

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, June 10, 2026** 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 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 a Tooele City initiated application proposing the partial vacation of a nine (9) foot strip of public right-of-way along the northern portion of James Way, extending approximately 1,982 linear feet between the Industrial Loop intersection and the Lodestone Way intersection, which would reduce the existing right-of-way width of James Way from eighty-five (85) feet to seventy-six (76) feet.
4. **City Council Reports**
5. **Review and Decision** – May 27, 2026 Planning Commission meeting minutes.
6. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Anna Anglin, Tooele City Planner, prior to the meeting at (435) 843-2132.

STAFF REPORT

June 3, 2026

To: Tooele City Planning Commission
Business Date: June 10, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: James Way- Right-of-Way Vacation

Application No.: 2026038
Applicant: Tooele City Corporation
Project Location: James Way between Lodestone Way and Industrial Loop Roads
Zoning: I Industrial
Acreage: Approximately .43 Acres total street vacation
Ordinance No.: 2026-17
Request: Tooele City has initiated a petition to vacate a portion of the existing public right-of-way along the north side of James Way. The proposed vacation would remove a nine (9) foot strip of right-of-way extending approximately 1,982 linear feet and reduce the existing right-of-way width from 85 feet to 76 feet.

BACKGROUND

The proposed right-of-way vacation is located along the northern edge of James Way, between Industrial Loop Road and Lodestone Way. The subject area consists of a narrow strip of excess public right-of-way adjacent to property intended for future development.

The City has agreed to the right-of-way narrowing due to the installation of traffic signals at the intersections of Lodestone Way and Utah Avenue, and Industrial Loop Road and Utah Avenue.

Originally, when a signal existed only at Industrial Loop Road, it was anticipated that additional traffic would utilize James Way to access that intersection, necessitating the preservation of additional right-of-way. With the installation of the new signal at Lodestone Way, that anticipated traffic demand has been significantly reduced, thereby justifying the reduction in right-of-way width.

Because the proposed action affects an existing public street right-of-way, the request is being processed in accordance with Utah Code § 10-20-813. The City has elected to process and record the partial vacation through the adoption of an ordinance following approval by the City Council.

PUBLIC NOTICE

Utah Code §10-20-813 requires notification of adjacent property owners, property owners located within 300 feet of the area proposed for vacation, and utility companies with facilities or easement interests located within the affected right-of-way.

Notice of the proposed vacation was provided in accordance with state law. In addition, the City made efforts to obtain signatures from adjacent property owners in support of the request.

Of the four property owners directly adjacent to the portion of right-of-way proposed for vacation, one property owner submitted a signature in support of the request. At the time of this staff report, no written objections were received from adjacent property owners, nearby property owners, or utility providers.

ANALYSIS

Tooele City Ordinances do not contain specific procedures or approval standards for street vacations. In situations where municipal ordinances do not establish a process, staff relies upon applicable provisions of Utah State Code.

Pursuant to Utah Code §10-20-813(4), the City Council must determine whether:

- A. Good cause exists for the proposed vacation; and
- B. Neither the public interest nor any person will be materially injured by the proposed vacation.

Staff finds that good cause exists because the vacation will facilitate development of the adjoining property while retaining sufficient right-of-way for public transportation, utility infrastructure, and maintenance operations.

The portion of ROW vacated has no historic, current, or anticipated future use as transportation rights-of-way and serve no public purpose with the exception of easements for existing and future underground Tooele City public utilities and existing private franchise utilities;

The proposed reduction in right-of-way width from 85 feet to 76 feet will not adversely affect the functionality of James Way. Staff has not identified any impacts to traffic circulation, public access, emergency services, or utility operations. Furthermore, no objections were received from affected property owners or utility providers.

Based on staff review, the proposed vacation satisfies the criteria established in Utah Code §10-20-813.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the right of way vacate submission and has issued a recommendation for approval for the request.

Engineering Review. The Tooele City Engineering and Public Works Division reviewed the proposed partial street vacate and found no issues with it.

Tooele City Fire Department Review. The Tooele City Fire Department reviewed the proposed partial street vacate and found no issues with it.

STAFF RECOMMENDATION

Based upon the findings listed below, staff recommends that the City Council approve the ordinance vacating a nine (9) foot portion of the James Way public right-of-way extending approximately 1,982 linear feet between Industrial Loop and Lodestone Way. This recommendation is based on the following findings:

1. The request is consistent with the procedures established by Utah Code §10-20-813.
2. The portion of ROW vacated has no historic, current, or anticipated future use as transportation rights-of-way and serve no public purpose with the exception of easements for existing and future underground Tooele City public utilities and existing private franchise utilities;
3. The utility companies with access to the easements have not expressed any objections to the ROW vacation; and,

4. The ROW vacation will reserve to Tooele City Corporation utility easements for existing and future Tooele City public utilities in the vacated ROW.

