

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, September 24, 2025** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto [@tooelecitey](https://www.youtube.com/@tooelecitey) or searching for our YouTube handle @tooelecitey. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on an Ordinance and Zoning Map Amendment to amend the conditions of the TBP Tooele Business Park zoning district by re-assigning the land use sections of the TBP zoning sections map. The proposed amendment will affect approximately 326 acres of property located at approximately 1200 West 700 South.
4. **Decision** on a Site Plan Design Review request by Entellus, Inc. to approve the Sage Flats Apartments development proposed to be located at approximately 3100 North 250 East in the MR-20 Multi-Family Residential zoning district on 16.7 acres.
5. **Decision** on a Site Plan Design Review request by Keith Lindstrom to approve the Southpoint Apartments development proposed to be located at approximately 603 West 3 O'Clock Drive in the MR-12 Multi-Family Residential zoning district on 3.2 acres.
6. **Discussion** on proposed amendments to Tooele City Code 4-8-2; Street Design, regarding modification of pavement width from 34' to 32'.
7. **City Council Reports**
8. **Review and Decision** – Minutes of the Planning Commission meeting held August 27, 2025.
9. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director, prior to the meeting at (435) 843-2132.

STAFF REPORT

18th September 2025

To: Tooele City Planning Commission
Business Date: 09/24/2025

From: Planning Division
Community Development Department
Economic Development Department

Prepared By: John Perez, Economic Development Director

Re: Tooele Business Park – Ordinance Amendment Request

Application No.:
Applicant: Tooele City Administration/Economic Development
Project Location: Approximately N 1100 W and 700 S
Zoning: Business Park ZMA
Acreage: 285.1
Request: Request for approval of a Business Park ZMA and Ordinance Amendment

BACKGROUND

The Tooele Business Park zoning map has been revised to align with current infrastructure needs and planning standards. Key changes include modifying potential lots to reflect existing and future water and sewer utilities, updating existing and proposed road layouts, revising lots and boundaries to reflect existing ownership, and eliminating the previously planned rail spur, which is no longer considered viable for the park's success based on analysis of costs.

ANALYSIS

Summary of Proposed Changes to Tooele Business Park

The proposed updates to the Tooele Business Park focus on improving and aligning the development with current infrastructure needs and planning standards. Key changes include:

1. Infrastructure Improvements:
 - a. Water and Sewer: Modifications are being made to better accommodate existing and planned water and sewer utilities, ensuring capacity and alignment with city infrastructure.
 - b. Roads and Access: Roadway layouts are being updated to improve traffic flow and access throughout the business park. These changes reflect current and future transportation needs, including proper connections to public road systems.
2. Property Boundary Adjustments:

- a. Parcel boundaries are being revised to more accurately reflect existing ownership and development intentions, helping reduce conflicts and streamline future development or sale of parcels.
3. Rail Spur Elimination:
 - a. The previously planned rail spur is being removed from the development plans. This change reflects current economic and logistical needs, as the rail component is no longer seen as viable or necessary for the park's success.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment Request request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment

Noticing. The applicant has expressed their desire to rezone the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.

4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele Business Park Zoning Map and Ordinance Amendment Request by Tooele City for the purpose of amending the mapping and conditions of the Tooele City Business Park Zoning District, based on the findings and subject to the conditions listed in the Staff Report dated September 18, 2025.”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative positive recommendation to the City Council for the Tooele Business Park Zoning Map and Ordinance Amendment Request by Tooele City for the purpose of amending the mapping and conditions of the Tooele City Business Park Zoning District, based on the following findings.”

1. List findings...

EXHIBIT A

**MAPPING PERTINENT TO THE TOOELE BUSINESS PARK ORDINANCE
AMENDMENT REQUEST**

Tooele Business Park

SITE PLAN | Concept B.4
Tooele, UT
September 4, 2025



Statistical Summary	Acres	Bldg. ⌘
Retail / Office	55.7	964,244
Light / Heavy Industrial	229.24	3,931,617

*Note: FAR = Floor Area Ratio

THE FINAL SIZE AND CONFIGURATION OF THE RETENTION POND WILL REQUIRE EVALUATION BASED UPON FUTURE PLANNED TRIBUTARY AREA. THE RETENTION POND SHOULD BE HELD SEPARAT BY THE CITY, AND NOT INCLUDED AS PART OF ANY INDIVIDUAL LOT

Retention / Detention

Parcel #5
3.16 Acres
FAR = 0.4
Bldg. = 55,060 ⌘

Parcel #6
13.74 Acres
FAR = 0.4
Bldg. = 239,406 ⌘

Parcel #7
2.87 Acres
FAR = 0.4
Bldg. = 50,007 ⌘

Parcel #8
3.04 Acres
FAR = 0.4
Bldg. = 52,969 ⌘

Heavy Industrial

Parcel #16
19.51 Acres
FAR = 0.4
Bldg. = 3398,942⌘

Parcel #15
19.63 Acres
FAR = 0.4
Bldg. = 342,033 ⌘

Parcel #20
5.66 Acres
FAR = 0.4
Bldg. = 98,620 ⌘

Parcel #2
10.8 Acres
FAR = 0.4
Bldg. = 177,376 ⌘

Parcel #9
15.05 Acres
FAR = 0.4
Bldg. = 262,231 ⌘

Parcel #10
4.08 Acres
FAR = 0.4
Bldg. = 72,832 ⌘

Parcel #11
4.45 Acres
FAR = 0.4
Bldg. = 77,537 ⌘

Light Industrial

Parcel #17
71.99 Acres
FAR = 0.4
Bldg. = 1,254,354⌘

Parcel #21
16.2 Acres
FAR = 0.4
Bldg. = 282,269 ⌘

Parcel #1
6.33 Acres
FAR = 0.4
Bldg. = 110,294 ⌘

LEITNER POMA
Parcel #3
15.35 Acres
FAR = 0.4 ⌘
Bldg. = 267,458

Parcel #4
14.39 Acres
FAR = 0.4
Bldg. = 250,731 ⌘

Parcel #13
11.58 Acres
FAR = 0.4
Bldg. = 201,770 ⌘

Parcel #14
11.03 Acres
FAR = 0.35
Bldg. = 168,163 ⌘

Retail / Office

Parcel #18
7.65 Acres
FAR = 0.35
Bldg. = 116,632 ⌘

Parcel #19
8.76 Acres
FAR = 0.35
Bldg. = 133,595 ⌘

Parcel #22
1.69 Acres
FAR = 0.35
Bldg. = 20,277 ⌘

Well Site

700 S

Timpie Rd

W 1220 S

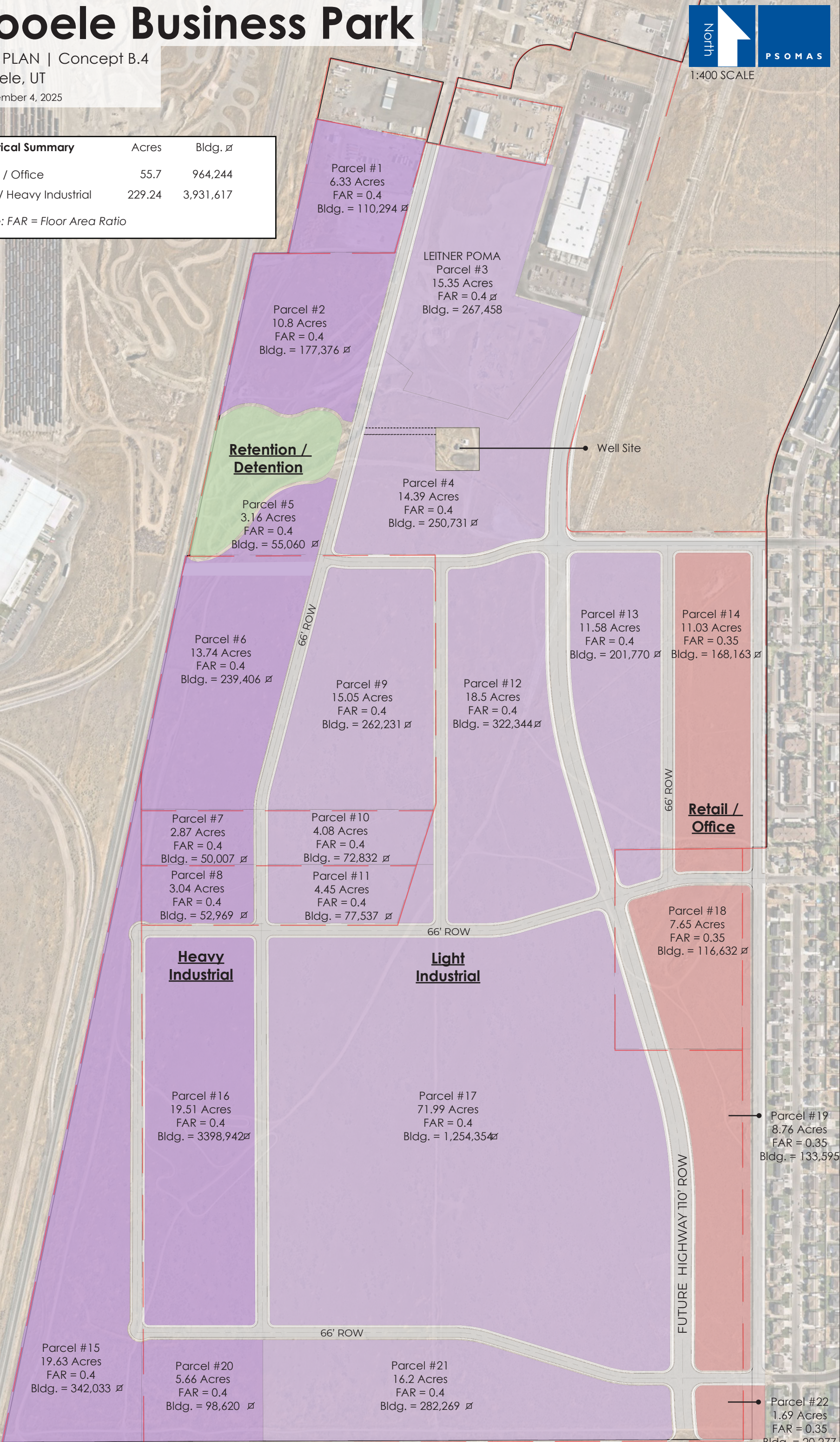
Temporary Culdesac

Tooele Business Park

SITE PLAN | Concept B.4
Tooele, UT
September 4, 2025



Statistical Summary	Acres	Bldg. ⌘
Retail / Office	55.7	964,244
Light / Heavy Industrial	229.24	3,931,617
*Note: FAR = Floor Area Ratio		



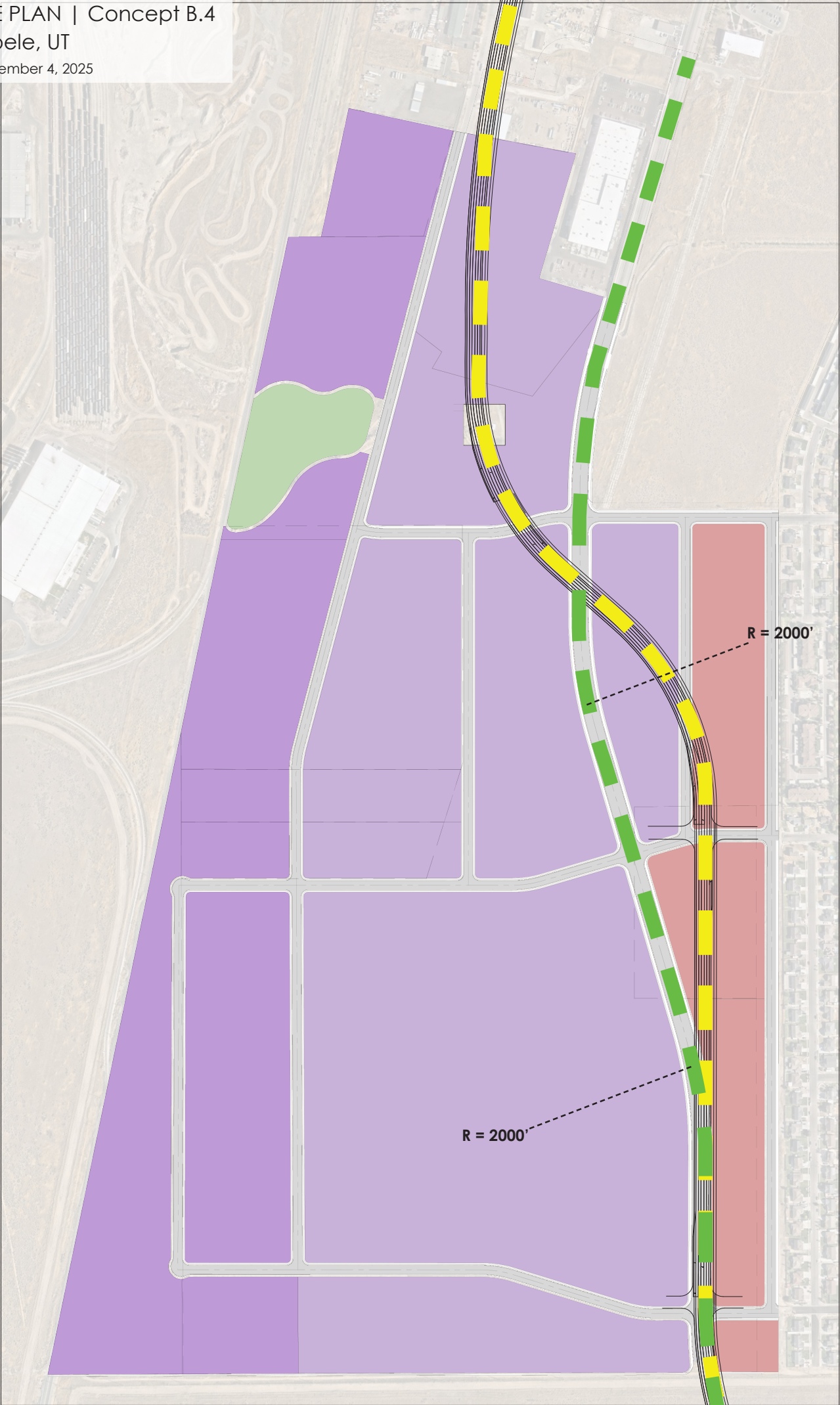
Tooele Business Park

SITE PLAN | Concept B.4
Tooele, UT
September 4, 2025

North

PSOMAS

1:600 SCALE



Highway Alignments

UDOT Proposed Highway Alignment

Tooele Proposed Highway Alignment

Highway 36

EXHIBIT B

TOOELE BUSINESS PARK ENGINEERING REVIEW

August 6, 2025

John Perez, MPA
Economic Development Director
Tooele City Corporation
90 North Main Street
Tooele, UT 84074

Re: Preliminary Engineering for the Concept Tooele Business Park

Dear John:

The following report provides a preliminary engineering assessment of the proposed Tooele Business Park located in Tooele, Utah. This report addresses high-level site access, site grading and earthwork, stormwater drainage features and potential retention/detention, water requirements, and sanitary sewer loading.

SITE ACCESS

The existing site lies in southwest Tooele and is bounded by the Tooele Army Depot to the south, Union Pacific Railroad mainline track to the west, current industrial businesses to the north, and residential subdivisions to the east. Site access is from the future highway (currently, 1100 West) from both the north and south. The southern end of the highway will connect to Highway 36 within the federal parcel. The site can also be alternatively accessed from the north on 1200 West and from three (3) roads (W 700 S, Timpie Road, and W 1220 S) coming from the east through the residential neighborhoods. The 3 access points from the east all connect to the retail/office parcels along the east edge of the development.

GRADING AND EARTHWORK

The existing site slopes to the west-northwest at an approximate slope of 3.6 percent. Currently, there are native grasses and shrubs with miscellaneous unimproved roads and small drainage(s) throughout the site. Preliminary earthwork and grading numbers are based on the existing site topography and the concept layout located in Appendix A.

11456 South Temple Drive
Suite 200
South Jordan, UT 84095

Tel 801.270.5777
www.Psomas.com

Tooele City
Page 2 of 4
August 6, 2025
Preliminary Engineering for the Concept Tooele Business Park

Grading/earthwork methodology includes topsoil stripping, site roads, and building pad development. Topsoil stripping includes removal of the top 6 inches across the site. Road volumes include removal of native material down to subgrade. Lot grading and building pad cut to fill volumes are based on the resulting surface post topsoil stripping being shaped to drain as well as creation of a flat, constructable building pad for the building square footage identified in the planning stage for each parcel. Estimated cut to fill volumes across the whole site are shown in Table 1 below.

Table 1 – Preliminary Site Grading/Earthwork Cut to Fill Volumes

Earthwork Type	Volume (CY)
Topsoil Stripping (Cut)	266,000
Roads (Cut)	71,700
Lot Grading/Building Pads (Cut to Fill)	1,218,000

Stormwater ponds will also be necessary and are not included in Table 1 above. Based on existing topography and the Concept Plan, the site was evaluated using a regional storage pond and local storage ponds for those parcels that do not gravity drain to the regional storage pond. Parcels requiring local storage ponds are Parcels 1, 2, and 3. A breakdown of the approximate cut volumes is shown in Table 2 below.

Table 2 – Preliminary Site Stormwater Detention/Retention Cut Volumes

Basin	Release 10-yr Storm at 0.2cfs/acre (CY)	Retain 80% (CY)	Retain 100-yr, 24-hr Storm Onsite (CY)
Parcel 1	460	860	1,860
Parcel 2	790	1,470	3,170
Parcel 3	1,150	2,100	4,490
Regional Storage (Parcels 4 – 22)	21,550	40,300	89,600

STORMWATER

Storm calculations for the Concept Plan were completed based on the Rational Method. Based on the size of the development, this method is conservative and further analysis using other methods may reduce the size of required storage basins as the design for the site progresses.

Stormwater detention/retention was evaluated in three different ways. The first method was to detain the 10-year storm and release water at a rate of 0.2 cfs per acre. The second method

Tooele City
 Page 3 of 4
 August 6, 2025
 Preliminary Engineering for the Concept Tooele Business Park

was the Low Impact Development (LID) method, where the 80th percentile storm is retained onsite and is additional storage volume above the 10-year storm. The third evaluation was to retain 100% onsite the 100-year, 24-hr storm which would be used if there was no viable connection to downstream storm infrastructure. The resulting volumes of each method are presented in Table 3 below.

Table 3 – Preliminary Site Stormwater Detention/Retention

Basin	Release 10-yr Storm at 0.2cfs/acre (Ac-ft)	Retain 80% (Acre-ft)	Retain 100-yr, 24-hr Storm Onsite (Acre-ft)
Parcel 1	0.29	0.53	1.15
Parcel 2	0.49	0.91	1.96
Parcel 3	0.69	1.30	2.78
Regional Storage (Parcels 4 – 22)	13.4	25.0	55.5

Proposed stormwater retention/detention basins as well as site drainage channels can be viewed on the Concept Stormwater Drainage Plan within Appendix A.

