooele City Code. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022) (Ord. 2018-13, 08-15-2018)
- C. Smaller areas may be added to an existing and adjoining District provided such parcels become integrated within the existing development area and comply with all applicable development requirements.
- D. The Master Development Site Plan is required to generally identify for the total development site existing and reasonable projected development on the site, providing locations, design and proposed architecture of all buildings, a proposed signage theme and sign locations, open space areas with proposed landscape treatments, location of all parking areas, identifying total parking spaces, mass transit facilities, loading and unloading areas, access points, etc. The Master Development Site Plan must comply with all requirements of Chapter 7-11 of the Tooele City Code and as required by the Planning Commission.
- E. No minimum off-street parking requirements are established. It is the policy of the City to maintain existing uses which do not meet the Off-Street Parking requirements of the City and to encourage additional uses and activities within the District. The number of required off-street parking shall be as determined and approved by the Planning Commission, following a recommendation from the City Staff, and recognizing the nature and location of the proposed use or activity. Joint use of parking areas will be encouraged.
- F1. No plans for any primary building or structure shall be approved by the Planning Commission or Community Development Department unless a Landscaping Plan is submitted and approved by the Planning Commission or Community Development Department, consistent with the considerations of Tooele City Code §7-11-8. Landscaping in accordance with the approved Landscaping Plan shall be installed prior to issuance of a Certificate of Occupancy unless a bond is posted pursuant to Tooele City Code §7-22-4. The Landscaping Plan shall include at a minimum:
 - 1. A 50/50 mix of evergreen and deciduous trees and shrubs;
 - 2. 60% of trees and shrubs with a minimum caliper of 2 inches and a minimum height of 5 feet;
 - 3. park strip trees, at least one for every 30 feet of right-of-way frontage, in compliance with Tooele City Code §4-11-20 and be of a variety identified in the Tooele City Street Tree Selection Guide.
- F2.
 - 1. Critical Areas. "Critical Areas" shall mean those areas of a development site which have a particular sensitivity to environmental considerations, aesthetics, and employee and public convenience, health, and well being. Critical areas shall be determined administratively during discussions/negotiations between Tooele City staff and the developer, and shall address at least the following areas: principle vehicle entrances for employees and customers; principle pedestrian building entrances for employees and customers; employee gathering and rest areas; storm water drainage, detention, and retention facilities; and, screening of exterior building equipment.
 - 2. Minimum Acreage. The 1% site acreage requirement is in addition to, not inclusive of, Critical Area landscaping.
 - 3. Minimum Acreage Requirement Mitigation. In lieu of the 1% acreage landscaping requirement, the developer may pay to Tooele City a mitigation sum equal to the requirement, multiplied by \$200 per acre, a reasonable average landscaping budget based upon the most current Tooele City Parks and Recreation master planning documents. For example, the optional mitigation sum for a 200-acre site would be \$40,000; for a five-acre site, \$1,000. Tooele City will apply mitigation funds to landscaping improvements in Tooele City Parks.
 - 4. Critical Area Requirement Mitigation. In the event that Tooele city staff and the developer conclude that landscaping of a given Critical Area is not possible or practicable due to feasibility or engineering difficulties, the developer shall pay a mitigation sum equal to the area of the Critical Area not landscaped, multiplied by \$200 per acre, in lieu of installing the subject Critical Area landscaping. Financial or budgetary difficulties shall not be considered grounds for a determination of impossibility or impracticability or for payment of a Critical Area requirement mitigation sum.

5. Administrative Appeal. Development applicants affected by the administrative determination referenced above may appeal in writing to the Planning Commission, which shall uphold, modify, or reject the determination. No further administrative appeal shall exist.
6. Areas disturbed during the construction process shall complete the following:
 - i. All areas disturbed by construction shall be reclaimed with a seed mixture of composed of native Utah grasses and shrubs.
 - ii. A disturbed area reclamation plan shall be provided in lieu of a landscape and irrigation plan during the site plan review process.
- G.
 1. Fencing. Auto impound yards, military surplus yards, and vehicle storage yards shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored within but not higher than eight feet. Fencing for Auto impound yards shall comply with all requirements of the Utah State Code for such uses.
 2. Location. Auto impound yards, military surplus yards, and vehicle storage yards may not be located closer than 300 feet to a State highway, 500 feet to a zoning district boundary, or 1000 feet to a school.
- H. Storage silos involving the storage of non-flammable, non-hazardous materials may be permitted a maximum building height of 100 feet with a Conditional Use Permit. Silo building height shall be measured from finished grade to the mid-point of silo roof pitch or top of silo wall, whichever is greater. Tooele City Fire Department shall verify that materials to be stored are non-flammable and non-hazardous as part of the Conditional Use Permit process.

(Ord. 2024-29, 10-16-2024) (Ord. 2023-36, 09-20-2023) (Ord. 2023-22, 06-07-2023) (Ord. 2022-14, 04-06-2022) (Ord. 2021-40, 12-15-2021) (Ord. 2021-28, 08-04-2021) (Ord. 2020-42, 10-07-2020) (Ord. 2019-08, 03-20-2019) (Ord. 2018-13, 08-15-2018) (Ord. 2010-16, 10-06-2010) (Ord. 2008-09, 11-05-2008) (Ord. 2008-08, 07-02-2008) (Ord. 2004-15, 10-20-2004) (Ord. 02-24, 12-04-2002) (Ord. 1999-28, 11-04-1999)

ROBERT JOHNSON
02-104-0-0011
R005855

Elm St

Mixed Use

N 4th St

N 3rd St

JENNIFER BOWDIE
02-104-0-0011
R001030

N Broadway St

THEASE MARCUS
02-104-0-0011
R006257

DUFFY PATRICK
02-104-0-0011
R000311

GRAY TERRY L
02-104-0-0011
R001541

Maple St

Maple St

Union Pacific

Union Pacific

WWM REALTY INC
02-111-0-0023
R016574

Vine St

E Vine St