MODEL MOTIONS

Sample Motion for Recommendation of Approval – "I move that the Planning Commission forward a recommendation to the City Council for approval of Ordinance No. 2026-17, vacating a nine (9) foot portion of the James Way public right-of-way extending approximately 1,982 linear feet between Industrial Loop and Lodestone Way, application number 2026038, based on the findings contained in the Staff Report dated June 3, 2026:"

1. List any additional findings of fact and conditions...

Sample Motion for Denial – "I move that the Planning Commission forward a recommendation to the City Council for denial of Ordinance No. 2026-17, vacating a nine (9) foot portion of the James Way public right-of-way extending approximately 1,982 linear feet between Industrial Loop and Lodestone Way, application number 2026038, based on the findings contained in the Staff Report dated June 3, 2026, and based upon the following findings:"

1. List findings of fact supporting denial.
2. List additional findings supporting denial.

Sample Motion for Continuance-"I move that the Planning Commission continue consideration of application number 2026038, requesting the vacation of a nine (9) foot portion of the James Way public right-of-way extending approximately 1,982 linear feet between Industrial Loop and Lodestone Way, to a future Planning Commission meeting, for the following reasons:"

1. Additional information is needed regarding _____.
2. Further review is necessary regarding _____.

EXHIBITS

- A. Proposed Ordinance W/ Exhibits
- B. Vicinity Map
- C. DRC Approval
- D. List Of Notified Utility Companies
- E. Signed Application
- F. Adjacent Property Owner Signature

EXHIBIT A

PROPOSED ORDINANCE W/ EXHIBITS

**TOOELE CITY CORPORATION
ORDINANCE 2026-17**

AN ORDINANCE OF THE TOOELE CITY COUNCIL VACATING THE NORTHERN NINE-FOOT PORTION OF JAMES WAY LOCATED BETWEEN LODESTONE WAY AND INDUSTRIAL LOOP ROAD

WHEREAS, Tooele City has initiated a petition to vacate nine feet of the northern portion of James Way ROW between Lodestone Way and Industrial Loop Road; and,

WHEREAS, the Petition complies with the requirements for right-of-way vacations, as described in UCA Section 10-20-813; and,

WHEREAS, the ROW contains approximately 18,745 square-feet (0.43 acres); and,

WHEREAS, the ROW runs **east** and **west**, and is bounded by Lodestone Way on the **east**, and Industrial Loop Road on the **west**, the industrial property to the **north**; and,

WHEREAS, the Affected Parcel of the property to the north is listed as 02-132-0-0042 (Entry No. 480430); and,

WHEREAS, the land owners have contracted to have the ROW surveyed (see the surveyed right-of-way legal description(s) attached hereto as Exhibit A); and,

WHEREAS, the property proposed to be vacated is as shown and attached hereto as Exhibit B; and,

WHEREAS, pursuant to UCA Section 72-5-105, "title to the vacated [ROW] . . . shall vest to the adjoining record owners, with the vacated portion of the [ROW] assessed to the adjoining owner"; and,

WHEREAS, with the installation of signalized intersections along Utah Avenue at both Lodestone Way and Industrial Loop Road the City does not anticipate developing the full 84-foot ROW of James Way as an improved street because the ROW would primarily only benefit the adjoining properties as opposed to the larger public interest; and,

WHEREAS, the City has identified underground utilities and infrastructure located in and under the ROW, namely, Beehive Broadband, Comcast, Depot Broadband LLC, Embridge Gas Utah, Rocky Mountain Power, Settlement Canyon Irrigation, and Tooele City; and,

WHEREAS, if the ROW is vacated, the City and other entities responsible for the maintenance of public utilities will need access to the utility infrastructure located in and under the ROW; and,

WHEREAS, the City has notified the owners and operators of all known utility

facilities, if any, in and under the ROW, and those owners, if any, have been notified of the vacation of the ROW; and,

WHEREAS, the public hearing notice requirements of Utah Code Ann. §10-20-208 have been met; and,

WHEREAS, as required by UCA Sections 10-20-813 and 72-5-105, this ordinance and its exhibits are to be recorded in the office of the Tooele County Recorder to accomplish the vacation of the ROW; and,

WHEREAS, a public hearing was held before the City Council on the Petition on, 2026, during which the City Council considered (1) whether there was good cause to vacate the ROW, and (2) whether the public interest or any person would be materially injured by the vacation of the ROW:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that:

1. Good cause exists to vacate the ROW, as follows:
 - a. Tooele City has petitioned for the ROW vacation; and,
 - b. The portion of ROW vacated has no historic, current, or anticipated future use as transportation rights-of-way and serve no public purpose with the exception of easements for existing and future underground Tooele City public utilities and existing private franchise utilities;
 - c. the above-referenced utility companies have been notified to the ROW vacation; and,
 - d. the ROW vacation will reserve to Tooele City Corporation utility easements for existing and future Tooele City public utilities in the vacated ROW; and,
 - e. the ROW vacation will reserve to the owners of private franchise utilities easements for utilities existing in the vacated ROW as of the date of approval of this ordinance; and,
 - f. the public hearing identified no reason why the ROW vacation should not be approved.
2. Neither the public interest nor any person is anticipated to be materially injured by the vacation of the ROW, as follows:
 - a. Tooele City has petitioned for the ROW vacation; and,
 - b. the portion of ROW vacated has no historic, current, or anticipated future use as transportation rights-of-way and serve no public purpose with the exception of easements for existing and future underground Tooele City public utilities and existing private franchise utilities;
 - c. the above-referenced utility companies have been notified of the ROW vacation; and,
 - d. the ROW vacation will reserve to Tooele City Corporation utility easements for existing and future Tooele City public utilities in the ROW; and,

- e. the ROW vacation will reserve to the owners of private franchise utilities easements for utilities existing in the ROW as of the date of approval of this ordinance; and,
 - f. the public hearing identified no reason why the ROW vacation should not be approved.
- 3. The ROW, as described above and as depicted and described in Exhibits A and B, is hereby vacated.
 - 4. Title to the vacated ROW shall vest to the adjoining record owner.
 - 5. Easements for all existing utilities (including, but not limited to, water, sewer, power, gas, communications, cable, and other public utilities and private franchise utilities) located in and under the vacated and remaining ROW are hereby expressly preserved in favor of the utility owners.
 - 6. Easements for all future Tooele City utilities in and under the vacated and remaining ROW are hereby expressly preserved in favor of Tooele City.
 - 7. The City Recorder shall record this ordinance, together with its exhibits, in the office of the Tooele County Recorder.

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

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council
this ____ day of _____, 20__.

TOOELE CITY COUNCIL

(For)

(Against)

[Type or Print Name]

[Type or Print Name]

[Type or Print Name]

[Type or Print Name]

[Type or Print Name]

ABSTAINING: _____
[Type or Print Name]

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

[Type or Print Name]

ATTEST:

Approved as to Form:

Shilo Baker, City Recorder

Matthew C. Johnson, City Attorney

S E A L

STATE OF UTAH)
) ss.
COUNTY OF TOOELE)

Before me, a notary public, appeared Maresa Manzione, who did affirm to me that she is the Mayor of Tooele City Corporation, and that she did execute the foregoing ordinance with due authority this ____ day of _____, 2026.

Notary Public
Residing in Tooele County, Utah

EXHIBIT A

ROW Vacation Legal Description

EXHIBIT "A"
9-FOOT STRIP DESCRIPTION

A strip of land, situate Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the North right-of-way line of James Way which was dedicated by the plat under Entry No. 313010 as recorded in the office of the Tooele County Recorder, said point being located South 89°43'01" West 2384.80 feet along the Section line and North 0°16'59" West 1680.55 feet from the found Tooele County Dependent Resurvey monument representing the Southeast Corner of Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence Easterly 78.49 feet along the arc of a 50.00 feet radius tangent curve to the left (center bears North 29°26'26" East and the long chord bears North 74°28'14" East 70.67 feet through a central angle of 89°56'24") along the said North right-of-way line of James Way to a point on the West right-of-way line of Lodestone Way (Entry No. 312875);

thence South 29°30'02" West 9.00 feet along said West right-of-way line;

thence Westerly 78.49 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North 60°29'58" West and the long chord bears South 74°28'14" West 70.67 feet through a central angle of 89°56'24");

thence North 60°33'34" West 1,982.81 feet;

thence Northerly 78.53 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North 29°26'26" East and the long chord bears North 15°33'58" West 70.70 feet through a central angle of 89°59'13") to a point on the East right-of-way line of Industrial Loop Road (Entry No. 219594);

thence North 29°25'39" East 9.00 feet along said East right-of-way line to the said North right-of-way line of James Way;

thence Southerly 78.52 feet along the arc of a 50.00 feet radius non-tangent curve to the left (center bears South 60°34'28" East and the long chord bears South 15°33'57" East 70.70 feet through a central angle of 89°58'58") along said North right-of-way line of James Way;

thence South 60°33'34" East 1,982.82 feet along said North right-of-way line of James Way, to the Point of Beginning.