WATER

Water requirements for the proposed development were calculated based on the Tooele City Drinking Water Master Plan dated May 2021. Specifically, Equivalent Residential Connections (ERC) for both light industrial and neighborhood commercial in conjunction with Table 1-2: Peak Day Indoor and Outdoor Demand Level of Service were used to calculate total site water demand. ERC values and Table 1-2 and the Concept Site Water and Sewer Plan are located in Appendix B.

Based on the requirements of the Tooele City Drinking Water Master Plan, the total development will require approximately 1,461,555 gallons per day during peak day which equates to approximately 1,014 gpm.

Tooele provides 4,000 gpm for 4 hours from tank 3, and therefore, no additional volume of fire water storage should be needed.

The site will require an equilization storage of 600,700 gallons.

Based on the Tooele City Drinking Water Master Plan there is a planned 16-inch transmission line in S 900 W (See Figure 7-1 in Appendix B). Also, a well is located onsite

Tooele City
Page 4 of 4
August 6, 2025
Preliminary Engineering for the Concept Tooele Business Park

within Parcel #4 of the Concept Plan. Any future sanitary sewer line must be located a minimum of 25 feet away from the well.

SANITARY SEWER

The sanitary sewer requirements for the Concept Plan were evaluated. The following assumptions were made for this evaluation:

- Industrial – 2 employees per 1,000 sf each shift for 3 shifts, no showers
- Office – 6 employees per 1,000 sf
- 15 gpd sewer/person

Based on the above assumptions and the building square footages as indicated on the concept plan, the average sewer load is 445,941 gpd with the peak sewer being 1,114,852 gpd.

The Concept Site Water and Sewer Plan can be viewed in Appendix B.

Should you have any questions regarding this preliminary assessment, please do not hesitate to contact me at (435)224-2967.

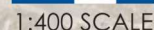
Sincerely,
P S O M A S



Shaun Boone, PE
Sr Project Manager

APPENDIX A

Tooele Business Park – Concept Stormwater Plan



APPENDIX B

Tooele City Drinking Water Master Plan Information

Tooele Business Park – Concept Water and Sewer Plan

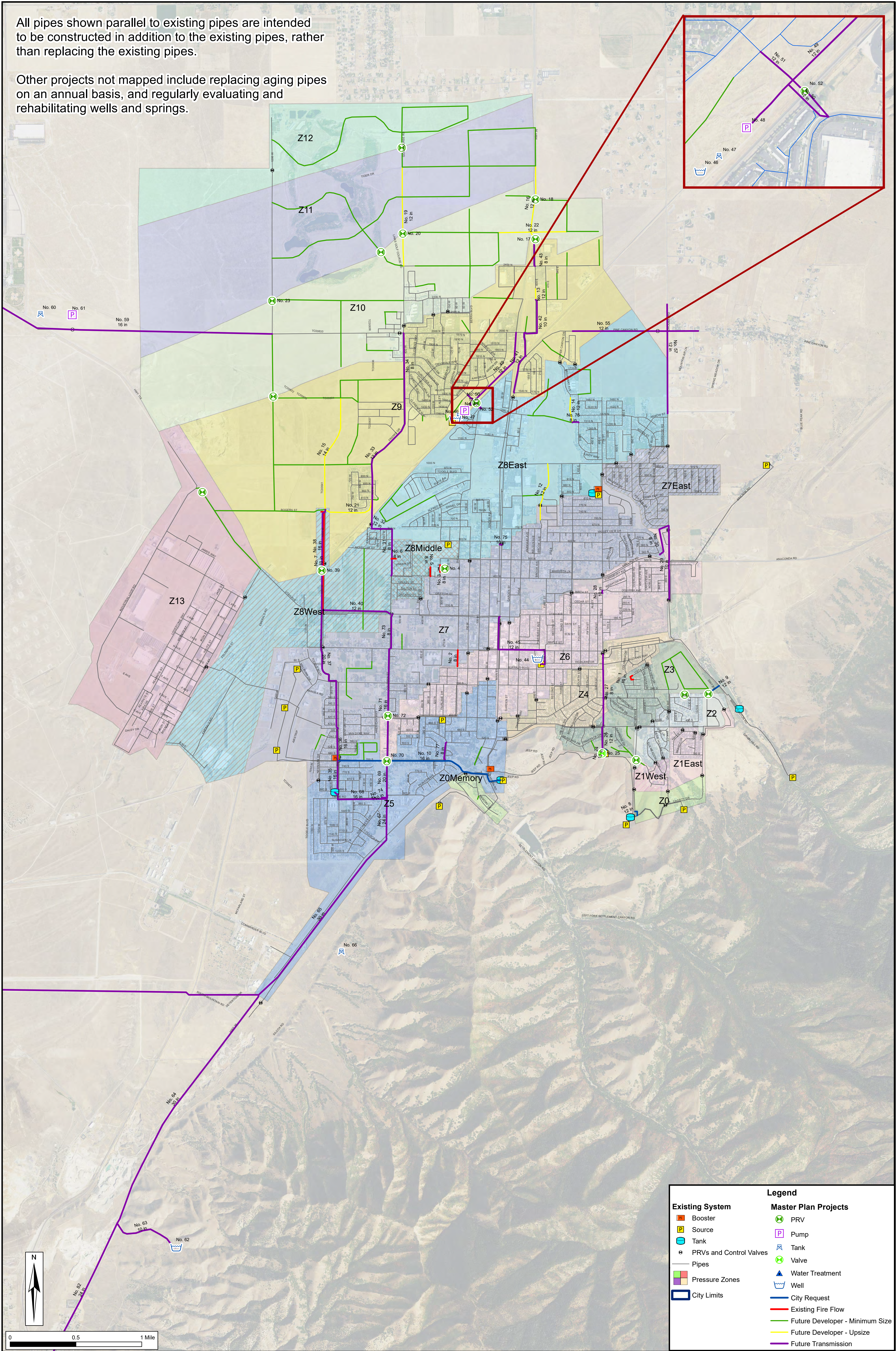
Per the Tooele City Drinking Water Master Plan (May 2021):

- 2 Equivalent Residential Connections (ERC) per connection for light industrial
- 4 ERC per neighborhood commercial

Table 1-2: Peak Day Indoor and Outdoor Demand Level of Service	
Indoor Peak Day Demand	245 gpd per ERC
Outdoor Peak Day Demand	1,035 gpd per ERC

All pipes shown parallel to existing pipes are intended to be constructed in addition to the existing pipes, rather than replacing the existing pipes.

Other projects not mapped include replacing aging pipes on an annual basis, and regularly evaluating and rehabilitating wells and springs.



Existing System

- Booster
- Source
- Tank
- PRVs and Control Valves
- Pipes
- Pressure Zones
- City Limits

Legend

Master Plan Projects

- PRV
- Pump
- Tank
- Water Treatment
- Well
- City Request
- Existing Fire Flow
- Future Developer - Minimum Size
- Future Developer - Upsize
- Future Transmission

Tooele Business Park

SITE PLAN | Concept B.4
Tooele, UT
April 2025

CONCEPT SITE
WATER AND SEWER
PLAN



1:400 SCALE

Statistical Summary	Acres	Bldg. ⌘
Retail / Office	55.7	964,244
Commercial / Industrial	229.24	3,931,617

*Note: FAR = Floor Area Ratio

THE FINAL SIZE AND CONFIGURATION OF THE RETENTION POND WILL REQUIRE EVALUATION BASED UPON FUTURE PLANNED TRIBUTARY AREA. THE RETENTION POND SHOULD BE HELD SEPARAT BY THE CITY, AND NOT INCLUDED AS PART OF ANY INDIVIDUAL LOT

BURIED WATER PIPE

BURIED SANITARY
SEWER PIPE

BURIED SANITARY
SEWER LATERAL

**Retention /
Detention**

Well Site

Parcel #1
6.33 Acres
FAR = 0.4
Bldg. = 110,294 ⌘

LEITNER POMA
Parcel #3
15.35 Acres
FAR = 0.4 ⌘
Bldg. = 267,458

Parcel #2
10.8 Acres
FAR = 0.4
Bldg. = 177,376 ⌘

Parcel #5
3.16 Acres
FAR = 0.4
Bldg. = 55,060 ⌘

Parcel #4
14.39 Acres
FAR = 0.4
Bldg. = 250,731 ⌘

Parcel #6
13.74 Acres
FAR = 0.4
Bldg. = 239,406 ⌘

Parcel #9
15.05 Acres
FAR = 0.4
Bldg. = 262,231 ⌘

Parcel #12
18.5 Acres
FAR = 0.4
Bldg. = 322,344 ⌘

Parcel #13
11.58 Acres
FAR = 0.4
Bldg. = 201,770 ⌘

Parcel #14
11.03 Acres
FAR = 0.35
Bldg. = 168,163 ⌘

Parcel #7
2.87 Acres
FAR = 0.4
Bldg. = 50,007 ⌘

Parcel #10
4.08 Acres
FAR = 0.4
Bldg. = 72,832 ⌘

Parcel #8
3.04 Acres
FAR = 0.4
Bldg. = 52,969 ⌘

Parcel #11
4.45 Acres
FAR = 0.4
Bldg. = 77,537 ⌘

**Retail /
Office**

Parcel #18
7.65 Acres
FAR = 0.35
Bldg. = 116,632 ⌘

Parcel #16
19.51 Acres
FAR = 0.4
Bldg. = 3398,942⌘

Parcel #17
71.99 Acres
FAR = 0.4
Bldg. = 1,254,354⌘

Parcel #19
8.76 Acres
FAR = 0.35
Bldg. = 133,595 ⌘

Parcel #15
19.63 Acres
FAR = 0.4
Bldg. = 342,033 ⌘

Parcel #20
5.66 Acres
FAR = 0.4
Bldg. = 98,620 ⌘

Parcel #21
16.2 Acres
FAR = 0.4
Bldg. = 282,269 ⌘

Parcel #22
1.69 Acres
FAR = 0.35
Bldg. = 20,277 ⌘

Temporary Culdesac

CHAPTER 16b. TOOELE CITY BUSINESS PARK ZONING DISTRICT

7-16b-1.Purposes.

7-16b-2.Zoning Map.

7-16b-3.Land Uses.

7-16b-4.Development Standards.

7-16b-5.Architectural Standards.

7-16b-6.Landscaping Standards.

7-16b-7.Sign Standards.

7-16b-8.Lighting Standards.

7-16b-1.Purposes.

The purpose of the Tooele City Business Park zoning district is to determine the form of uses and buildings on approximately 324 acres of contiguous land adjacent to recorded phases of the Tooele City Commercial Park in a manner that (1) transitions appropriately from existing single-family and multi-family residential uses to future commercial and industrial uses, (2) establishes regulations aimed at maximizing the quality and value of a business park through architectural, landscaping, lighting, and other development standards, (3) creates a unique railed-served mixed-use commercial-industrial business park, and (4) fosters renewable energy sources. (Ord. 2023-28, 06-07-2023)

7-16b-2.Zoning Map.

The Tooele City Business Park zoning district shall have the general form shown on Figure 1, which identifies three use areas known as Section A (general and neighborhood commercial uses), Section B (lighter-industrial uses), and Section C (heavier-industrial uses). (Ord. 2023-28, 06-07-2023)

7-16b-3.Land Uses.

The land uses allowed in the Tooele City Business Park zoning district, including both permitted and conditional uses, are set forth in Table 1: Table of Uses. A use not identified as either P or C in a Section shall be prohibited in that Section. A use not identified in the Table shall be a prohibited use unless substantially similar to an identified use, as determined by the Zoning Administrator in light of existing use definitions contained in Section 7-1-5. (Ord. 2023-28, 06-07-2023)

7-16b-4.Development Standards.

(1) Development Standards. Except as otherwise provided in this Chapter, the development standards for the Tooele City Business Park zoning district shall be those indicated in the Light Industrial column of Chapter 7-16, Table 2 (Development Standards).

(2) Building Height. The maximum building height in Section A shall be 35 feet, except a hotel may have a maximum building height of 50 feet for up to three stories. The maximum building height in Section B shall be 50 feet. The maximum building height in Section C shall be 70 feet.

(3) Parking. Off-street parking requirements shall be determined under Chapter 7-4.

(4) Fencing. All outdoor storage areas shall be fenced with a solid and opaque view-obscuring fence at a height at least equal to the height of the materials stored, but not higher than eight feet. Acceptable fence materials include masonry, vinyl, rhino rock, metal panel, and other similar materials. Chain link fence with slats is not an acceptable fence material.

(5) Wind Turbines. Where permitted, wind turbines shall be limited to a height of 175 feet to vertical tip of the blade and shall be setback 115% of its height from all property lines. (Ord. 2023-28, 06-07-2023)

7-16b-5.Architectural Standards.

(1) Building Materials – General. All primary structures shall have an exterior finish of either concrete masonry units, brick, tilt-up concrete, precast concrete, stucco or stucco-appearing material, or colored enamel metal panels.

(2) Materials – Specific. The front façade of all primary structures shall be finished with architectural block, face brick, glass, stucco or stucco-appearing material, tilt-up concrete, or precast concrete, or a combination of these materials. For buildings finished with colored enamel panels, a portion of the front façade may utilize metal panels to help maintain architectural continuity.

(3) Minimum Design Details. All primary structures must provide architectural relief. This may be achieved by one or more of the following or similar methods and materials: windows with minimum four-inch trim of alternate but complementary materials and colors, awnings, varying facial planes, covered entryways, colonnades, etc. For the façades of concrete tilt-up buildings, indented patterns, windows, and coloration shall be an acceptable method of satisfying this requirement. To avoid large uninterrupted wall expanses, all front façades shall include architectural elements at least every 50 horizontal linear feet. All façades facing public roads, façades facing residential structures, and front façades shall include a minimum of 15% of wall façade composed of brick, stone, or other similar masonry product.

(4) Mechanical Equipment. All rooftop mechanical equipment shall be concealed from public view to the maximum extent by screening it with integral portions of building architecture, including

structural parapet walls. "Concealed from public view" shall be determined by what a person would see when standing on the street in front of a building. The color of all conduits, vents, and other appurtenances shall match the color of the surrounding building surfaces.

(5) Roofs. All primary structure roofs in Section A shall be pitched at a minimum slope of 3:1 and shall not include any rooftop mechanical equipment.

(Ord. 2023-28, 06-07-2023)

7-16b-6. Landscaping Standards.

(1) Section A Landscaping.

(a) Lots in Section A shall include landscaping on at least 10% of the lot.

(b) For other landscaping standards applicable to Section A, see Chapter 7-16, Table 2, Note F1.

(2) Sections B and C Landscaping.

(a) Lots in Sections B and C shall include landscaping on at least 1% of the lot.

(b) For other landscaping standards applicable to Sections B and C, see Chapter 7-16, Table 2, Note 2.

(3) Public right-of-way parkstrip landscaping and on-site parking lot landscaping may be included in determining compliance with the requirements of this Section.

(4) Landscaping shall be water-wise in nature and shall not include sod or turf grass. All landscaping shall be irrigated, and all irrigation shall utilize drip or similar bubbler systems.

(5) Public right-of-way landscaping in Sections A-C shall include trees as required in Chapter 7-16,

Table 2, Note F1, and shall consist of trees approved by the City's street tree selection guide.

(Ord. 2023-28, 06-07-2023)

7-16b-7. Sign Standards.

(1) General. Signs in the Tooele City Business Park shall be regulated by Chapter 7-25.

(2) Section A. Signs allowed in Section A of the Tooele City Business Park shall be those allowed in commercial zoning districts as provided in Section 7-25-14.

(3) Sections B and C. Signs allowed in Sections B and C of the Tooele City Business Park shall be those allowed in industrial zoning districts as provided in Section 7-25-15.

(4) Frontage on Mid-Valley Highway or its successor state road shall not be included in determining the permissibility of pole or pylon signs, notwithstanding any contrary provisions in Chapter 7-25.

(Ord. 2023-28, 06-07-2023)

7-16b-8. Lighting Standards.

(1) Color Temperature. The maximum color temperature for outdoor light fixtures shall be 3,000K.

(2) Lumens. The maximum lumens for outdoor light fixtures shall be 2,500 lumens per fixture, and 100,000 lumens per acre.

(3) Light Poles. The maximum pole height for parking lot lighting shall be 16 feet for parking lots with less than 200 parking stalls, and 20 feet for parking lots with 200 or more parking stalls.

(4) Shielding. Outdoor light fixtures shall be fully shielded and directed downward. Compliant shielding is illustrated in Figure 2.

(Ord. 2023-28, 06-07-2023)

(Ord. 2023-28, 06-07-2023)

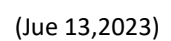
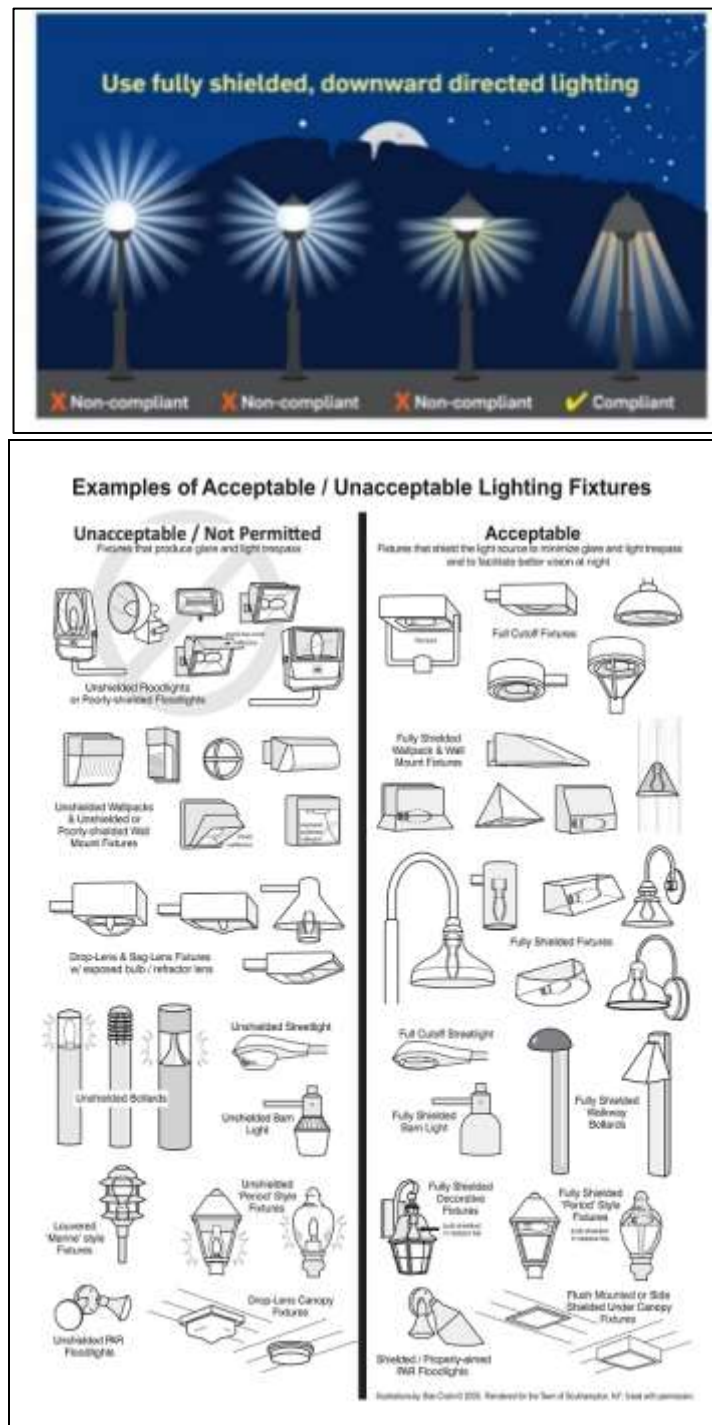


Figure 2. Light Fixture Standards.