Contains 18,745 square feet or 0.43 acres.



EXHIBIT B

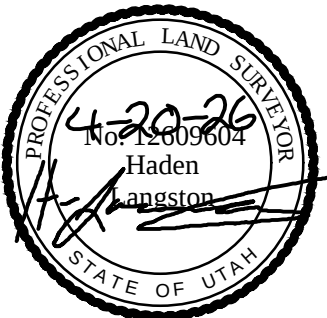
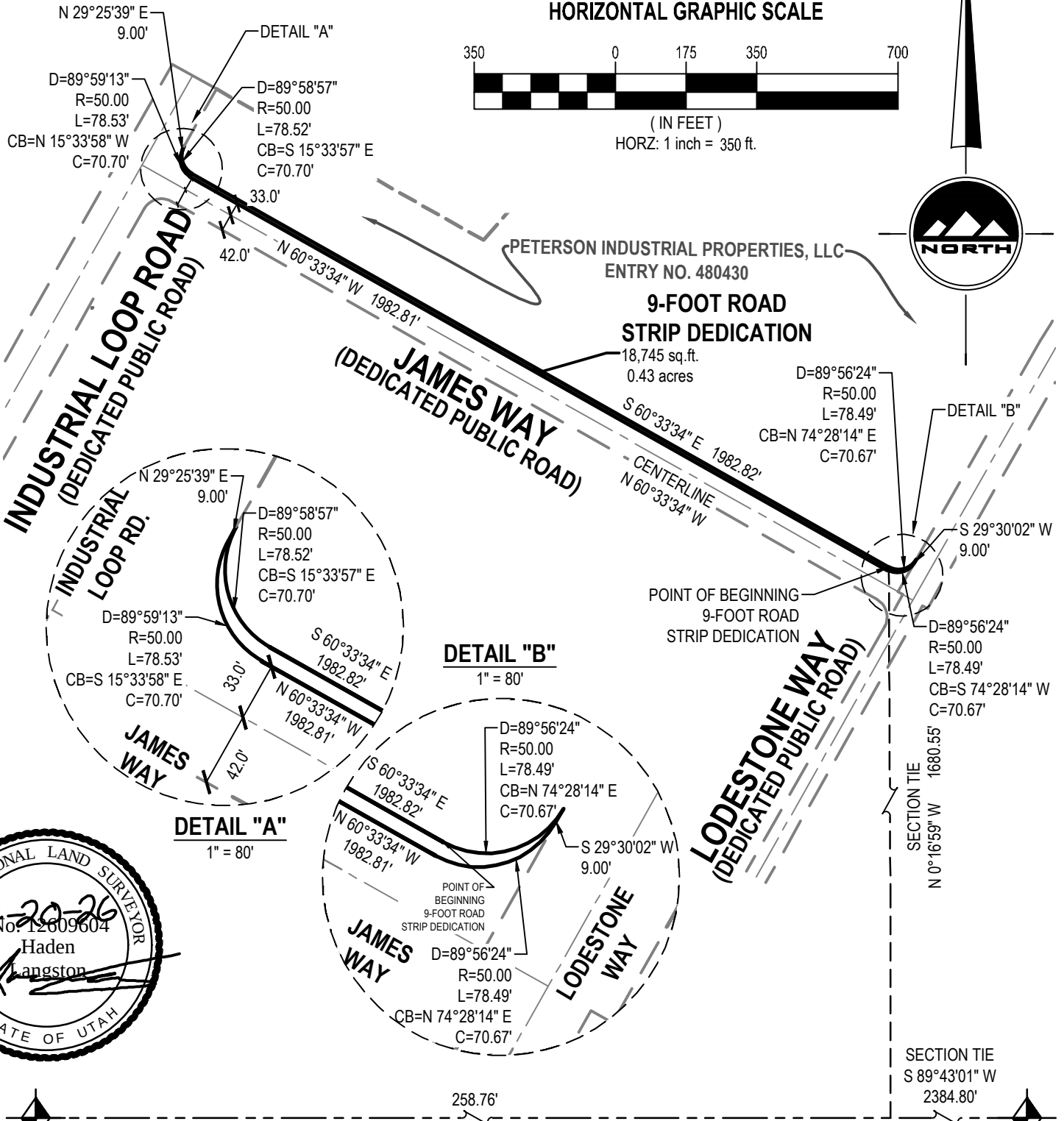
RIGHT OF WAY VACATION EXHIBIT

HORIZONTAL GRAPHIC SCALE



(IN FEET)

HORZ: 1 inch = 350 ft.



SOUTH QUARTER CORNER SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" TCS BRASS MONUMENT, NO DATE)

SOUTHEAST CORNER SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" TCS BRASS MONUMENT, DATED 1982)

PROJECT NUMBER
94561.3

PRINT DATE
2026-04-20

PROJECT MANAGER
H. LANGSTON

DESIGNED BY
D. THACKER

1 OF 1

JAMES WAY
9-FOOT ROAD STRIP DEDICATION
JAMES WAY
TOOELE CITY, UTAH 84074
EXHIBIT "B"



TOOELE
3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.643.3590
WWW.ENSIGNENG.COM

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

EXHIBIT B
VICINITY MAP



EXHIBIT C

DEVELOPMENT REVIEW TEAM APPROVAL

Approval
P Hansen
City Engineer
05/13/2026

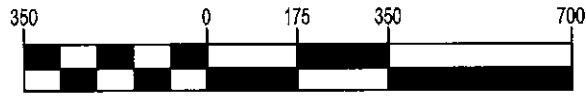
Approval
N Farrer
Public Works Director
5/20/2026

APPROVED
N Wall
Fire Marshal
05/20/2026

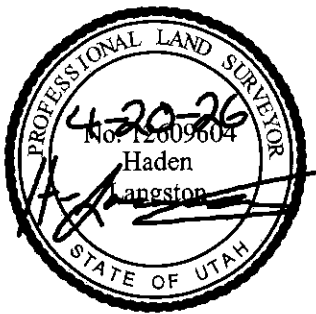
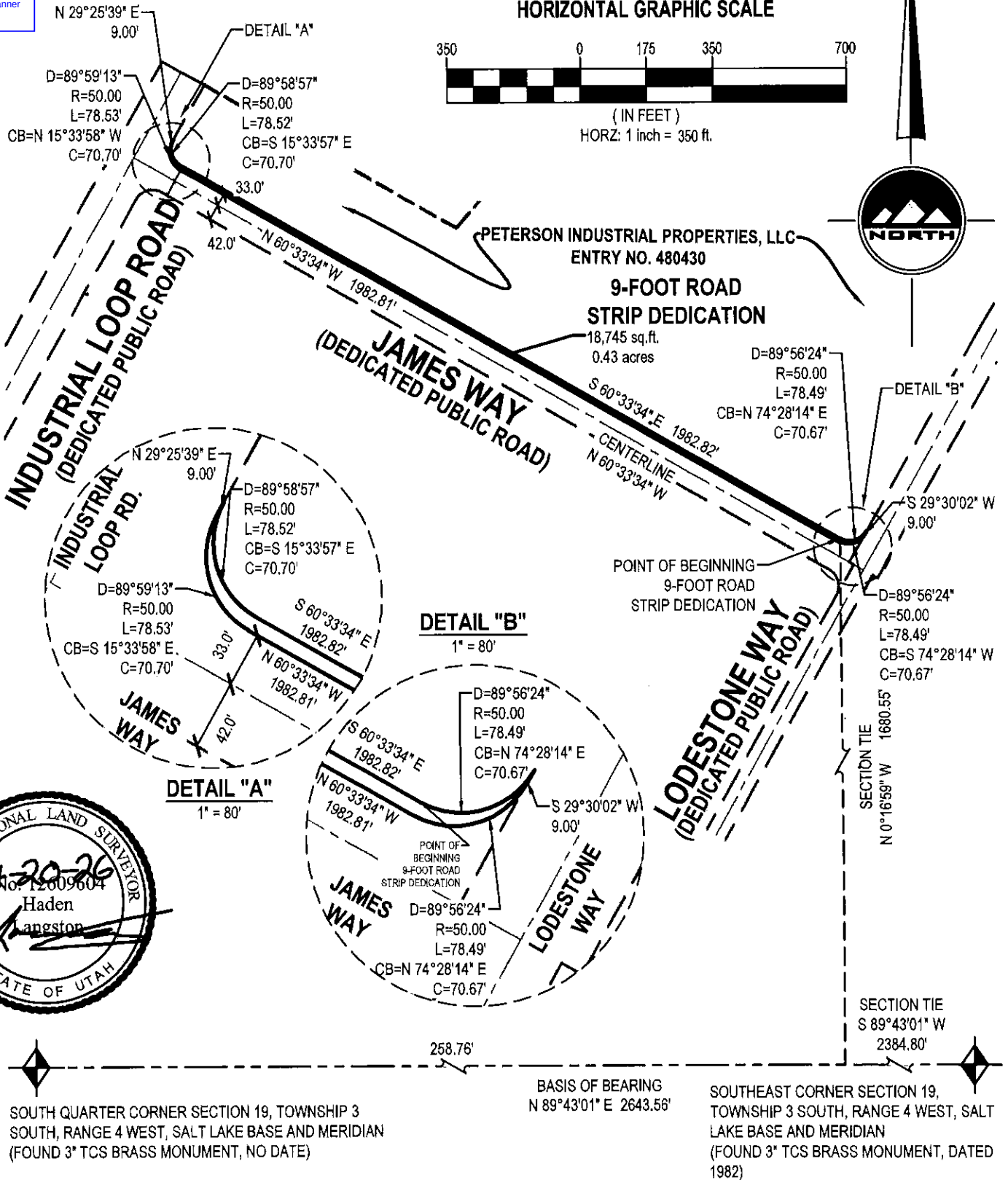
APPROVED