(Ord. 2023-28, 06-07-2023)

Table 1: Table of Uses

Tooele City Business Park Zoning District			
Use	Section A (Commercial)	Section B (Lighter Industrial)	Section C (Heavier Industrial)
Accessory Building	P	P	P
Accessory Drive Through Facility	C	C	C
Accessory Outdoor Sales & Display (Incidental to an Allowed Use)	C	P	P
Accessory Outside Storage		P	P
Agriculture (indoor only)	C		
Automobile Body & Fender Service and Repair		C	
Building Maintenance Services		P	P
Business Office	P		
Business Office (located within an existing structure)	P	P	P
Contractor's Display/Office	P		
Convenience Store, without Gasoline Sales	P	P	
Convenience Store, with Gasoline Sales	P	P	
Cultural Activities and Uses	P		
Day Care/ Pre-School Center (located within an existing structure)	P	P	
Fast Food Restaurant	P	P	P
Financial Services	P		
General Industrial Activity		P	P
Greenhouse	C		
Health Care Provider	P		
Health Care Provider (located within an existing structure)	P	P	P
Health Club	P		
Heavy Equipment Sales & Rental		P	P

Tooele City Business Park Zoning District			
Use	Section A (Commercial)	Section B (Lighter Industrial)	Section C (Heavier Industrial)
Heavy Industrial Manufacturing & Assembly			C
Hotel	P		
Laundromat	P		
Light Manufacturing & Assembly		P	P
Open Space Areas, Trails	P	P	P
Personal Services	P		
Professional Office	P		
Professional Office (located within an existing structure)	P	P	P
Public Use	C	C	C
Reception Center	P		
Reception Center (located within an existing structure)	P		
Research Facility	P		
Restaurant	P		
Restaurant (located within an existing structure)	P	P	P
Retail Sales (accessory to an allowed use)	P	P	P
Retail Store (located within an existing structure)	P	P	P
Retail Store (total maximum 3,000 square footage)	P		
Temporary Construction Office		P	P
Utility Service Facility (major)		C	C
Utility Service Facility (minor)		C	C
Wind Turbine		P	P

(Ord. 2023-28, 06-07-2023)

STAFF REPORT

September 3, 2025

To: Tooele City Planning Commission
Business Date: September 24, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Sage Flats Apartments – Site Plan Design Review Request

Application No.: 2025040
Applicant: Colby Cain, representing Entellus, Inc
Project Location: 3100 North 250 East
Zoning: MR-20 Multi-Family Residential Zone
Acreage: 16.7 Acres (Approximately 727,452 ft²)
Request: Request for approval of a Site Plan Design Review in the MR-20 Multi-Family Residential zone to authorize construction of a rental apartment complex consisting of 312 residential units.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 16.7 acres located at approximately 3100 North 250 East. The property is currently zoned MR-20 Multi-Family Residential. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently undeveloped ground as a rental apartment complex that will include 12 apartment buildings providing 312 residential units, a club house, amenities, garages and associated open space and infrastructure.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-20 Multi-Family Residential zoning classification, supporting approximately 20 dwelling units per acre. The MR-20 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. All surrounding properties in the area are undeveloped land. Properties to the north are zoned RR-5 Rural Residential. Properties to the east are zoned GC General Commercial as are properties to the south. Properties to the west are zoned Compass Point RSD. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. This proposed development will be the first in many development proposals to come in this area. The Commission has undoubtedly noticed the new road that has been constructed at 3100 North. This road is being constructed by Perry Development to provide vehicular and utility access to most of their properties on the north end of the City.

The site rests approximately 1000 feet west of SR-36 and is located immediately north of 3100 North. There will be a commercial development occupying the property between the subject property and SR-36 but the owner of the property has not provided any development plans for that area at this time.

The site plan is laid out in a manner that has the majority of the buildings oriented north to south with units facing east and west. Four of the buildings are oriented in a manner that has units facing north and south. A club house is proposed to be located near the central south portion of the proposed development. All parking areas are internal to the project and located away from public streets and property lines. The buildings as located on the proposed site plan meet or exceed the minimum requirements for building setbacks from property lines and building separation as required by the MR-20 zoning district.

The development will have three points of access to public streets. There will be one access to 3100 North and two accesses to 250 East Street. 250 East will be a public street after its construction.

Total unit density for the 16.78 acre site is 18.5 units per acre and complies with the density limitations of the MR-20 zoning district.

It should be noted that this property is not part of the Compass Point RSD zoning district.

Subdivision Layout. The development is proposed to offer units for rent and as such a subdivision plat is not needed.

Landscaping. The total square footage of the site is 730,936 square feet and of that area it is proposed that 238,842 square feet will be landscaping for a total of 32.6% of the total development as landscaping and open space. Landscaping will be composed largely of decorative landscape cobbles and flagstone rock in areas that are not designated for active recreation. Areas that are designated for active recreation will be landscaped with irrigated turf grass. The areas using turf grass are located at the center of the proposed development and between buildings where there is sufficient area to justify active recreation for the residents. Other areas that are less open and narrower will utilize the decorative cobbles.

Trees within the development are proposed throughout the site but are predominantly proposed around or in close proximity to the buildings and public rights-of-way. City ordinance requires a minimum of 20 trees per acre and that the trees include a 60/40 mix of deciduous and coniferous tree species. At 16.7 acres the total tree requirement for the development is 334 and the plans propose the installation of 355 new trees. Of those 355 new trees 133 will be coniferous varieties of pines and spruces which is 40% of the minimum required number of trees.

Shrubs are required at a minimum of 50 shrubs per acre. At 16.7 acres this site is required to have 835 new shrubs installed largely around the building foundations and in other common areas. The plans demonstrate that 1,816 shrubs are proposed for this development, greatly exceeding the ordinance requirements.

All plantings are proposed to be irrigated by a drip and bubbler system as required by City Code.

Parking. Automobile parking requirements are two parking stalls per unit and .25 guest parking stalls per unit. At 312 units the total number of required parking stalls is 702. The ordinance permits a natural adjustment range of 8% for parking lots of a larger size for a total parking requirement of 646. The total number of parking stalls provided will be 651.

50% of the required minimum number of parking stalls shall be covered either by a garage, canopy or other form. The development is proposing 234 garage spaces and 84 carport spaces for a total of 318 covered parking spaces.

The parking as proposed meets or exceeds all ordinance requirements regarding number of parking spaces, size of parking spaces, number of covered parking spaces and associate landscaping end caps and

islands as required by Tooele City Code 7-4.

Architecture. The development will contain four types of structures. Apartment buildings (two types), a club house and enclosed garage structures.

The apartment buildings will consist of 36 unit and 24 unit buildings. These larger buildings will have exterior building materials of brick veneer, horizontal fiber cement board and vertical fiber cement board providing an ample amount of material variation. All street facing and front facades will include 43 percent brick as required by City Code. The building facades include balconies and other vertical elements to provide architectural variety to the façade, the roofline has been broken using stair step rises to break up long expanses without height variation. The residential buildings as proposed meet or exceed the minimum architectural requirements of Tooele City Code 7-11a.

The garage buildings are not subject to the same architectural standards as the main apartment buildings, however, the applicant has taken steps to ensure the garage buildings resemble the main apartment buildings. The exterior materials of the garage structures will be horizontal fiber cement siding of the same color and variety used on the main building exteriors. All of the garage structures are largely interior to the site and hidden from view at the public rights-of-way.

The club house, like the garage buildings, is not subject to the same architectural standards as the main apartment buildings due to a lack of residential units. However, the club house does include a similar form to that of the main residential buildings and the exterior materials are vertical fiber cement siding with cast stone veneer. The colors shown on the provided architectural plans show that the club house will also resemble the architectural schemes and colors of the main residential buildings.

Signage. The development will include one lighted monument sign at each development entrance.

Fencing. Fencing is required along the north property line and along the west property line. When multi-family residential is proposed adjacent to single-family residential the ordinance requires solid fencing with piers or columns spaced evenly throughout the length of the fencing. The applicant is proposing vinyl fencing with masonry piers along the north and western property lines.

Amenities. A development of more than 151 units is required to have 5 amenities including an interior social gathering area of not less than 1,000 square feet and an outdoor social gathering area of not less than 1,000 square feet. The amenities proposed with this development are:

1. A club house containing more than 1000 square feet of interior gathering space.
2. A plaza area consisting of more than 1000 square feet of exterior gathering space.
3. A swimming pool.
4. A hot tub.
5. Large passive recreation areas throughout the site.
6. A lounge area near the pool.

Storm Water Management. There will be a storm water detention basin located at the northwest corner of the proposed development. This is the natural low-point of the development and all water from impervious areas and rooftops will ultimately be collected in this basin for either delayed release into a larger regional system or for percolation and evaporation. The basin will be landscaped in native vegetation and is not proposed for active recreational use.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request with the following comments:

1. After extensive review sessions Tooele City Planning Staff is confident the site plan, the landscape plan, the parking plan, sign plan and building architecture all meet or exceed the minimum requirements of Tooele City Code 7-11a.
2. Tooele City Staff would like to see more amenities such as child play structures, sports courts and picnic areas. However, the amenities that are provided do meet the minimum requirements of the City code.

Engineering & Public Works Divisions Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Site Plan Design Review submission and have issued a recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request.

Noticing. Site Plan Design Review applications do not require a public hearing and therefore do not require any noticing.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Colby Cain, representing Entellus, Inc, application number 2025040, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

6. The site plan as proposed meets all development standards and codes for multi-family residential uses regarding site plan, landscaping, parking, building architecture and so forth.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by Colby Cain, representing Entellus, Inc for the Sage Flats Apartments multi-family residential development, application number 2025040, based on the findings and subject to the conditions listed in the Staff Report dated September 3, 2025:”

1. List findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review request by Colby Cain, representing Entellus, Inc for the Sage Flats Apartments multi-family residential development, application number 2025040, based on the following findings:”

1. List findings...

EXHIBIT A

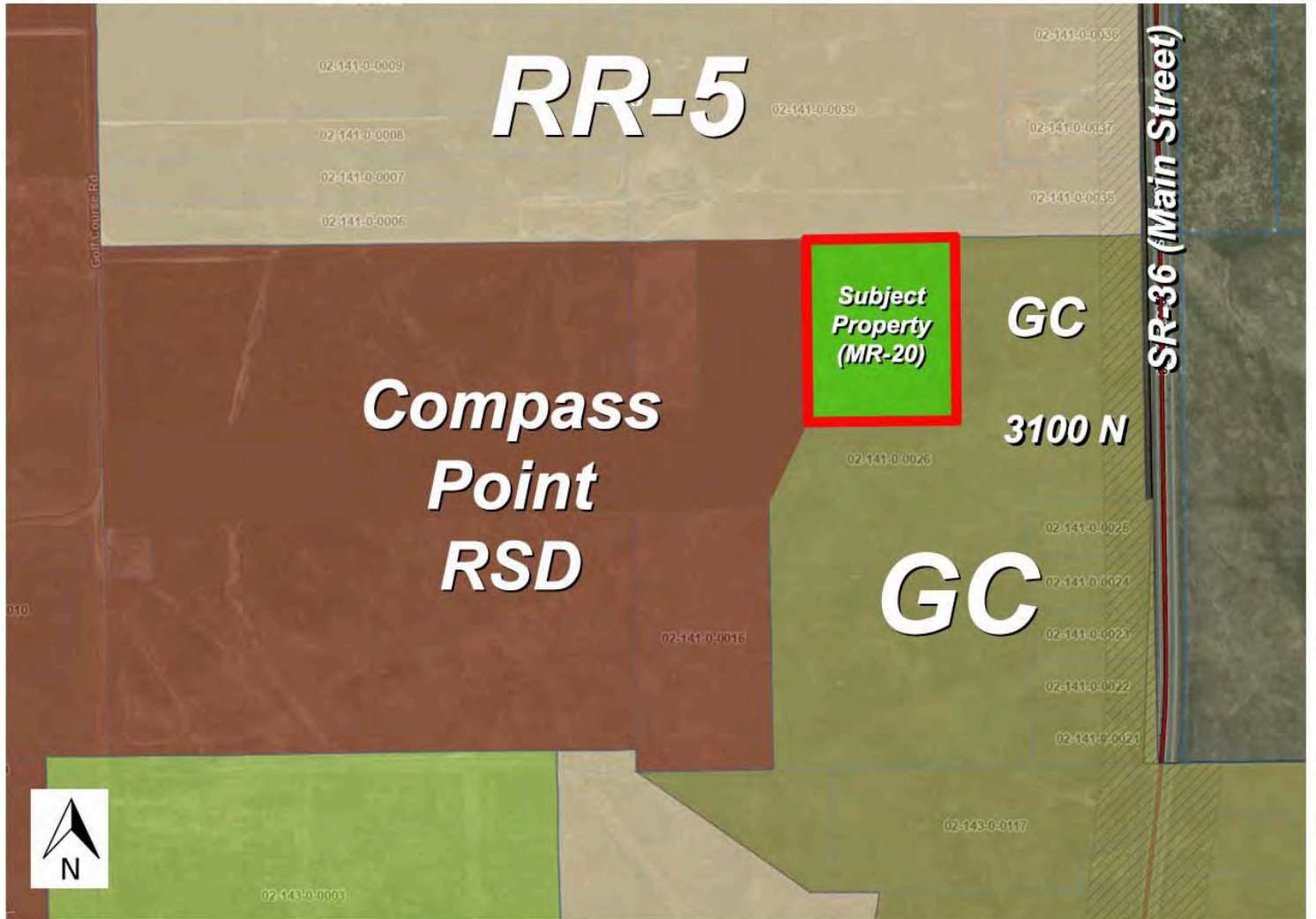
**MAPPING PERTINENT TO THE SAGE FLATS APARTMENTS SITE PLAN DESIGN
REVIEW**

Sage Flats Apartments Site Plan Design Review



Aerial View

Sage Flats Apartments Site Plan Design Review



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Multi-Family Residential Site Plan Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecitecity.gov



Notice: The applicant must submit copies of the plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a Multi-Family Residential Site Plan application is submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted Multi-Family Residential Site Plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of a Multi-Family Residential Site Plan application in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 4/15/2025	Zone: MR-20	Acres: 16.788		Parcel #(s): Unknown	
Project Name: Compass Point Apartments					
Project Address: 3100 North 50 West					
Project Description: Multifamily Residentail development				Lots/Units: 1 Lot	
Property Owner(s): L.H. Perry Investments, LLC			Applicant(s): Colby Cain		
Address: 17 E Winchester St			Address: 1470 South 600 West		
City: Murray	State: UT	Zip: 84107	City: Woods Cross	State: UT	Zip: 84010
Phone: 801-680-7030	Email: jfinlinson@perrycommercial.com		Phone: 801-298-2236	Email: ccain@entellus.com	
Contact Person: Colby Cain			Address: 1470 South 600 West		
Phone: 801-298-2236			City: Woods Cross	State: UT	Zip: 84010
Cellular: 775-781-6456	Fax: 801-298-2236		Email: ccain@entellus.com		
Engineer & Company: Colby Cain, Entellus, INC					
Address: 1470 South 600 West					
City: Woods Cross	State: UT	Zip: 84010			
Phone: 801-298-2236			Email: ccain@entellus.com		

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

Note:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

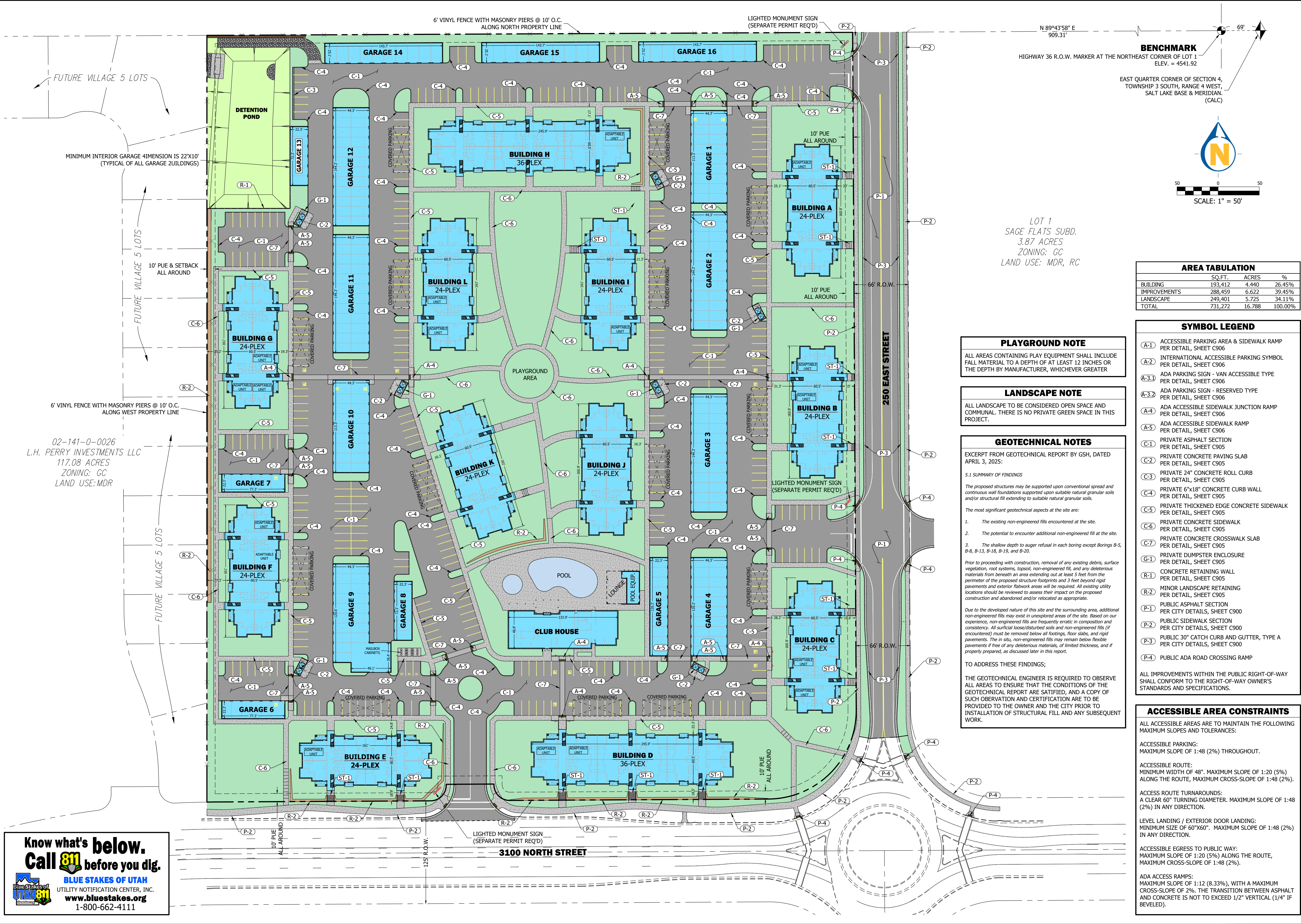
For Office Use Only			
Fee: \$9,000.00 (213)	Received By: Jessi	Date Received: 4/17/25	Receipt #: 745787

\\10000\1043021\4_production\Civil\04_Plan Set\PLANSET_1043021.dwg 2025-08-29 4:41:18 PM LELAND MARTINEAU

Know what's below.
Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

02-141-0-0026
L.H. PERRY INVESTMENTS LLC
117.08 ACRES
ZONING: GC
LAND USE: MDR



AREA TABULATION		
	SQ. FT.	ACRES
BUILDING	193,412	4.440
IMPROVEMENTS	288,459	6.622
LANDSCAPE	249,401	5.725
TOTAL	731,272	16.788

SYMBOL LEGEND	
(A-1)	ACCESSIBLE PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C906
(A-2)	INTERNATIONAL ACCESSIBLE PARKING SYMBOL PER DETAIL, SHEET C906
(A-3.1)	ADA PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C906
(A-3.2)	ADA PARKING SIGN - RESERVED TYPE PER DETAIL, SHEET C906
(A-4)	ADA ACCESSIBLE SIDEWALK JUNCTION RAMP PER DETAIL, SHEET C906
(A-5)	ADA ACCESSIBLE SIDEWALK RAMP PER DETAIL, SHEET C906
(C-1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C905
(C-2)	PRIVATE CONCRETE PAVING SLAB PER DETAIL, SHEET C905
(C-3)	PRIVATE 24" CONCRETE ROLL CURB PER DETAIL, SHEET C905
(C-4)	PRIVATE 6"x18" CONCRETE CURB WALL PER DETAIL, SHEET C905
(C-5)	PRIVATE THICKENED EDGE CONCRETE SIDEWALK PER DETAIL, SHEET C905
(C-6)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C905
(C-7)	PRIVATE CONCRETE CROSSWALK SLAB PER DETAIL, SHEET C905
(G-1)	PRIVATE DUMPSTER ENCLOSURE PER DETAIL, SHEET C905
(R-1)	CONCRETE RETAINING WALL PER DETAIL, SHEET C905
(R-2)	MINOR LANDSCAPE RETAINING PER DETAIL, SHEET C905
(P-1)	PUBLIC ASPHALT SECTION PER CITY DETAILS, SHEET C900
(P-2)	PUBLIC SIDEWALK SECTION PER CITY DETAILS, SHEET C900
(P-3)	PUBLIC 30" CATCH CURB AND GUTTER, TYPE A PER CITY DETAILS, SHEET C900
(P-4)	PUBLIC ADA ROAD CROSSING RAMP

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).	