ANNA ANGLIN
Tooele City Planner
05/21/2026

HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 350 ft.



SOUTH QUARTER CORNER SECTION 19, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
(FOUND 3\"/>

BASIS OF BEARING
N 89°43'01\"/>

SOUTHEAST CORNER SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN
(FOUND 3\"/>

PROJECT NUMBER 945613
PRINT DATE 2026-04-20
PROJECT MANAGER H. LANGSTON
DESIGNED BY D. THACKER

1 OF 1

JAMES WAY 9-FOOT ROAD STRIP DEDICATION JAMES WAY TOOELE CITY, UTAH 84074 EXHIBIT "B"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
Phone: 801.256.0528

LAYTON
Phone: 801.547.1100

CEAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.856.2983

TOOELE
3950 N Tealby Way, Ste 200
Erd, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

EXHIBIT "A"
9-FOOT STRIP DESCRIPTION

A strip of land, situate Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the North right-of-way line of James Way which was dedicated by the plat under Entry No. 313010 as recorded in the office of the Tooele County Recorder, said point being located South $89^{\circ}43'01''$ West 2384.80 feet along the Section line and North $0^{\circ}16'59''$ West 1680.55 feet from the found Tooele County Dependent Resurvey monument representing the Southeast Corner of Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence Easterly 78.49 feet along the arc of a 50.00 feet radius tangent curve to the left (center bears North $29^{\circ}26'26''$ East and the long chord bears North $74^{\circ}28'14''$ East 70.67 feet through a central angle of $89^{\circ}56'24''$) along the said North right-of-way line of James Way to a point on the West right-of-way line of Lodestone Way (Entry No. 312875);

thence South $29^{\circ}30'02''$ West 9.00 feet along said West right-of-way line;

thence Westerly 78.49 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North $60^{\circ}29'58''$ West and the long chord bears South $74^{\circ}28'14''$ West 70.67 feet through a central angle of $89^{\circ}56'24''$);

thence North $60^{\circ}33'34''$ West 1,982.81 feet;

thence Northerly 78.53 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North $29^{\circ}26'26''$ East and the long chord bears North $15^{\circ}33'58''$ West 70.70 feet through a central angle of $89^{\circ}59'13''$) to a point on the East right-of-way line of Industrial Loop Road (Entry No. 219594);

thence North $29^{\circ}25'39''$ East 9.00 feet along said East right-of-way line to the said North right-of-way line of James Way;

thence Southerly 78.52 feet along the arc of a 50.00 feet radius non-tangent curve to the left (center bears South $60^{\circ}34'28''$ East and the long chord bears South $15^{\circ}33'57''$ East 70.70 feet through a central angle of $89^{\circ}58'58''$) along said North right-of-way line of James Way;

thence South $60^{\circ}33'34''$ East 1,982.82 feet along said North right-of-way line of James Way, to the Point of Beginning.

Contains 18,745 square feet or 0.43 acres.

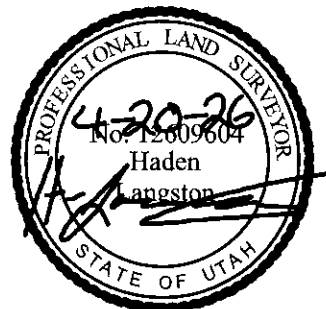


EXHIBIT D

LIST OF NOTIFIED UTILITY COMPANIES

From: noreply@bluestakes.org
To: [Anna Anglin](#)
Subject: Member Notification List
Date: Monday, May 18, 2026 1:59:34 PM

[External Email]

Name : BEEHIVE BROADBAND
Phone : 800-778-9140
Contact: USIC CUSTOMER SERVICE

Name : COMCAST
Phone : 385-592-0250
Contact: INTEGRITY DISPATCH CENTER

Name : DEPOT BROADBAND LLC
Phone : 435-849-8400
Contact: ALEX PETERSON
Email : ALEX@DEPOTBROADBAND.COM

Name : ENBRIDGE GAS UTAH
Phone : 888-728-9343
Contact: ELM LOCATING

Name : ROCKY MOUNTAIN POWER - TOOELE
Phone : 800-778-9140
Contact: USIC CUSTOMER SERVICE

Name : SETTLEMENT CANYON IRRIGATION CO
Phone : 435-841-9522
Contact: DAVE LEE
Email : DVECLEE@GMAIL.COM

Name : TOOELE CITY
Phone : 435-843-2148
Contact: PATRICK BUHR
Email : PATRICKB@TOOELECITY.GOV

EXHIBIT E
SIGNED APPLICATION

Property Line Adjustment 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 property line adjustment plans to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Property Line Adjustment applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: <i>May 11, 2026</i>		Current Zoning: <i>Industrial</i>		Parcel #(s): <i>2026038</i> Existing James Way ROW	
Project Name: <i>James Way - Partial ROW Vacation</i>				Acres: <i>0.43</i>	
Project Address: <i>James Way Between Lodestone and Industrial Loop Roads</i>				Units: <i>NA</i>	
Project Description: <i>Vacation of the north 9' of the existing James Way Row, reducing the north side ROW width from 42 feet to 33 feet</i>					
Current Use of Property: <i>Public ROW</i>					
Property Owner(s): <i>Tooele City Corporation</i>			Applicant(s): <i>Tooele City Corporation</i>		
Address: <i>90 North Main</i>			Address: <i>90 North Main</i>		
City: <i>Tooele City</i>	State: <i>Utah</i>	Zip: <i>84074</i>	City: <i>Tooele City</i>	State: <i>Utah</i>	Zip: <i>84074</i>
Phone: <i>(435) 843-2100</i>			Phone: <i>(435) 843-2100</i>		
Contact Person: <i>Paul Hansen</i>			Address: <i>90 North Main</i>		
Phone: <i>(435) 843-2132</i>			City: <i>Tooele</i>	State: <i>Utah</i>	Zip: <i>84074</i>
Cellular:	Fax: <i>(435) 843-2139</i>		Email: <i>paulh@tooelecitecity.gov</i>		

*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.

For Office Use Only			
Fee: (213)	Received By:	Date Received:	Receipt #:

AFFIDAVIT

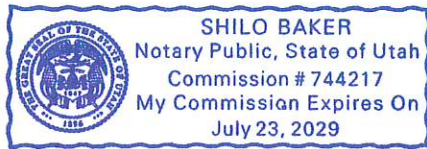
PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Maresa Manzione, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

Maresa Manzione
Maresa Manzione, Mayor
Tooele City Corporation

Subscribed and sworn to me this 11th day of May, 2021



Shilo Baker
(Notary)
Residing in Tooele County, Utah
My commission expires: July 23, 2029

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

EXHIBIT F

ADJACENT PROPERTY OWNER SIGNATURE



PETITION TO VACATE A PUBLIC STREET

JAMES WAY (Between Industrial Loop RD and Lodestone Way)

(Street Name To be Vacated)

Each owner and signer for themselves says: *I have personally signed this petition; I own property that is adjacent to or accessed exclusively by or within 300 feet of the Public Street that is being partially vacated in Tooele, Tooele County, State of Utah, and my post office address is correctly written after my name. We hereby certify that the undersigned understand and are in agreement with the proposed Public Street, that is being vacated.*

COMPANY NAME	REPRESENTATIVES NAME	ADDRESS	PARCEL #	SIGNATURE
KUEHN & KUEHN LIMITED PARTNERSHIP		600 N INDUSTRIAL LOOP RD, TOOELE, UTAH	16-005-0-0100	
CARVANA, LLC		299 N LODESTONE WAY, TOOELE, UTAH	18-081-0-0101	
DEPOT SELF STORAGE, LLC		451 N LODESTONE WAY, TOOELE, UTAH	16-005-0-0101	
PETERSON INDUSTRIAL PROPERTIES LLC	Brian Nakken (Gm)	1503 W UTAH AVE TOOELE, UTAH	02-132-0-0042	

DESCRIPTION:

This is a Tooele City initiated petition proposing the vacation of a nine (9) foot strip of right-of-way along the northern portion of James Way, extending approximately 1,982 linear feet between the Industrial Loop intersection and the Lodestone Way intersection. The proposed street vacation would reduce the existing right-of-way width of James Way from 85 feet to 76 feet.