PLAYGROUND NOTE
ALL AREAS CONTAINING PLAY EQUIPMENT SHALL INCLUDE FALL MATERIAL TO A DEPTH OF AT LEAST 12 INCHES OR THE DEPTH BY MANUFACTURER, WHICHEVER GREATER

LANDSCAPE NOTE
ALL LANDSCAPE TO BE CONSIDERED OPEN SPACE AND COMMUNAL. THERE IS NO PRIVATE GREEN SPACE IN THIS PROJECT.

GEOTECHNICAL NOTES
EXCERPT FROM GEOTECHNICAL REPORT BY GSH, DATED APRIL 3, 2025:
5.1 SUMMARY OF FINDINGS
The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils.
The most significant geotechnical aspects at the site are:
1. The existing non-engineered fills encountered at the site.
2. The potential to encounter additional non-engineered fill at the site.
3. The shallow depth to auger refusal in each boring except Borings B-5, B-8, B-13, B-18, B-19, and B-20.
Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond rigid pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.
Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills (if encountered) must be removed below all footings, floor slabs, and rigid pavements. The in situ, non-engineered fills may remain below flexible pavements if free of any deleterious materials, of limited thickness, and if properly prepared, as discussed later in this report.
TO ADDRESS THESE FINDINGS;
THE GEOTECHNICAL ENGINEER IS REQUIRED TO OBSERVE ALL AREAS TO ENSURE THAT THE CONDITIONS OF THE GEOTECHNICAL REPORT ARE SATISFIED, AND A COPY OF SUCH OBSERVATION AND CERTIFICATION ARE TO BE PROVIDED TO THE OWNER AND THE CITY PRIOR TO INSTALLATION OF STRUCTURAL FILL AND ANY SUBSEQUENT WORK.

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

Entellus

DEVELOPER
PERRY COMMERCIAL
Contact: MATT SWAIN
17 E. Winchester St.
Murray, UT 84107
Phone: 801-554-6905
mswain@perrycommercial.net



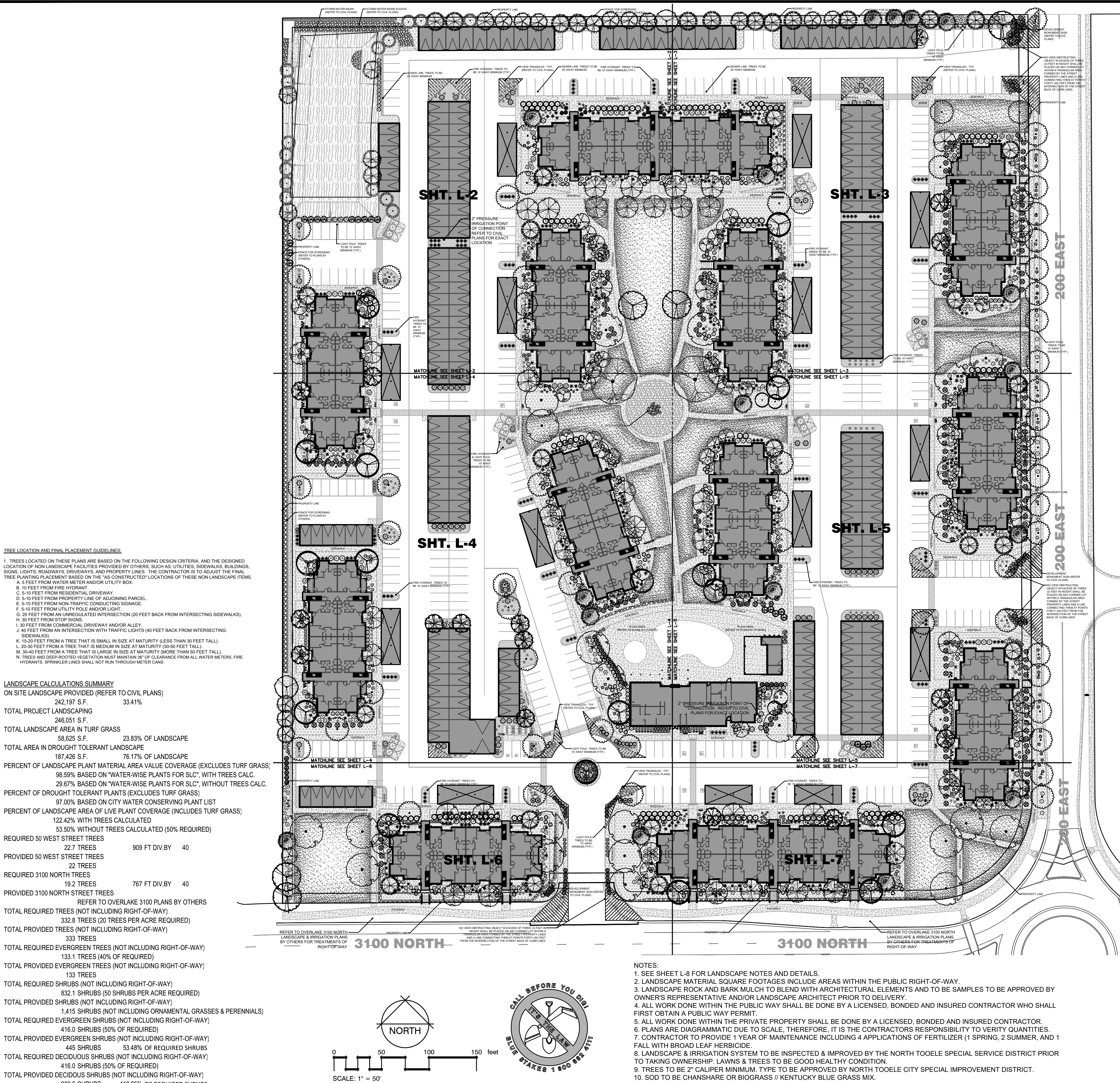
SAGE FLATS
197 EAST 3100 NORTH
LOT 2 OF SAGE FLATS SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 4, T.3S., R.4W., S.L.B. & M.
TOOELE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: AEM	2025-08-29
APPROVED: STA	2025-08-29
PROJECT #:	1043021
PLANSET	1043021.dwg

C400
SITE PLAN OVERALL

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.



PLANT SCHEDULE TOTAL PROJECT				
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE QTY
TREES				
	Acer ginnala 'Flame' / Flame Amur Maple	B & B	2"	25
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	B & B	2"	15
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"	9
	Celtis occidentalis / Common Hackberry	B & B	2"	5
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2"	71
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"	50
	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6" - 8" Height	30
	Koelerutera paniculata / Golden Rain Tree	B & B	2"	2
	Picea pungens / Colorado Spruce	B & B	7'-9'	32
	Picea pungens glauca / Colorado Blue Spruce	B & B	7'-9'	17
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B	7'-9'	15
	Pinus heldreichii leucodermis / Leucodermis Pine	B & B	7'-9'	8
	Pinus nigra 'Austrian Black Pine	B & B	7'-9'	11
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	B & B	7'-9'	20
	Platanus x acerifolia / London Plane Tree	B & B	2"	22
	Quercus gambelii / Gambel Oak	B & B	2"	4
	Quercus macrocarpa / Burr Oak	B & B	2"	2
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	17
SHRUBS				
	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	2 gal		25
	Berberis thunbergii 'Bagatelle' / Bagatelle Red Barberry	2 gal		10
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	2 gal		38
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	2 gal		167
	Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard	3 gal		3
	Chrysanthemum nauseosus / Rubber Rabbitbrush	2 gal		40
	Convallaria majalis / Lily of the Valley	1 gal		68
	Cornus alba 'Balthaz' / Ivory Halo® Tatarian Dogwood	2 gal		13
	Euonymus alatus 'Compactus' / Compact Burning Bush	2 gal		437
	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	2 gal		143
	Geranium sanguineum / Blood Red Geranium	1 gal		80
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		152
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		234
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	2 gal		20
	Mahonia repens / Creeping Mahonia	2 gal		47
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal		15
	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	2 gal		2
	Rhus aromatica 'Autumn Amber' / Autumn Amber Sumac	2 gal		28
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		5
	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	2 gal		90
	Rudbeckia hirta / Black-eyed Susan	1 gal		46
	Spiraea japonica 'Neon Flash' / Neon Flash Spiraea	2 gal		106
	Spiraea x bumalda 'Goldmound' / Gold Mound Spiraea	2 gal		47
GRASSES				
	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass	2 gal		483
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		6
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	2 gal		44
	Festuca idahoensis / Idaho Fescue	1 gal		24
	Festuca ovina glauca / Blue Sheep Fescue	2 gal		24
	Helictotrichon sempervirens / Blue Oat Grass	2 gal		48
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal		136
	Miscanthus sinensis 'Purpureusens' / Flame Grass	2 gal		41
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		614
GROUND COVERS				
	Chanshare Farms Imperial Blue Turf Grass Blend	sod		58,625 sf
MULCHES / ROCK				
	Detention Basin revegetation treatment. Refer to sheet L-8 for seed mix			19,802 sf
	4" depth of River Cobble, type: Adobe Cobble, Size: 1" to 3" From: Adobe Rock in Stansbury Park, UT, or approved equal, over dewitt pro 5 weed barrier. Cobble to match rock along 3100 North Right-of-Way.			137,177 sf
	4" depth of 1" to 1-1/2" of colored crushed rock (browns, reds & grays) over dewitt pro 5 weed barrier.			19,802 sf
	Flag Flagstone Rock			2,836 sf

PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES
106248
8/12/25

Foresite
Design Group, L.C.

SAGE FLATS
OVERALL LANDSCAPE PLAN
TOOELE, UTAH

**SHEET:
L-1**

FILE NAME: SCALE:
FDG-317 1"=50'

NO. REVISIONS
1 PER CITY COMMENTS & SITE PLAN UPDATES
2 PER CITY COMMENTS & SITE PLAN UPDATES
3 PER CITY COMMENTS - UNIT ENTRY TREES

DATE
DCM 8/20/25
DCM 8/9/25
DCM 8/28/25

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

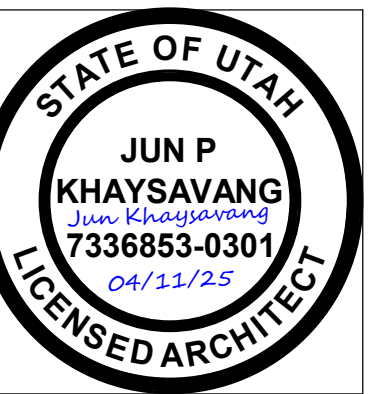
REFERENCE NOTES

- 1 ASPHALT SHINGLE VENTED RIDGE CAP PER ROOF PLAN
- 2 ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- 3 1 x 4 PAINTED HARDBOARD SIDING TRIM
- 4 FACE BRICK SOLDIER COURSE
- 5 SCHEDULED FACE BRICK WALL FINISH
- 6 VINYL SLIDER WINDOW PER WINDOW SCHEDULE WITH 1" x 4" PAINTED HARDBOARD TRIM
- 7 FINISH GRADE, SLOPE AWAY FROM BUILDING
- 8 EXTERIOR DOOR PER DOOR SCHEDULE WITH 1" x 4" PAINTED HARDBOARD TRIM
- 9 PAINTED STEEL GUARD
- 10 PAINTED STEEL STAIR STRUCTURE WITH PRE-CAST CONCRETE TREADS AND PAINTED STEEL GUARDRAIL AND HANDRAIL
- 11 CHIMNEY STRUCTURE W/ PREFINISHED METAL CAP AND HARDBOARD SIDING TO BE USED FOR UNIT VENTILATION TERMINATIONS (PLUMBING, DRYER, & EXHAUST VENTS, ETC.) AND TO PROVIDE ATTIC VENTILATION AS REQUIRED
- 12 TYPICAL RAKE FASCIA; PREFINISHED METAL DRIP FLASHING OVER 1x4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM
- 13 TYPICAL EAVE FASCIA; PREFINISHED METAL DRIP FLASHING OVER 1 x 4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM. PROVIDE PREFINISHED CONTINUOUS METAL GUTTER AND DOWNSPOUTS. SEE CIVIL PLANS FOR CONTINUATION OR PROVIDE CONCRETE SPLASH BLOCK
- 14 5/4 x 8 PAINTED HARDBOARD SIDING TRIM
- 15 6 x 8 PAINTED EAVE BRACE
- 16 EXPOSED CONCRETE FOUNDATION WALL. 8 INCHES MINIMUM BETWEEN ROUGH GRADING AND BOTTOM EDGE OF WOOD CONSTRUCTION
- 17 PAINTED HARDBOARD COLUMN; BOARD & BATTEN STYLE PAINTED HARDBOARD SIDING AND 1 x PAINTED HARDBOARD TRIMS - CENTER BATTENS AT COLUMN FACE
- 18 PREFINISHED METAL HVAC LOUVER WITH PAINTED HARDBOARD TRIM
- 19 WALL MOUNT ELECTRICAL METER LOCATION. VERIFY SIZE OF ELECTRICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR AND ADJUST THE SIZE OF THE ENCLOSURE AS REQUIRED

REVISIONS

NO.	DATE	DESCRIPTION
1	06/23/25	SITE REVIEW COMMENTS 1
0	04/11/25	SITE REVIEW SET

SITE REVIEW
SET



Project:

**SAGE FLATS at
COMPASS POINT**
NEW MULTI-FAMILY BUILDING FOR:

Perry Commercial

197 EAST 3100 NORTH - TOOELE, UT

**EXTERIOR
ELEVATIONS
(36-PLEX)**

Project Number

Date 04/11/2025

Drawn By

Checked By PERRY COMMERCIAL

AA201

Scale 3/32" = 1'-0"



1 FRONT ELEVATION (36-PLEX)
3/32" = 1'-0"

**WALL MATERIAL BREAKDOWN
(FRONT / BACK)**

FACE BRICK	43%
HARDBOARD	57%



2 BACK ELEVATION (36-PLEX)
3/32" = 1'-0"

**WALL MATERIAL
BREAKDOWN (RIGHT / LEFT)**

FACE BRICK	39%
HARDBOARD	61%



3 LEFT ELEVATION (36-PLEX)
3/32" = 1'-0"

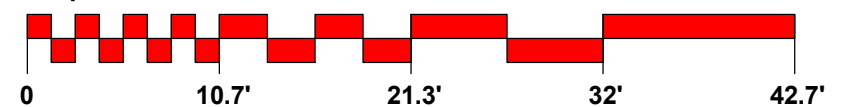


4 RIGHT ELEVATION (36 PLEX)
3/32" = 1'-0"

WALL MATERIAL SCHEDULE

MARK	MATERIAL	Material: Image	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
BR-1	FACE BRICK VENEER		PACIFIC CLAY PRODUCTS	DARK IRON SPOT / MODULAR	RUNNING BOND / SMOOTH
HB-1	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	6"-LAP (CLAPBOARD)
HB-2	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	16" BOARD & BATTEN
HB-3	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	BOARD & BATTEN (H & V)

Graphic Scale: 1 inch = 10.7'





1 FRONT ELEVATION (24-PLEX)
3/32" = 1'-0"



2 BACK ELEVATION (24-PLEX)
3/32" = 1'-0"



3 LEFT ELEVATION (24-PLEX)
3/32" = 1'-0"

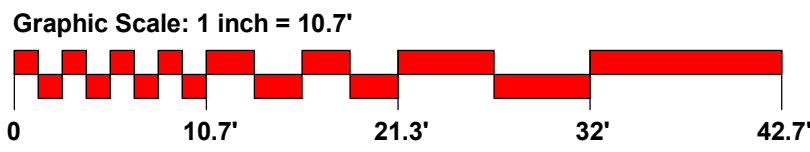


4 RIGHT ELEVATION (24-PLEX)
3/32" = 1'-0"

WALL MATERIAL BREAKDOWN (FRONT / BACK)	
FACE BRICK	40%
HARDBOARD	60%

WALL MATERIAL SCHEDULE					
MARK	MATERIAL	Material: Image	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
BR-1	FACE BRICK VENEER		PACIFIC CLAY PRODUCTS	DARK IRON SPOT / MODULAR	RUNNING BOND / SMOOTH
HB-1	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	6"+/- LAP (CLAPBOARD)
HB-2	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	16" BOARD & BATTEN
HB-3	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	BOARD & BATTEN (H & V)