The partial street vacation is intended to facilitate development of the adjacent property located on the north side of James Way. Pursuant to Utah State Code Section 10-20-813, signatures from adjacent property owners consenting to the partial road vacation are requested. Please refer to the attached map for visual details of the proposed public street vacation.

*After signing the petition, please email to annaa@tooelecity.gov

**Tooele City Planning Commission
Business Meeting Minutes**

Date: May 27, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer
Chris Sloan
Jon Proctor
Tyson Hamilton
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Absent:

Amanda Cordova
Frank Linford, Alternate

Council Member Liaisons:

Jon Gossett
Ed Hansen, Excused

Staff Present:

Anna Anglin, City Planner
Matt Johnson, City Attorney
Paul Hansen, City Engineer
Braxton Roberts, Assistant IT Director

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Hamilton opened the public meeting at 7:00 p.m.

Before Chairman Hamilton led the Pledge of Allegiance he provided a quick announcement for applicants, the public, and everyone involved: There has been a significant increase in fraudulent phishing requests using information from public notices related to Planning Commission meetings. Please be aware that Tooele City only collects fees at the time of application submittal and will never request additional payments via wire transfer. All official emails from Tooele City will end in @tooelecity.gov. If you receive a payment request from any other email after submitting your application, it is fraudulent. Do not send money, and please contact the Tooele City Community Development Department immediately to report it. Stay vigilant and protect your information and assets.

2. Roll Call

Melanie Hammer, Present
Chris Sloan, Present

Jon Proctor, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code 7-16b-6: Landscaping Standards, regarding minimum landscaping requirements in the heavy industrial sections of the Tooele City Business Park.**

Ms. Anglin presented a proposed text amendment to the Tooele City Business Park ordinance related to landscaping requirements within Section C of the business park. She explained that Section C, identified as the darkest purple area on the map, is located furthest from residential zones and is intended for heavier industrial uses adjacent to the rail line.

She reviewed the purpose of the Tooele City Business Park zoning district, which is intended to provide a transition between residential areas and commercial or industrial uses, promote quality development standards, and support a rail-served mixed-use commercial and industrial business park.

Ms. Anglin explained that in 2024 the City Council amended industrial zoning regulations to remove certain landscaping requirements, including parking lot landscaping, front yard landscaping, and park strip landscaping. In place of those requirements, developments are required to submit a disturbed reclamation plan to reseed disturbed areas with native vegetation following construction activities.

The proposed amendment would align Section C of the business park with the industrial zone standards already adopted in 2024. The amendment would remove the one percent landscaping requirement and references to industrial landscaping standards for Section C, exempt the area from landscaping requirements, and instead require reestablishment of vegetation in disturbed areas. Additional changes included reorganizing and renumbering ordinance sections and eliminating seed requirements from tree planting provisions.

The Planning Commission discussion focused on irrigation requirements associated with the revegetation process. Commissioner Sloan asked whether irrigation would be required permanently for the natural landscaping areas. Ms. Anglin clarified that irrigation would only be necessary temporarily to establish vegetation and prevent invasive weeds, not as a permanent requirement. Commissioner Sloan expressed concern that the ordinance language could be interpreted as requiring irrigation in perpetuity and suggested clarifying the language.

Mr. Johnson the City Attorney acknowledged the concern and stated that additional clarification could be added if desired by the Planning Commission. Ms. Anglin noted that the current language mirrors language already adopted for the industrial zones. Planning Commissioners thanked staff for the clarification.

Chairman Hamilton opened the public hearing at 7:10 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:10 p.m.

Motion: Commissioner Sloan moved to forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16b-6: Landscaping Standards, regarding landscaping requirements for Section “C” of the Tooele City Business Park (TCBP)

zoning district, based on the findings that are listed in the staff report, and also request that staff work with the attorney's office to come up with a one sentence terminating clause for new section five regarding future use of irrigation after it's established. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

4. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code Title 7, Chapter 25: Signs; regarding the display of political signs in public rights-of-way, the removal of such political signs from public rights-of-way, the regulations of such political signs, and other such regulations concerning political signs as required by Utah Code Title 20A, Chapter 17.**

Chairman Hamilton advised that additional work was needed on the ordinance and asked Vice Chair Proctor to make the motion. Vice Chair Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance to the Commission. Chairman Hamilton seconded the motion

Motion: Chairman Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance. Seconded by Chairman Hamilton. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

5. **City Council Reports**

Councilman Gossett had nothing to report.

6. **Review and Decision – May 13, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Motion: Commissioner Jensen moved to approve the May 13, 2026 Planning Commission Meeting Minutes. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Abstained"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 6-0.

7. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:14 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 June, 2026

Tyson Hamilton, Tooele City Planning Commission Chair