WALL MATERIAL BREAKDOWN (RIGHT / LEFT)	
FACE BRICK	35%
HARDBOARD	65%



17 E. Winchester Street, #102
Murray, UT 84107
www.perrycommercial.net

- REFERENCE NOTES**
- ASPHALT SHINGLE VENTED RIDGE CAP PER ROOF PLAN
 - ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
 - 1 x 4 PAINTED HARDBOARD SIDING TRIM
 - FACE BRICK SOLDIER COURSE
 - SCHEDULED HORIZONTAL HARDBOARD SIDING
 - SCHEDULED FACE BRICK WALL FINISH
 - VINYL SLIDER WINDOW PER WINDOW SCHEDULE WITH 1" x 4" PAINTED HARDBOARD TRIM
 - FINISH GRADE, SLOPE AWAY FROM BUILDING
 - SCHEDULED HARDBOARD SIDING (PAINTED)
 - PAINTED STEEL STAIR STRUCTURE WITH PRE-CAST CONCRETE TREADS AND PAINTED STEEL GUARDRAIL AND HANDRAIL
 - EXTERIOR DOOR PER DOOR SCHEDULE WITH 1" x 4" PAINTED HARDBOARD TRIM
 - PAINTED STEEL GUARD
 - CHIMNEY STRUCTURE w/ PREFINISHED METAL CAP AND HARDBOARD SIDING TO BE USED FOR UNIT VENTILATION TERMINATIONS (PLUMBING, DRYER, & EXHAUST VENTS, ETC.) AND TO PROVIDE ATTIC VENTILATION AS REQUIRED
 - EXPOSED CONCRETE FOUNDATION WALL. 8 INCHES MINIMUM BETWEEN ROUGH GRADING AND BOTTOM EDGE OF WOOD CONSTRUCTION
 - 6 x 8 PAINTED EAVE BRACE
 - TYPICAL RAKE FASCIA; PREFINISHED METAL DRIP FLASHING OVER 1x4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM
 - TYPICAL EAVE FASCIA; PREFINISHED METAL DRIP FLASHING OVER 1 x 4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM. PROVIDE PREFINISHED CONTINUOUS METAL GUTTER AND DOWNSPOUTS. SEE CIVIL PLANS FOR CONTINUATION OR PROVIDE CONCRETE SPLASH BLOCK
 - PREFINISHED METAL HVAC LOUVER WITH PAINTED HARDBOARD TRIM
 - WALL MOUNT ELECTRICAL METER LOCATION. VERIFY SIZE OF ELECTRICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR AND ADJUST THE SIZE OF THE ENCLOSURE AS REQUIRED
 - PAINTED HARDBOARD COLUMN: BOARD & BATTEN STYLE PAINTED HARDBOARD SIDING AND 1 x PAINTED HARDBOARD TRIMS - CENTER BATTENS AT COLUMN FACE

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/23/25	SITE REVIEW COMMENTS 1
0	04/11/25	SITE REVIEW SET

SITE REVIEW SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
04/11/25
LICENSED ARCHITECT

Project:
SAGE FLATS at COMPASS POINT
NEW MULTI-FAMILY BUILDING FOR:

Perry Commercial

197 EAST 3100 NORTH - TOOELE, UT

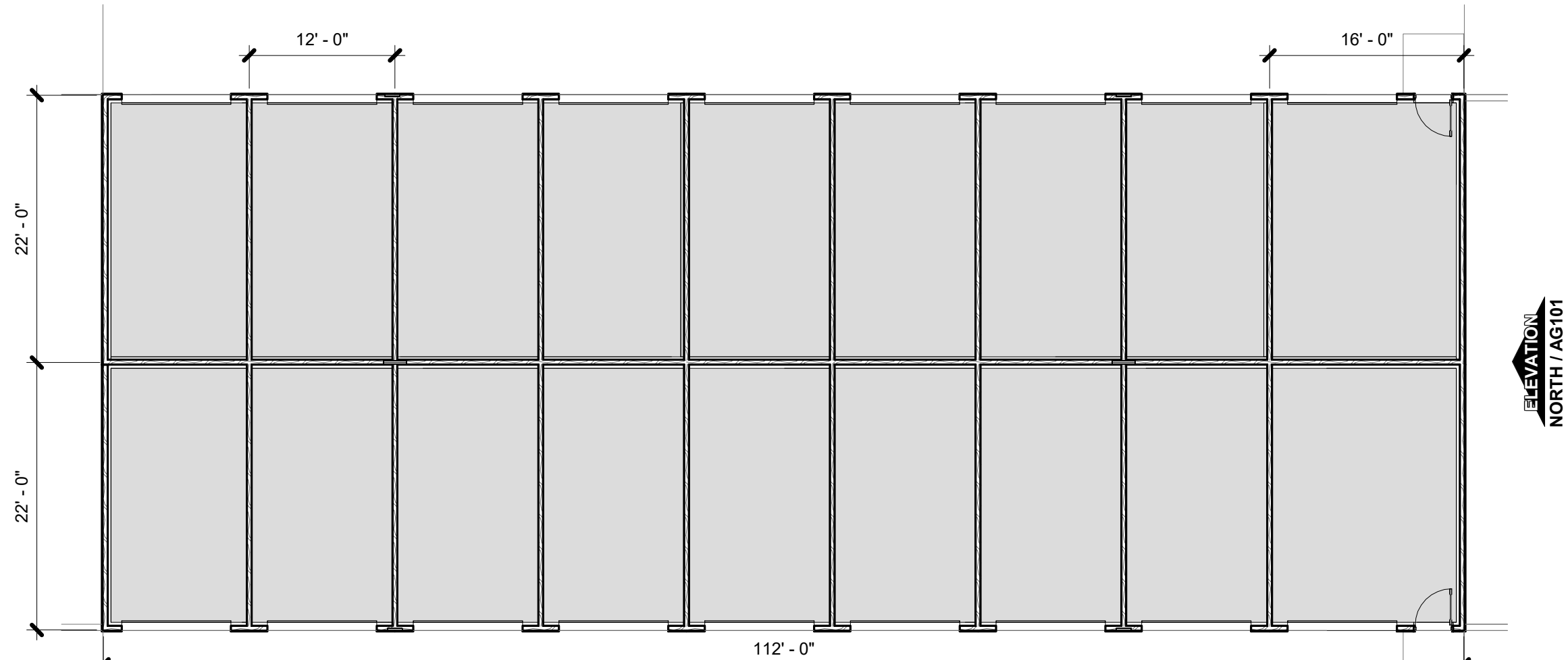
Sheet Title:
EXTERIOR ELEVATIONS (24-PLEX)

Project Number
Date 04/11/2025
Drawn By
Checked By PERRY COMMERCIAL

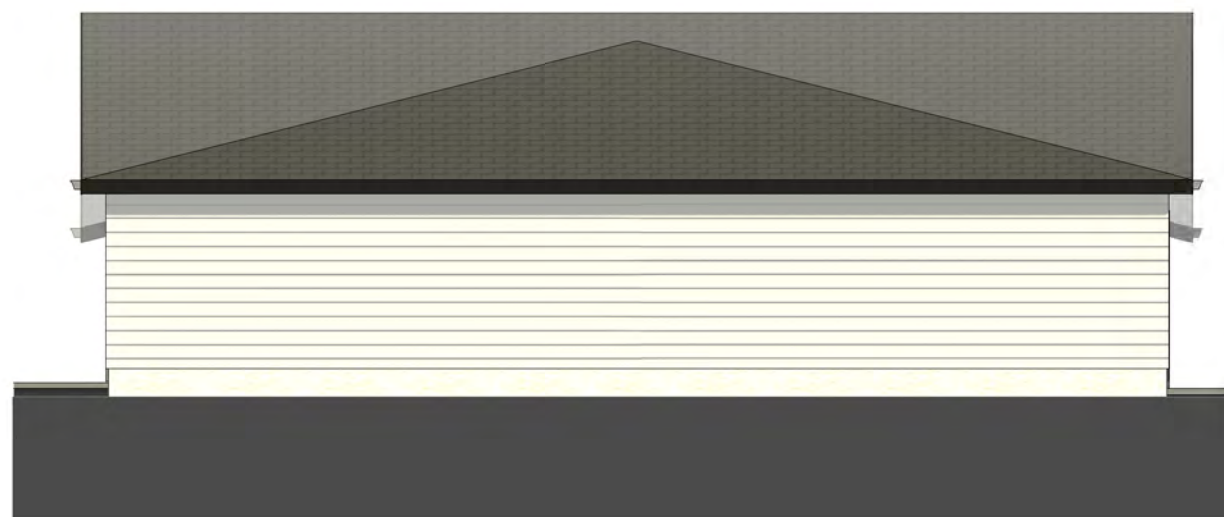
Sheet Number:
AA202
Scale 3/32" = 1'-0"



2 A & J FRONT & BACK ELEVATION
1/8" = 1'-0"



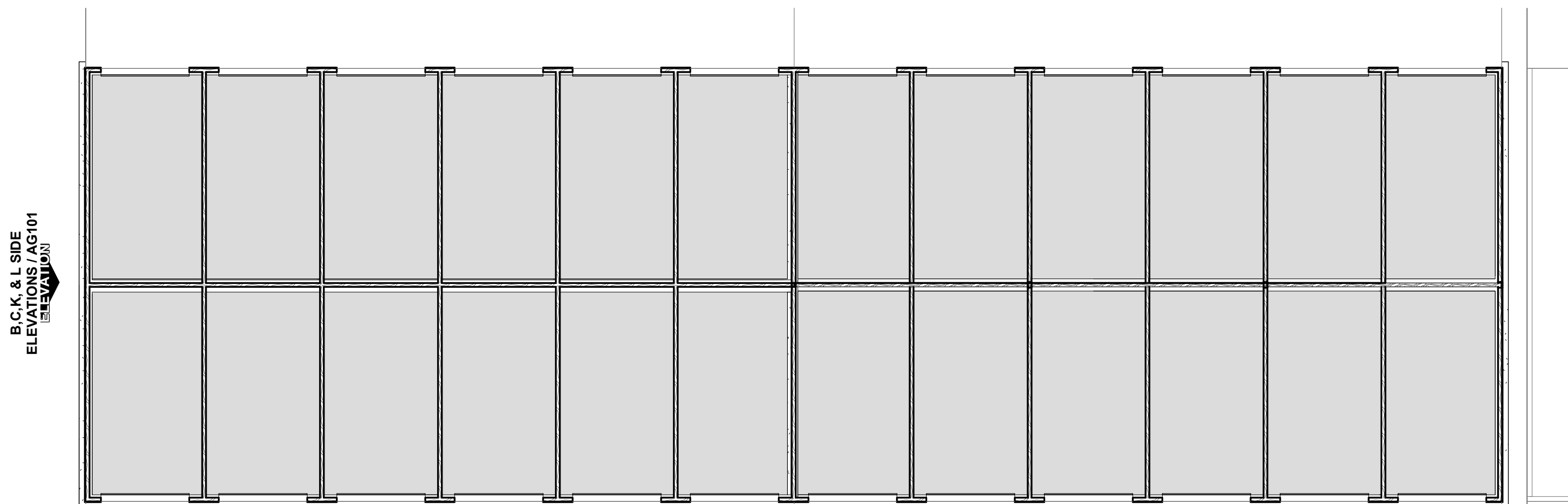
1 GARAGE A ENLARGED PLAN
3/32" = 1'-0"



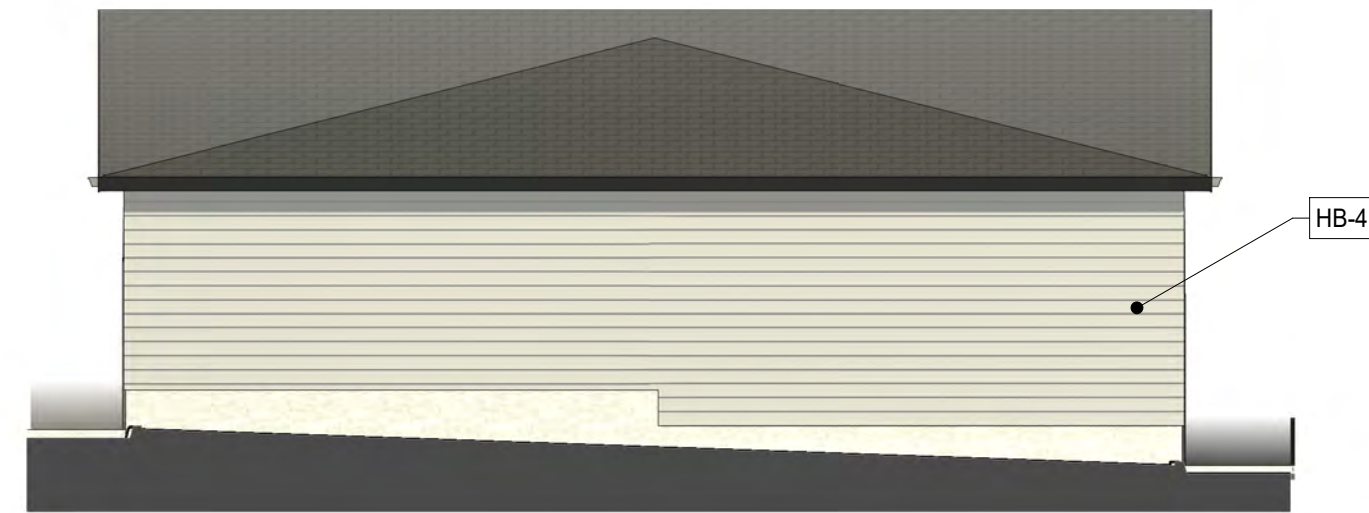
6 B, C, K, & L SIDE ELEVATIONS
1/8" = 1'-0"



5 B, C, K, & L FRONT & BACK ELEVATION
1/8" = 1'-0"



4 GARAGE B, C, K, & L ENLARGED PLAN
3/32" = 1'-0"



3 A & J SIDE ELEVATIONS
1/8" = 1'-0"

WALL MATERIAL SCHEDULE					
MARK	MATERIAL	Material: Image	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
HB-4	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED	6" +/- LAP (CLAPBOARD)



17 E. Winchester Street, #102
Murray, UT 84107
www.perrycommercial.net

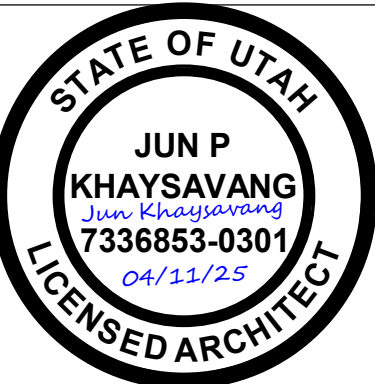
REFERENCE NOTES

- 1 ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- 2 TYPICAL EAVE FASCIA: PREFINISHED METAL Drip FLASHING OVER 1 x 4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM. PROVIDE PREFINISHED CONTINUOUS METAL GUTTER AND DOWNSPOUTS. SEE CIVIL PLANS FOR CONTINUATION OR PROVIDE CONCRETE SPLASH BLOCK
- 3 SCHEDULED HORIZONTAL HARDBOARD SIDING
- 4 EXTERIOR OVERHEAD DOOR PER DOOR SCHEDULE w/ PAINTED HARDBOARD TRIM
- 5 FINISH GRADE, SLOPE AWAY FROM BUILDING
- 6 EXTERIOR DOOR PER DOOR SCHEDULE WITH 1" x 4" PAINTED HARDBOARD TRIM
- 7 TYPICAL RAKE FASCIA, PREFINISHED METAL Drip FLASHING OVER 1x4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM
- 8 16" x 24" VINYL GABLE VENT - TRIM WITH PAINTED 1 x 4 HARDBOARD TRIM
- 9 EXPOSED CONCRETE FOUNDATION WALL. 8 INCHES MINIMUM BETWEEN ROUGH GRADING AND BOTTOM EDGE OF WOOD CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	6/23/25	SITE REVIEW COMMENTS 1
0	04/11/25	SITE REVIEW SET

SITE REVIEW SET



Project:

**SAGE FLATS at
COMPASS POINT**
NEW APARTMENT GARAGES:

Perry Commercial

197 EAST 3100 NORTH - TOOELE, UT

Sheet Title:
**GARAGE PLANS &
ELEVATIONS**

Project Number

Date 04/11/2025

Drawn By

Checked By PERRY COMMERCIAL

Scale

As indicated

Sheet Number:
AG101

AG101

REFERENCE NOTES

- 1 ASPHALT SHINGLE VENTED RIDGE CAP PER ROOF PLAN
- 2 ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES
- 3 TYPICAL RAKE FASCIA: PREFINISHED METAL DRIP FLASHING OVER 1x4 PAINTED HARDBOARD TRIM OVER 5/4 x 8 PAINTED HARDBOARD TRIM
- 4 TYPICAL EAVE FASCIA: PREFINISHED METAL DRIP FLASHING OVER 1 x 4 PAINTED HARDBOARD TRIM. PROVIDE PREFINISHED CONTINUOUS METAL GUTTER AND DOWNSPOUTS. SEE CIVIL PLANS FOR CONTINUATION OR PROVIDE CONCRETE SPLASH BLOCK
- 5 STONE VENEER
- 6 LIGHTWEIGHT LIMESTONE CAP
- 7 FINISH GRADE, SLOPE AWAY FROM BUILDING
- 8 STANDING SEAM METAL ROOF SYSTEM
- 9 SCHEDULED HARDBOARD SIDING (PAINTED)
- 10 ALUMINUM STOREFRONT SYSTEM
- 11 PREFINISHED ALUMINUM FRAMED LATTICE
- 12 TIMBER FRAMED CANOPY
- 13 EXTERIOR ROLL-UP OVERHEAD DOOR PER DOOR SCHEDULE
- 14 TIMBER FRAMED PERGOLA

WALL MATERIAL BREAKDOWN (BACK)

LB-1	MASONRY	50%
HB-1	HARDBOARD	50%

WALL MATERIAL BREAKDOWN (RIGHT)

MASONRY	37%
HARDBOARD	63%

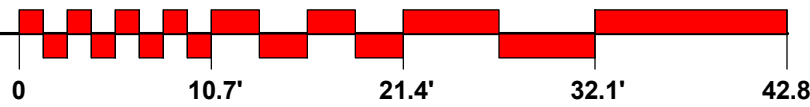
WALL MATERIAL SCHEDULE

MARK	MATERIAL	Material: Image	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
HB-1	FIBER CEMENT BOARD		JAMES-HARDIE	PAINTED: SW 7012 (CREAMY)	16" BOARD & BATTEN
ST-1	STONE VENEER		NEW CAST STONE	3 5/8" x 8 x 16	RUNNING BOND HORIZONTAL SCORE

1 FIRST FLOOR PLAN

3/32" = 1'-0"

Graphic Scale: 1 inch = 10.7'



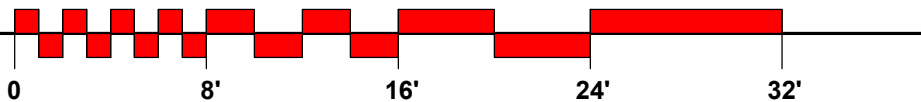
WALL MATERIAL BREAKDOWN (LEFT)

LB-1	MASONRY	45%
HB-1	HARDBOARD	55%

WALL MATERIAL BREAKDOWN (FRONT)

HARDBOARD	58%
MASONRY	42%

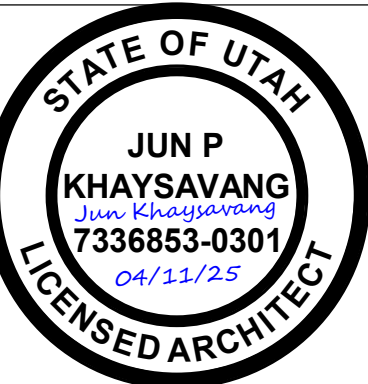
Graphic Scale: 1 inch = 8'



REVISIONS

NO.	DATE	DESCRIPTION
1	06/23/25	SITE REVIEW COMMENTS 1
0	04/11/25	SITE REVIEW SET

SITE REVIEW SET



Project:

**SAGE FLATS at
COMPASS POINT**
NEW CLUBHOUSE FOR:

PERRY COMMERCIAL

197 EAST 3100 NORTH - TOOELE, UT

**FLOOR PLAN &
ELEVATIONS**

Project Number

Date 04/11/2025

Drawn By

PERRY COMMERCIAL

Checked By

PERRY COMMERCIAL

AC101

Scale

As indicated

STAFF REPORT

September 18, 2025

To: Tooele City Planning Commission
Business Date: September 24, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Southpoint Apartments – Site Plan Design Review Request

Application No.: 2024067
Applicant: Keith Lindstrom
Project Location: 603 West 3 O'Clock Drive
Zoning: MR-12 Multi-Family Residential Zone
Acreage: 3.2 Acres (Approximately 139,392 ft²)
Request: Request for approval of a Site Plan Design Review in the MR-12 Multi-Family Residential zone regarding the construction of two residential apartment buildings.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 3.2 acres located at 603 West 3 O'Clock Drive. The property is currently zoned MR-12 Multi-Family Residential. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently vacant site with two residential apartment buildings totaling 28 total units.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-12 Multi-Family Residential zoning classification, supporting approximately 12 dwelling units per acre. The MR-12 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties located to the west, east and south are all zoned R1-7 Residential and are utilized as single-family residential. Property to the north is zoned GC General Commercial and is currently undeveloped. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

Site Plan Layout. The development is proposed to utilize the 3.2 acre parcel of record located southwest of the intersection of 3 O'Clock Drive and SR-36. The site plan proposes the construction of two residential rental apartment buildings. One building will contain 12 units and the other will contain 16 units. The proposed number of units will generate a density of 11.4 units per acre and is compliant with the density limitations of the MR-12 zoning district.

The site will be developed with the two residential buildings pushed as far to the east of the property as possible and still meet minimum building setbacks. Between the buildings and the single-family residential uses to the west will be parking areas, garage buildings and landscaping.

The site proposes one point of access onto 3 O'Clock Drive and does not propose any access or

alterations to SR-36. 3 O’Clock Drive is a publicly owned and maintained right-of-way.

Subdivision Layout. The residential buildings are proposed to be rental units. Therefore there is no need to amend or alter property lines. A subdivision plat is not being proposed for this development.

Landscaping. Landscaping will occupy approximately 25% of the total site. Landscaping on the site will be all water wise or turf grass free landscaping. The dominant ground cover material will be cobble mulch with tree and shrub plantings scattered throughout. The development is proposing the installation of 70 new trees with nearly 26 of those trees being of evergreen varieties. There is also proposed to be planted 240 shrubs at, or near, building foundations with exactly 50% of those shrubs being of an evergreen variety.

There is no sod being utilized in this development. Sod is authorized by City ordinance for spaces that are reserved for active recreation but the use of sod is not a requirement, nor is the provision of open space set aside for active recreation. This proposed development does not include any large areas of active recreation due to the unique configuration of the lot.

A storm water management basin is located along the western property line, the natural low point of the property.

Amenities. A development of this size is required by code to provide one amenity. The proposed amenity for this development will be a designated playground area located between the two residential buildings.

Parking. Parking areas will be located west and south of the proposed residential buildings. At 28 units, plus guest parking requirements the total number of parking stalls required by City ordinances is 63. The proposed total number of parking stalls being provided on the site is 97.

50% of all required parking spaces are required to be covered by an awning, carport, garage or other mechanism. The development will include 27 parking stalls in the garage units located along the west side of the property.

Architecture. Front of buildings and those facades facing a public street (east and north) shall all receive the same architectural treatments. Staff have worked closely with the applicant to ensure the building architecture as proposed meet or exceed minimum standards for horizontal and vertical relief and to ensure the exterior building materials meet minimum ordinance requirements.

The buildings are proposed to have between 40 and 45 percent of the front and street facing facades in stone. The remaining exterior materials will be fiber cement siding with smaller areas receiving stucco treatment.

Building rooflines are broken up through utilization of varying gable heights.

Staff is confident the building exteriors as proposed do meet or exceed minimum architectural standards as required by the City’s Multi-Family Residential Design Guidelines.

Signage. There will be one lighted development entry monument sign at the main entrance at 3 O’Clock Drive.

Fencing. Fencing with piers or columns evenly spaced throughout is required along the west and southern property lines where the proposed development is adjacent to the single-family residential.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Site Plan or Site Plan Amendment 7-11-6, 8, and 9

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request with the following comment:

1. The site plan, parking plan, landscape plan and building architecture have been extensively review against the design requirements as found in Tooele City Code 7-11a and staff is confident the proposed development meets or exceeds those requirements.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Site Plan Design Review submission and have issued a recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Keith Lindstrom, for Southpoint Apartments , application number 2024067, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The site plan, parking plan, landscape plan and building architecture meet or exceed the

design requirements as found in Tooele City Code 7-11a

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by Keith Lindstrom, for the Southpoint Apartments Site Plan, application number 2024067, based on the findings and subject to the conditions listed in the Staff Report dated September 18, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review request by Keith Lindstrom, for the Southpoint Apartments Site Plan, application number 2024067, based on the following findings:”

1. List findings...

EXHIBIT A

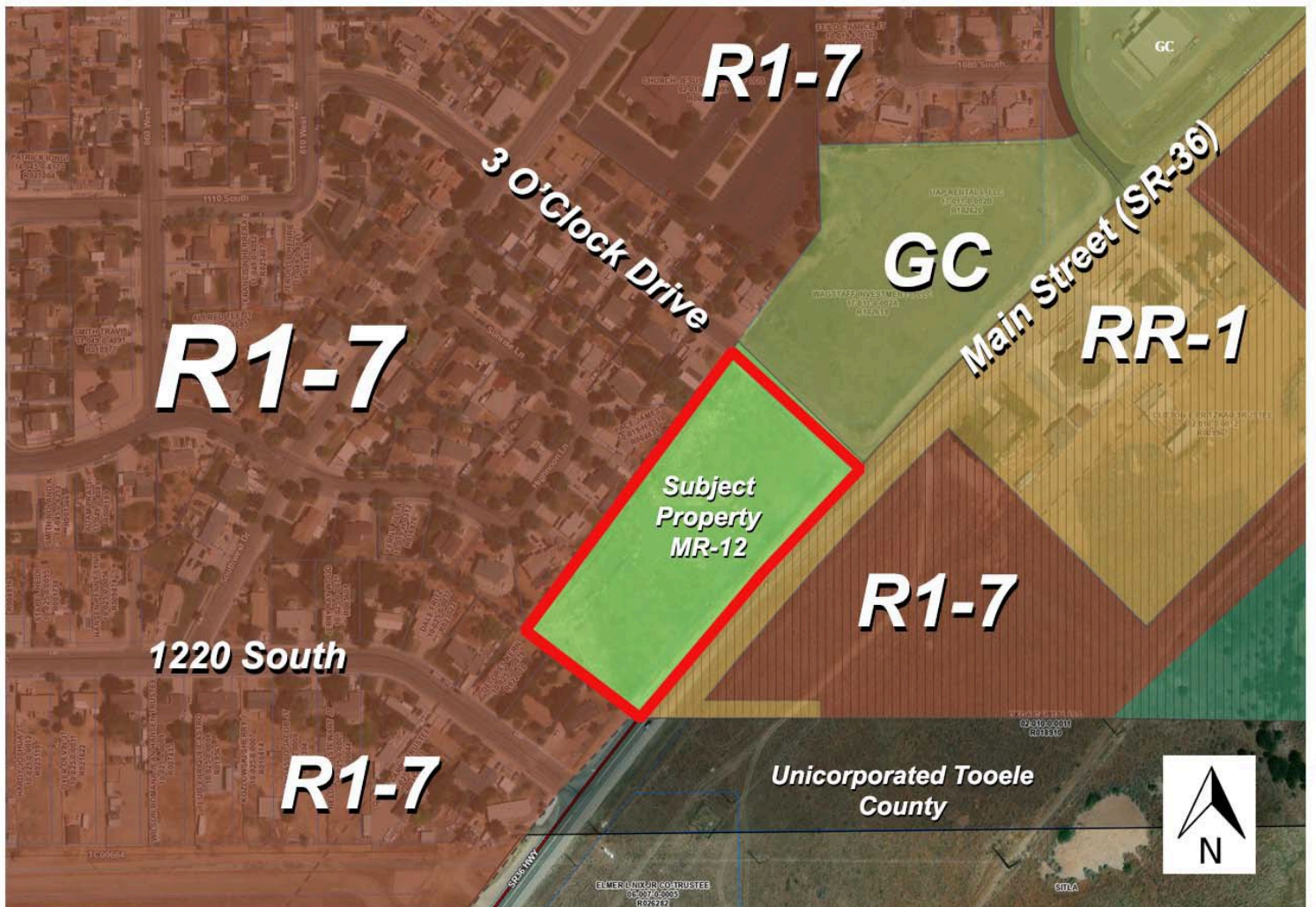
**MAPPING PERTINENT TO THE SOUTHPPOINT APARTMENTS SITE PLAN DESIGN
REVIEW**

Southpoint Apartments Site Plan Design Review



Aerial View

Southpoint Apartments Site Plan Design Review



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Site Plan Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139

www.tooelecity.gov



Notice: The applicant must submit copies of the site plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of site plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of site plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

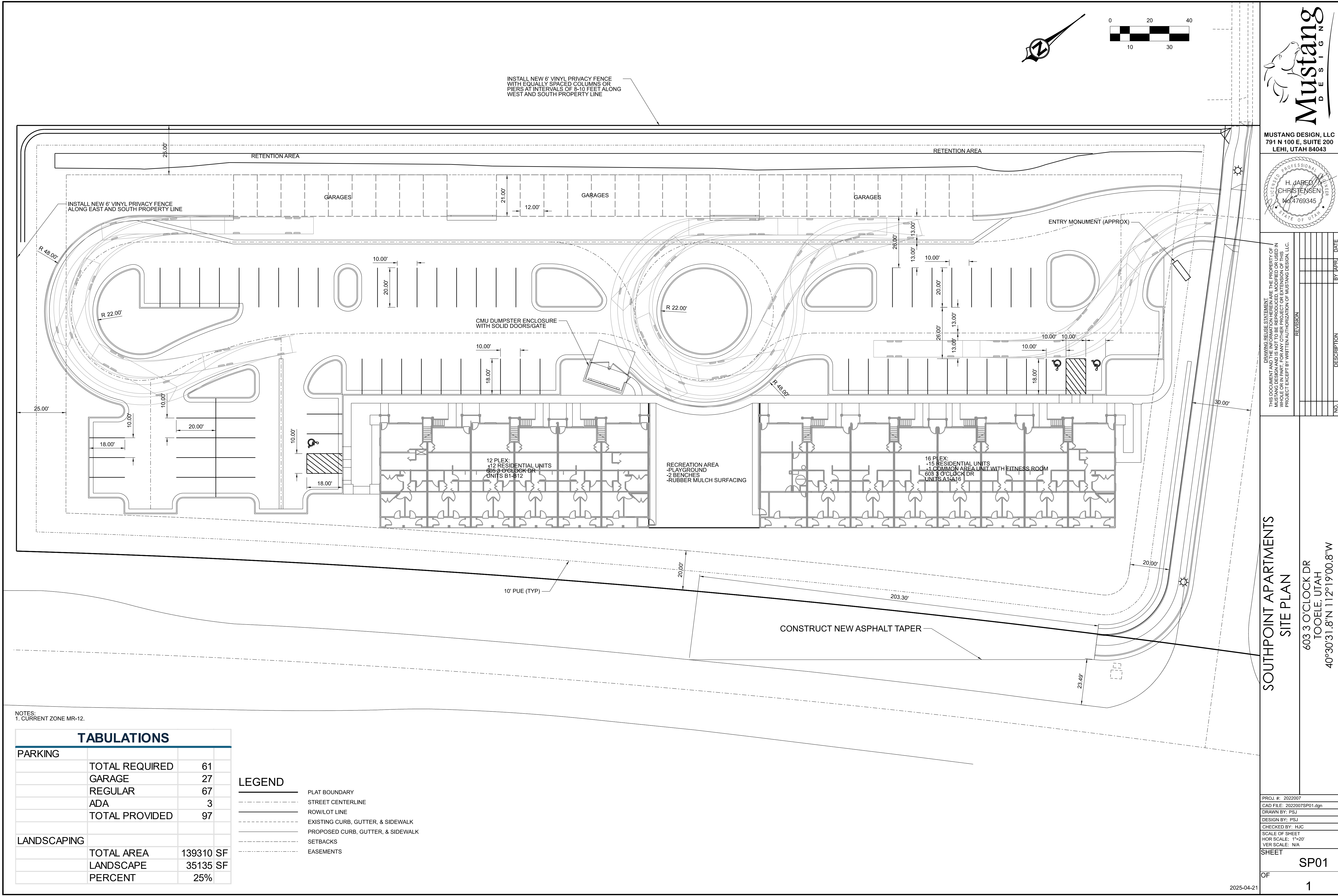
Project Information						2024067					
Date of Submission: 11/20/24		Zone: MR-12		Acres: 3.20		Parcel #(s): 17-011-0-0001					
Project Name: Southpoint Apartments											
Project Address: 603 W 3 O'CLOCK DR											
Project Description: Multi Family Apartments				Phases: 1		Lots: 1					
Property Owner(s): Keith Lindstrom				Applicant(s): Keith Lindstrom							
Address: 791 N 100 E				Address: 791 N 100 E							
City: Lehi		State: UT		Zip: 84043		City: Lehi		State: UT		Zip: 84043	
Phone: (801)699-2869		Email: keith@leisurevillas.com		Phone: (801)699-2869		Email: keith@leisurevillas.com					
Contact Person: Parker Johnson				Address: 791 N 100 E Ste 200							
Phone:				City: Lehi		State: UT		Zip: 84043			
Cellular: (385)535-3779		Fax:		Email: parker@mustangdes.com							
Engineer & Company: Jared Christensen, Mustang Design											
Address: 791 N 100 E Ste 200											
City: Lehi		State: UT		Zip: 84043							
Phone: (801)472-4918		Email: jared@mustangdes.com									

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

Note:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

For Office Use Only				2241219			
Fee: \$ 2,500.00 (213)		Received By:		Date Received: 11/24/24		Receipt #: 764156	



NOTES:
1. CURRENT ZONE MR-12.

TABULATIONS		
PARKING	TOTAL REQUIRED	61
	GARAGE	27
	REGULAR	67
	ADA	3
	TOTAL PROVIDED	97
LANDSCAPING	TOTAL AREA	139310 SF
	LANDSCAPE	35135 SF
	PERCENT	25%

LEGEND	
	PLAT BOUNDARY
	STREET CENTERLINE
	ROW/LOT LINE
	EXISTING CURB, GUTTER, & SIDEWALK
	PROPOSED CURB, GUTTER, & SIDEWALK
	SETBACKS
	EASEMENTS

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

H. JARED CHRISTENSEN
No. 4769345
STATE OF UTAH

DRAWING REUSE STATEMENT
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MUSTANG DESIGN, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	REVISION	DESCRIPTION	BY	DATE

SOUTHPOINT APARTMENTS
SITE PLAN

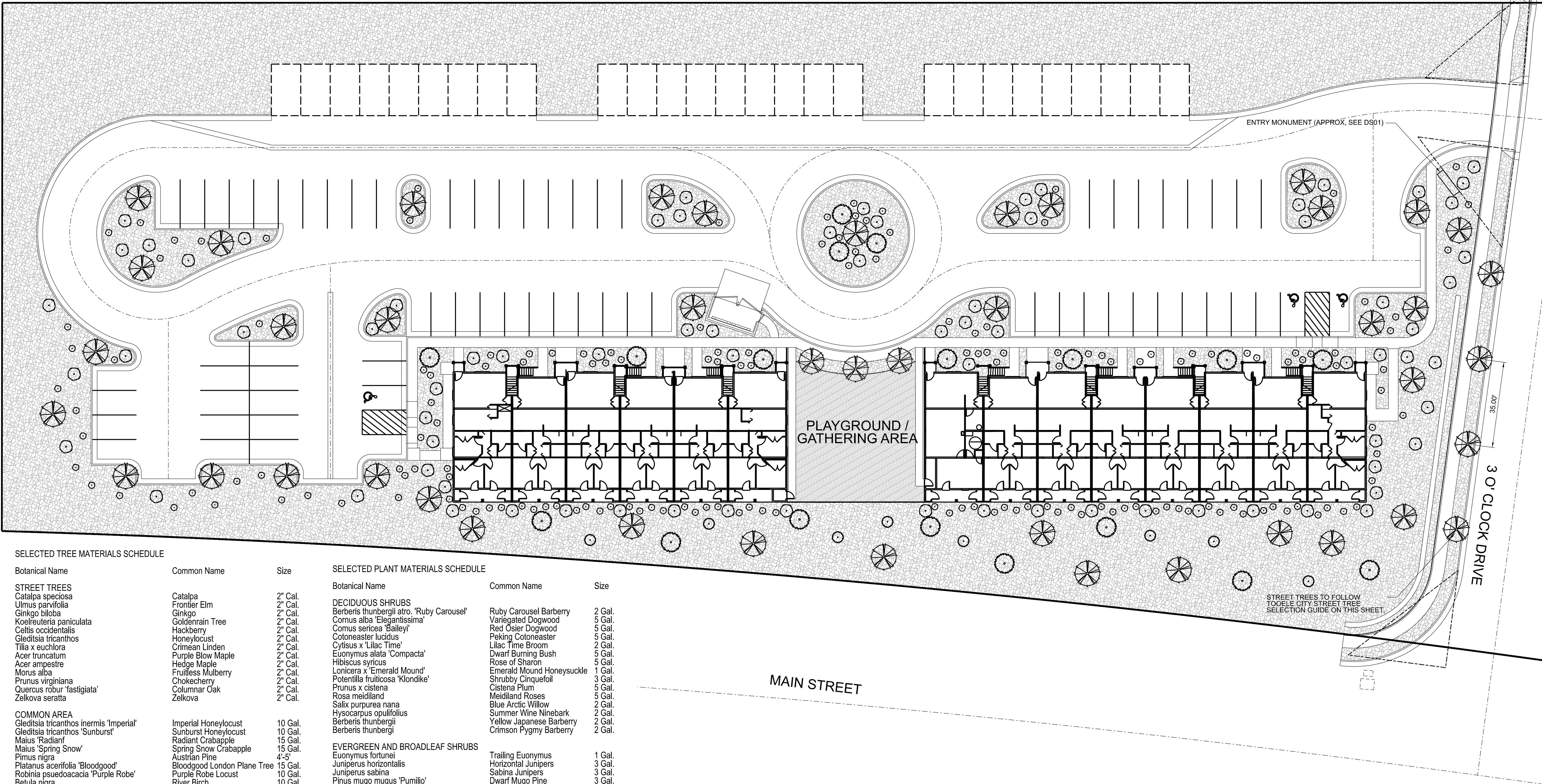
603 3 O'CLOCK DR
TOOELE, UTAH
40°30'31.8"N 112°19'00.8"W

PROJ #: 2022007
CAD FILE: 2022007SP01.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1"=50'
VER SCALE: N/A

SHEET
SP01
OF

2025-04-21

1



SELECTED TREE MATERIALS SCHEDULE

Botanical Name	Common Name	Size
STREET TREES		
Catalpa speciosa	Catalpa	2" Cal.
Ulmus parvifolia	Frontier Elm	2" Cal.
Ginkgo biloba	Ginkgo	2" Cal.
Koelreuteria paniculata	Goldenrain Tree	2" Cal.
Celtis occidentalis	Hackberry	2" Cal.
Gleditsia tricanthos	Honeylocust	2" Cal.
Tilia x euchlora	Crimean Linden	2" Cal.
Acer truncatum	Purple Blow Maple	2" Cal.
Acer ampestre	Hedge Maple	2" Cal.
Morus alba	Fruitless Mulberry	2" Cal.
Prunus virginiana	Chokecherry	2" Cal.
Quercus robur 'fastigiata'	Columnar Oak	2" Cal.
Zelkova seratta	Zelkova	2" Cal.
COMMON AREA		
Gleditsia tricanthos inermis 'Imperial'	Imperial Honeylocust	10 Gal.
Gleditsia tricanthos 'Sunburst'	Sunburst Honeylocust	10 Gal.
Maius 'Radiant'	Radiant Crabapple	15 Gal.
Maius 'Spring Snow'	Spring Snow Crabapple	15 Gal.
Pinus nigra	Austrian Pine	4'-5'
Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	15 Gal.
Robinia psuedoacacia 'Purple Robe'	Purple Robe Locust	10 Gal.
Betula nigra	River Birch	10 Gal.
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	25 Gal.
DECIDUOUS TREES		
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2" Cal.
Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.
Gleditsia tricanthos inermis 'Imperial'	Imperial Honeylocust	2" Cal.
Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" Cal.
ORNAMENTAL TREES		
Acer ginnala 'Flame'	Amur Maple	6"-8"
Cercis canadensis	Eastern Redbud	10 Gal.
Maius 'Prairie Fire'	Prairie Fire Crabapple	2" Cal.
Maius 'Spring Snow'	Spring Snow Crabapple	2" Cal.
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	25 Gal.
Fagus sylvatica	Dawyc Purple Beech	25 Gal.
Cedrus atlantica	Blue Atlas Cedar	10 Gal.
Quercus bimundorum	Dawyc Purple Beech	10 Gal.
Acer Palmatums	Japanese Maple	10 Gal.
EVERGREEN TREES		
Picea pungens	Colorado Spruce	3'-4'
Pinus flexilis glauca 'Vanderwolfe's Pyr'	Vanderwolfe's Pine	5'-6"
Pinus nigra	Austrian Pine	6"-8"
Cedrus atlantica	Blue Atlas Cedar	10 Gal.
Picea mariana fastigiata 'Wellspire'	Wellspire Spruce	4'-5"
Chamaecyparis nootkatensis 'Glaucia Pendula'	Blue Weeping Alaska Cedar	6"-8"
Picea abies 'Pendula'	Weeping Norway Spruce	4'-5"
Thuja occidentalis 'Emerald'	Emerald Arborvitae	4'-5"
Juniperus scopulorum 'Whitchita Blue'	Whitchita Blue Spruce	4'-5"
Picea pungens glauca fastigiata 'Blue Totem'	Blue Totem Spruce	6"-8"

SELECTED PLANT MATERIALS SCHEDULE

Botanical Name	Common Name	Size
DECIDUOUS SHRUBS		
Berberis thunbergii atro, 'Ruby Carousel'	Ruby Carousel Barberrry	2 Gal.
Cornus alba 'Elegantissima'	Variegated Dogwood	5 Gal.
Comus sericea 'Bailey'	Red Osier Dogwood	5 Gal.
Cotoneaster lucidus	Peking Cotoneaster	5 Gal.
Cytisus x 'Lilac Time'	Lilac Time Broom	2 Gal.
Euonymus alata 'Compacta'	Dwarf Burning Bush	5 Gal.
Hibiscus syriacus	Rose of Sharon	5 Gal.
Lonicera x 'Emerald Mound'	Emerald Mound Honeysuckle	1 Gal.
Potentilla fruticosa 'Klondike'	Shrubby Cinquefoil	3 Gal.
Prunus x cistena	Cistena Plum	5 Gal.
Rosa meidiland	Meidiland Roses	5 Gal.
Salix purpurea nana	Blue Arctic Willow	2 Gal.
Hysocarpus opulifolius	Summer Wine Ninebark	2 Gal.
Berberis thunbergii	Yellow Japanese Barberrry	2 Gal.
Berberis thunbergi	Crimson Pygmy Barberrry	2 Gal.
EVERGREEN AND BROADLEAF SHRUBS		
Euonymus fortunei	Trailing Euonymus	1 Gal.
Juniperus horizontalis	Horizontal Junipers	3 Gal.
Juniperus sabinna	Sabina Junipers	3 Gal.
Pinus mugo mugus 'Pumilio'	Dwarf Mugo Pine	3 Gal.
Taxus cuspidata 'Densiformis'	Dense Japanese Yew	3 Gal.
ORNAMENTAL GRASSES AND PERENNIALS		
Bergenia cordifolia	Rose Saxifraga	1 Gal.
Calamagrostis x acutifolia	Feather Grass	1 Gal.
Hemerocallis	Daylily	1 Gal.
Miscanthus sinensis	Maiden Grass	1 Gal.
Calamagrostis acutiflora	Carl Foerster Fountain Grass	1 Gal.
Penisetum alopecuroides	Little Bunny Fountain Grass	1 Gal.

STREET TREE MATERIALS SCHEDULE

- Catalpa – Catalpa speciosa, 45-50' mature height, 20 -25' mature canopy spread.
- rontier Elm – Ulmus parvifolia, 30-40' mature height, 20-30' mature canopy spread.
- Ginkgo – Ginkgo biloba, 40-45' mature height, 15-30' mature canopy, very slow growth.
- Goldenrain Tree – Koelreuteria paniculata, 30-40' mature height, 30-40' mature canopy spread.
- Hackberry – Celtis occidentalis, 40-60' mature height, 30-50' mature canopy spread.
- Honeylocust – Gleditsia tricanthos, 35-50' mature height, 20-40' mature canopy spread.
- Crimean Linden – Tilia x euchlora, 40-50' mature height, 20-30' mature canopy spread.
- Purple Blow Maple – Acer truncatum, 20-25' mature height, 20-30' mature canopy spread.
- Hedge Maple – Acer ampestre, 25-35' mature height, 25-35' mature canopy spread.
- Fruitless Mulberry – Morus alba, 30-50' mature height, 30-50' mature canopy spread.
- Chokecherry – Prunus virginiana, 30' mature height, 20' mature canopy spread.
- Columnar Oak – Quercus robur 'fastigiata', 50' mature height, 15' mature canopy spread.
- Zelkova – Zelkova seratta, 40-55' mature height, 30-50' mature canopy spread.

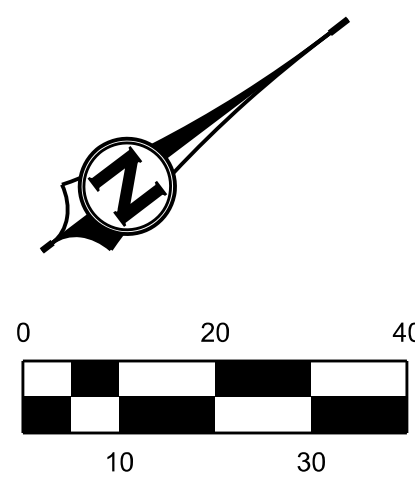
LEGEND

- SHRUBS / FLOWERS / GRASSES
- DECIDUOUS / SHADE TREES
- EVERGREEN TREES
- ROCK MULCH
- RUBBER MULCH

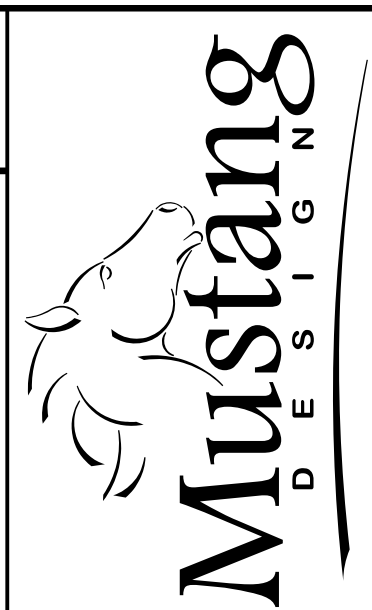
NOTES:

- 1- PLANTER BEDS TO BE COVERED WITH 2" OF WOOD OR ROCK MULCH.
- 2- PLANT TYPE AND PLACEMENT OF TREES SHOWN MAY BE ADJUSTED BY DEVELOPER TO FIT BEST WITH AVAILABLE STOCK ON HAND AND BUILDING DESIGN WHILE STILL MEETING CITY CODE.
- 3- PLAN AND ALL COMPONENTS APE CONCEPTUAL ONLY AND MAY BE CHANGED ACCORDING TO OWNERS DISCRETION AND WITH CITY APPROVAL DUE TO PLANT AND MATERIAL AVAILABILITY.
- 4- PARK STRIPS ARE TO BE LANDSCAPED WITH A VARIETY OF COBBLE, ROCK, AND/OR BOULDERS. GRASS WILL BE PLANTED ONLY IF AREA ALLOWS FOR APPROXIMATELY 8 FEET MIN. STEEP SLOPES WILL USE COBBLE.
- 5- STREET TREES HAVE BEEN SELECTED FROM THE CITY STANDARD LIST OF APPROVED STREET TREES.
- 6- MINIMUM TREE SIZE: 2" CALIPER AND 6' HEIGHT.
- 7- SHRUBS MUST BE 50/50 DECIDUOUS AND CONIFEROUS
- 8- LOCATION OF TREES AS SHOWN IS APPROXIMATE. PLANTINGS MAY NOT INTERFERE OR CONFLICT WITH ANY STORM DRAIN OR CULINARY WATER SYSTEMS.

PLANT COUNTS	
DECIDUOUS TREES	40
EVERGREEN TREES	26
STREET TREES	4
TOTAL TREES	70
DECIDOUS SHRUBS	120
CONIFEROUS SHRUBS	120
TOTAL SHRUBS	240



SOUTHPOINT APARTMENTS
LANDSCAPE PLAN



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

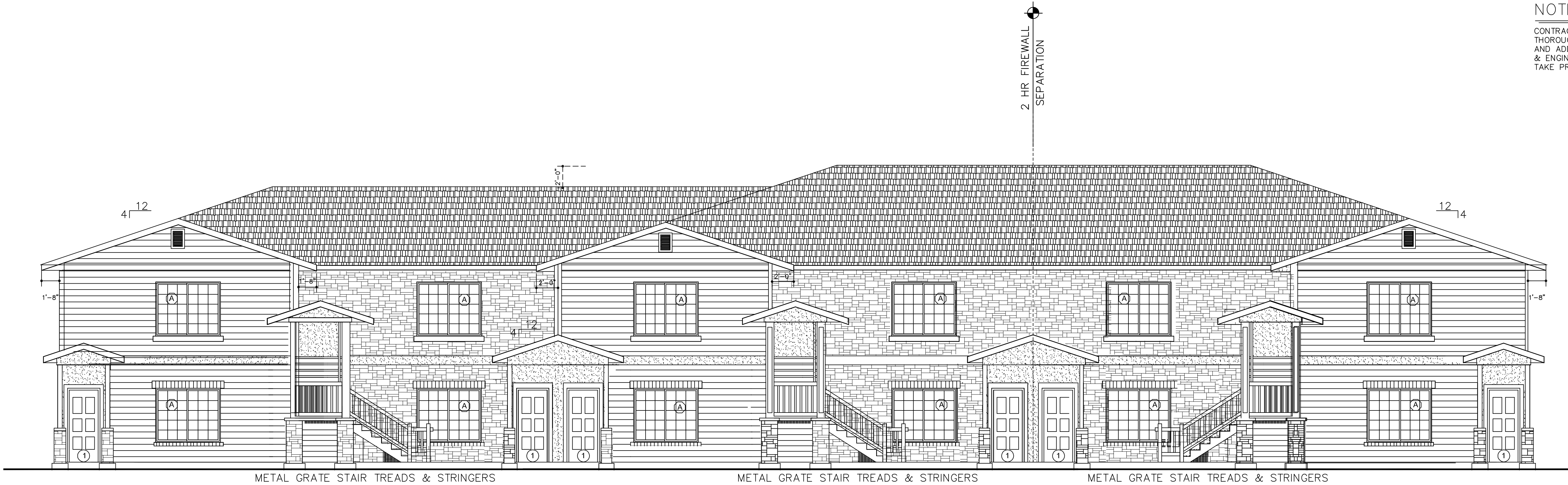


DRAWING REUSE STATEMENT
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MUSTANG DESIGN, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR USED IN WHOLE OR IN PART, FOR ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	REVISION	DESCRIPTION	BY	DATE

603 3 0'CLOCK DR
TOOELE, UTAH
40°30'31.8"N 112°19'00.8"W

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



METAL GRATE STAIR TREADS & STRINGERS

METAL GRATE STAIR TREADS & STRINGERS

METAL GRATE STAIR TREADS & STRINGERS

FRONT ELEVATION

SCALE: 3/16"=1'-0"

12 UNIT BUILDING

FRONT ELEVATION WALL
AREA TOTAL = 2628 SQFT

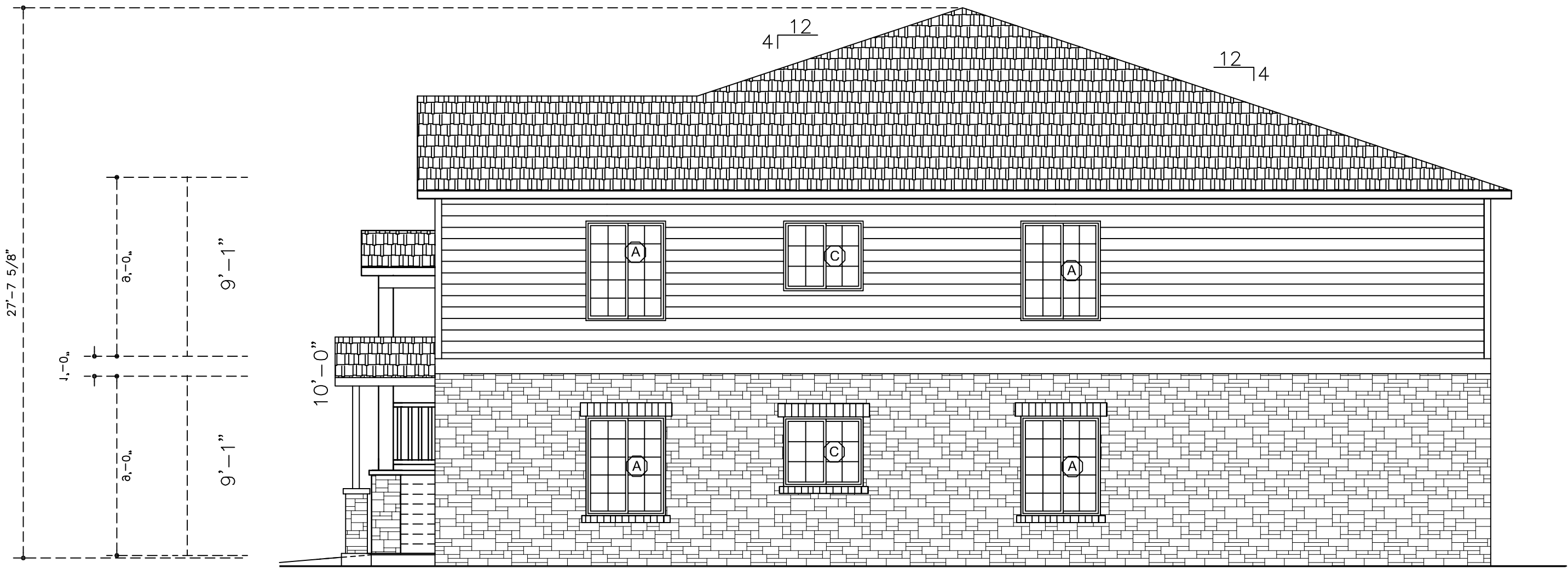
MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	1052 SQFT	40 %	

WINDOW SCHEDULE ALL WINDOWS U=0.32

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
A	6'-0"	5'-0"	VINYL	SLIDER
B	4'-0"	5'-0"	VINYL	SLIDER
C	4'-0"	3'-0"	VINYL	SLIDER TEMPERED GLASS
D	4'-0"	4'-0"	VINYL	SLIDER
E	3'-0"	5'-0"	VINYL	SLIDER

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	
1	3'-0"	6'-8"	FIBERGLASS	ENTRY
2	3'-0"	6'-8"	GLASS	PORCH



RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"

12 UNIT BUILDING

RIGHT ELEVATION WALL
AREA TOTAL = 980.5 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	440.3 SQFT	45 %	

DATE: 8/25/2024
SCALE: 3/16"=1'-0"MICHAEL SOTUYO DESIGN & ENGINEERING
(801) 649-6357

NEW APPARTMENTS
TOOELE, UTAH
12 UNIT BUILDING

DRAWING
NUMBER
A3.0

REAR ELEVATION WALL
AREA TOTAL = 2516 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	1224 SQFT	48.6 %	

NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

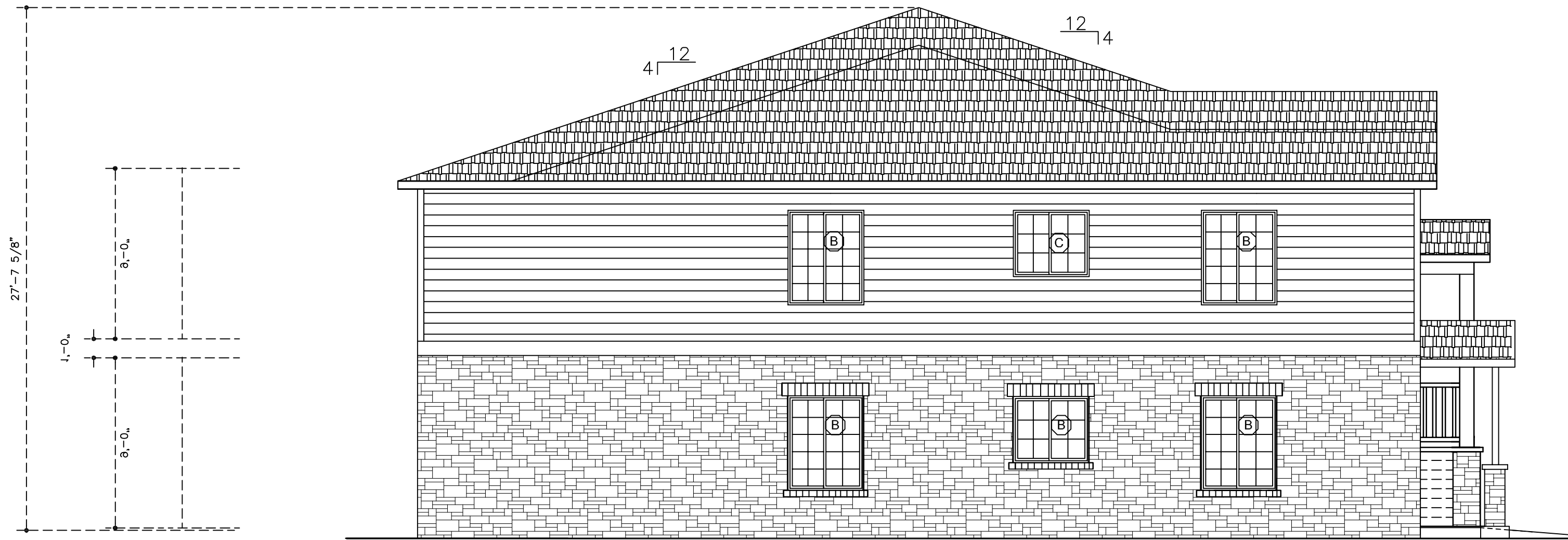


WINDOW SCHEDULE ALL WINDOWS U=0.32

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
A	6'-0"	5'-0"	VINYL	SLIDER
B	4'-0"	5'-0"	VINYL	SLIDER
C	4'-0"	3'-0"	VINYL	SLIDER
D	4'-0"	4'-0"	VINYL	SLIDER
E	3'-0"	5'-0"	VINYL	SLIDER

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	
1	3'-0"	6'-8"	FIBERGLASS	ENTRY
2	3'-0"	6'-8"	GLASS	PORCH



12 UNIT BUILDING

LEFT ELEVATION WALL AREA
TOTAL = 980.5 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	440.3 SQFT	45 %	

FRONT ELEVATION WALL
AREA TOTAL = 3513 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	1405 SQFT	40 %	

NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

2 HR FIREWALL
SEPARATION



FRONT ELEVATION

SCALE: 3/16"=1'-0"

WINDOW SCHEDULE ALL WINDOWS U=0.32

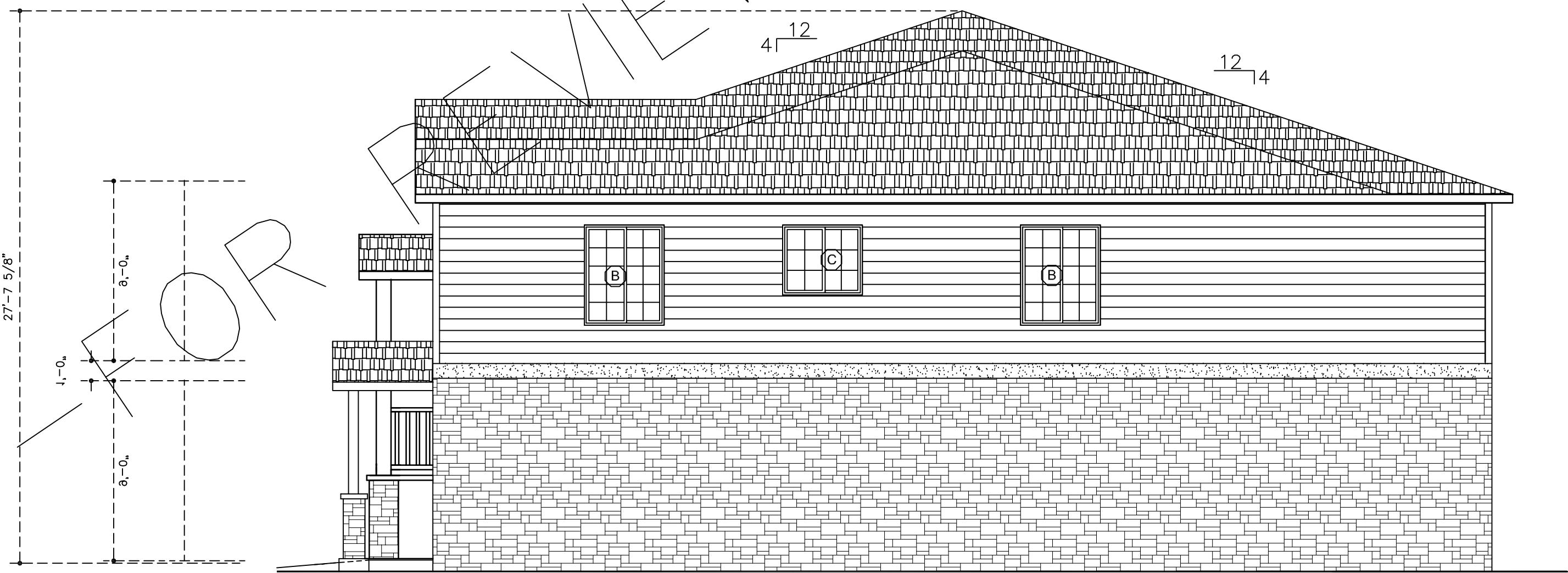
MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
(A)	6'-0"	5'-0"	VINYL	SLIDER
(B)	4'-0"	5'-0"	VINYL	SLIDER
(C)	4'-0"	3'-0"	VINYL	SLIDER TEMPERED GLASS
(D)	4'-0"	4'-0"	VINYL	SLIDER
(E)	3'-0"	5'-0"	VINYL	SLIDER

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	
(1)	3'-0"	6'-8"	FIBERGLASS	ENTRY
(2)	3'-0"	6'-8"	GLASS	PORCH

RIGHT ELEVATION WALL
AREA TOTAL = 980.5 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	512 SQFT	52.3 %	



RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"

DATE: 4/16/2025 MICHAEL SOTUYO DESIGN & ENGINEERING

SCALE: 3/16"=1'-0" (801) 649-6357

NEW APPARTMENTS
TOOELE, UTAH
16 UNIT BUILDING

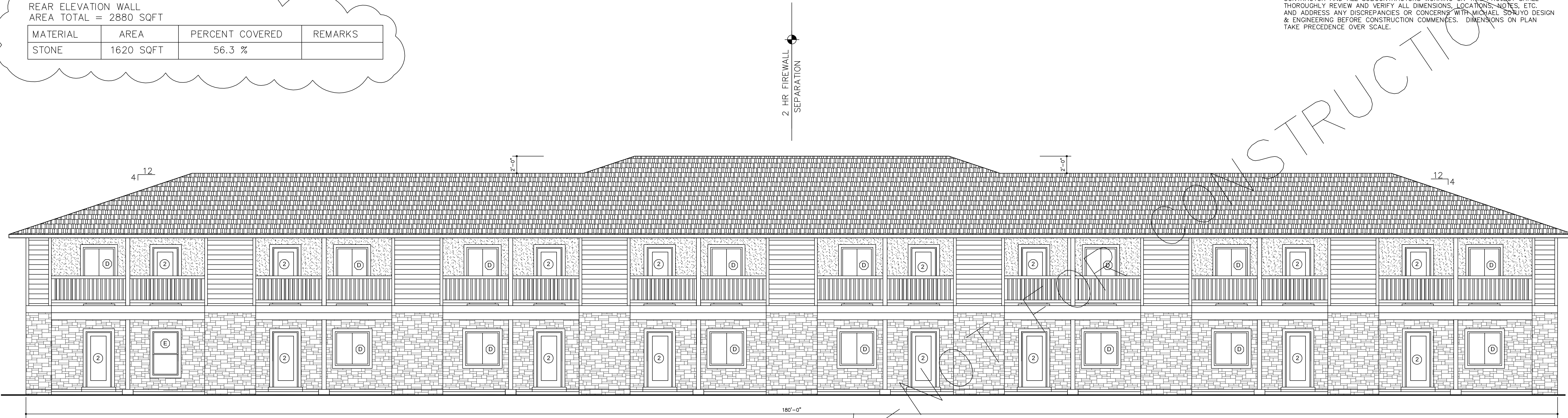
DRAWING
NUMBER
A3.0

REAR ELEVATION WALL
AREA TOTAL = 2880 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	1620 SQFT	56.3 %	

NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



REAR ELEVATION

SCALE: 3/16"=1'-0"

WINDOW SCHEDULE ALL WINDOWS U=0.32

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
(A)	6'-0"	5'-0"	VINYL	SLIDER
(B)	4'-0"	5'-0"	VINYL	SLIDER
(C)	4'-0"	3'-0"	VINYL	SLIDER TEMPERED GLASS
(D)	4'-0"	4'-0"	VINYL	SLIDER
(E)	3'-0"	5'-0"	VINYL	SLIDER

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	
(1)	3'-0"	6'-8"	FIBERGLASS	ENTRY
(2)	3'-0"	6'-8"	GLASS	PORCH

LEFT ELEVATION WALL AREA
TOTAL = 980.5 SQFT

MATERIAL	AREA	PERCENT COVERED	REMARKS
STONE	460 SQFT	47 %	

LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

DATE: 4/16/2025 MICHAEL SOTUYO DESIGN & ENGINEERING
SCALE: 3/16"=1'-0" (801) 649-6357

NEW APPARTMENTS
TOOELE, UTAH
16 UNIT BUILDING

DRAWING
NUMBER
A3.1

Proposed Amendments to Tooele City Code
Modification of pavement width from 34' to 32' to be in compliance with
current ROW sections

By Resolution 2023-21, the City Council made certain modifications to Tooele City Code (TCC) Title 4 - Chapter 8 Road & Bridge Construction Standards, that brought the City into compliance with House Bill 406 of the 2023 Utah Legislature that established a state-wide maximum paved travel width of 32 feet for local streets.

It is recommended that Section 4-8(2) Street Design be modified to more fully come into compliance with House Bill 406, as proposed below. This proposal allows a provision whereby the City can approved pavement width less than 30', breaks the requirements into sub-paragraphs for clarity, and eliminates language that may be redundant.

TCC 4-8(2) Street Design

(15) All streets proposed or intended to be built, owned, or maintained as private streets shall be designed and constructed to the same standards and specifications outlined in this Chapter for public local class or larger streets.

(a) Private streets may not be reduced in width narrower than ~~30~~ 32 feet of asphalt with curb and gutter on each side ~~unless approved otherwise thru a City Council approved Planned Unit Development (PUD), Residential Special District (RSD) or other formal Tooele City Council action.~~ In no case shall the pavement width of a private street be less than allowed by the International Fire Code and Tooele City Code Chapter 3 - Fire Code.

(b) Any ~~private~~ street proposed to be narrower than ~~34~~ 32 feet of asphalt shall be required to prevent on-street parking through the provision of adequate off-street parking as outlined in Chapters 7-4 and 7-11a ~~and through private enforcement. Land use applications that include proposed private streets that are narrower than 34 feet of asphalt shall include,~~ and shall provide, as a part of the application, a mechanism by which perpetual private enforcement preventing on-street parking is assured. Applications that include ~~private~~ streets narrower than ~~34~~ 32 feet in asphalt width shall be subject to review and approval of the proposed private street design and private parking enforcement mechanism by the designated approval authority for the type of land use application, following recommendation from the Tooele City Fire Chief, Community Development Department, Public Works Department, and the City Engineer. The City Attorney shall review the proposed private parking enforcement mechanism and provide a recommendation to the approval authority on that proposed mechanism.

(c) Land use applications may propose alterations to the cross section for the street regarding sidewalks and parkstrips but shall maintain pedestrian access of at least a 5-foot width throughout the development and in compliance with requirements of the Americans with Disabilities Act (ADA).

Tooele City Planning Commission
Business Meeting Minutes

Date: August 27, 2025

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners

Matt Robinson (*excused*)
Chris Sloan
Melanie Hammer
Weston Jensen
Jon Proctor
Tyson Hamilton
Kelley Anderson
Alison Dunn (*excused*)
Jon Gossett

Council Member Liaisons

Maresa Manzione (*excused*)
Ed Hansen

Staff Present

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Chris Nielsen, IT Director

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Vice Chairman Sloan called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

Vice Chairman Sloan, Present
Commissioner Hammer, Present
Commissioner Proctor, Present
Commissioner Gossett, Present
Commissioner Hamilton, Present
Commissioner Jensen, Present
Commissioner Anderson, Present

3. **Public Hearing and Decision on a Conditional Use Permit request by Jorge Lino to authorize the use of “Retail Store (located within an existing structure)” to occur in an existing structure located at 59 North Broadway on .07 acres in the MU-B Mixed Use Broadway zoning district.**

Mr. Aagard presented the item, explaining that the request involved a conditional use permit to authorize a flooring retail business at 59 North Broadway, located on approximately 0.07 acres in the MU-B Mixed Use Broadway zoning district. The existing structure sat on a small lot with zero setbacks on three sides, and the property immediately to the north – under the same ownership – was vacant and potentially available for parking. He clarified that the proposed retail use fell under the “furniture sales” category, which ordinarily required one parking space per 600 square feet, or approximately three off-street stalls.

However, he noted that the MU-B zone contained an exception to the typical parking standards. Specifically, no minimum off-street parking requirements were established in this district, and the number of required spaces could be determined by the Planning Commission based on staff recommendation and the nature of the proposed use. He explained that although the staff report included a condition requiring the provision of three paved off-street parking stalls, the Commission could strike that condition if it deemed it unnecessary.

Commissioners discussed the issue, expressing concerns about imposing a parking requirement that had not been historically enforced at the site. They also noted potential complications with using the northern parcel for parking, as it might limit future development. Several members pointed out that the nature of the flooring business likely would not generate high traffic, and customers would naturally park along Broadway.

Vice Chairman Sloan opened the public hearing. No public comments were received, and the hearing was closed.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by Jorge Lino to authorize the use of a retail store located within an existing structure for property located at 59 North Broadway Avenue, application number 2025074, based on the findings and subject to the conditions in the staff report, with deleting condition number three requiring off-street parking. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chairman Sloan, “Aye”. There were none opposed. The motion carried 7-0.

Following the vote, Commissioner Hamilton remarked that the parking exemption issue should be kept in mind for future applications in the MU-B district.

4. **Public Hearing and Decision on a Conditional Use Permit request by Frances McClure to authorize the construction of a detached accessory garage structure that exceeds the 8% lot coverage restriction and the 15-foot building height limitation on property located at 166 E Brook Avenue on .27 acres in the R1-7 Residential zoning district.**

Mr. Aagard presented the item, explaining that the applicant, Frances McClure, had requested a conditional use permit to construct a detached accessory garage structure at 166 East Brook Avenue, located on approximately 0.27 acres in the R1-7 Residential zoning district. The structure was proposed to exceed both the 8% lot coverage limit for accessory buildings and the 15-foot height limitation, which is measured to the midpoint of the roof pitch. According to the site plan, the building would reach a peak height of 23 feet 5 inches, and staff estimated the midpoint height to be between 18 and 21 feet – exceeding the 15-foot standard for accessory structures but remaining well below the 35-foot maximum height allowed for buildings in residential zones.

Mr. Aagard stated that the proposed garage would increase total lot coverage by detached accessory buildings from 8% to approximately 10.3%. He confirmed that the building met all required setbacks and separation requirements and noted that while RV garages were not common in the immediate area, that was largely due to limited side-yard access on neighboring properties. This lot had sufficient space for the structure, and staff did not believe the proposal would be inconsistent with the surrounding neighborhood. He recommended approval with three conditions: that all building and fire code requirements be met, that the structure remain limited to the size shown on the submitted site plan, and that the height not exceed 21 feet as measured at the midpoint of the roof pitch. He also clarified that any additional detached accessory structures would require a new conditional use permit, as the property would reach its maximum allowable coverage if the garage were approved.

The public hearing was opened and closed with no comments.

The applicants then addressed the Commission. They explained that the property had been in the family since the 1970s and that the proposed garage was part of a long-term plan to improve and secure the home as they entered retirement. They presented material samples to show that the garage would match the home's brick and redwood exterior, and they emphasized that the construction was not speculative but a meaningful investment in their long-term residence. They also commented on their appreciation for the direction of the city's planning efforts and expressed confidence that the project would complement the neighborhood.

The Commission had no further questions.

Motion: Commissioner Hamilton moved to approve the Conditional Use Permit Request by Frances McClure to authorize construction of a detached accessory structure that exceeds the 8% accessory building lot coverage restriction and exceeds the 15-foot building height restriction on property located at 166 E Brook Avenue, application number 2025072, based on the findings and subject to the conditions listed in the Staff Report dated August 20, 2025. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 7-0.

5. Decision on a Preliminary Subdivision Plan request by Holiday Oil for property located at the north east corner of the intersection of 600 West 1000 North in the GC General Commercial zoning district on 2.14 acres.

Mr. Aagard explained that the proposed subdivision would create a single commercial lot on a 2.14-acre parcel and required preliminary plat approval due to the inclusion of significant road dedication along Franks Drive. The dedication area, to be conveyed to the City, would allow for the widening and improvement of the roadway. He noted that the parcel exceeded all size and frontage requirements for the GC General Commercial zone and that a site plan was already under review for a proposed Holiday Oil convenience store. The subdivision represented an early step in the overall development process, which would proceed next to final plat consideration.

Vice Chair Sloan invited questions from the Commission, but none were raised.

Motion: Commissioner Hammer moved to approve the Franks Drive Holiday Oil Preliminary Subdivision Plan request by Brent Neel, representing Holiday Oil, application number 2025013, based on the findings and subject to the conditions listed in the Staff Report dated August 7, 2025. Commissioner Gossett seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 7-0.

6. **City Council Reports**

Councilwoman Manzione reported that the City Council had canvassed the primary election results, which were available through the county clerk or on the City's website. She stated that the Council also considered a land use amendment for property at 105 East 1000 North, which ultimately failed on a 3-2 vote and did not move forward. She explained that the discussion centered on potential rezoning to light industrial and the broad range of uses that would then be permitted, noting that Council Chair Brady in particular had expressed concern that the location was not appropriate for that type of development.

She also referenced a work meeting discussion regarding diagonal parking on Broadway in front of Hometown Bakery. She explained that the current parking arrangement left the roadway too narrow for emergency vehicles and that staff would be working with property owners to explore alternatives. She emphasized that the MU-B zoning along Broadway was unique and that the City sought to balance opportunities for business development without imposing large parking lot requirements typical of big-box retail. She added that the City owned some property in the Broadway area and that future planning, including the ongoing general plan update, would address long-term parking and development solutions for the corridor.

Commissioners expressed appreciation for the update, noting the value of continued collaboration on Broadway improvements.

7. **Review and Decision – Minutes of the Planning Commission meeting held August 13, 2025.**

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the August 13, 2025 Tooele City Planning Commission Meeting Minutes as presented. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 7-0.

8. **Adjourn**

There being no further business, Vice Chairman Sloan adjourned the meeting at 7:30 p.m.

***Note:** The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this _____ day of September, 2025

Chris Sloan, Tooele City Planning Commission Vice Chair