PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Work Meeting on Wednesday, July 15, 2026 at 5:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435) 843-2111 or shilob@tooelecity.gov.

Tooele City public meetings may be recorded and transcribed for documentation and quality assurance purposes. By attending this meeting, you consent to being recorded. If you do not consent, we encourage you to join the City Council meeting electronically by visiting the Tooele City YouTube Channel, at ***https://www.youtube.com/@tooelecity*** *or by going to YouTube.com and searching "Tooele City Channel".*

AGENDA

1. **Open City Council Meeting**

2. **Roll Call**

3. **Mayor's Report**

4. **Council Members' Report**

5. **Discussion Items**

   a. **MIDA Discussion**
   Presented by John Perez, Economic Development Director

   b. **Discussion on proposed amendments to Tooele City Code 7-16-3. Table 1: Table of Commercial Uses Regarding the Land Uses Permitted in the Industrial, Industrial Service and Light Industrial Zoning Districts**
   Presented by Andrew Aagard, Community Development Director

   c. **Discussion on Adopting Architectural Standards for All New and Renovated Commercial Buildings in Tooele City**
   Presented by Andrew Aagard, Community Development Director

   d. **Water Reclamation Facility Oxidation Ditch Discussion**
   Presented by Nathan Farrer, Public Works Director

6. **Closed Meeting**
   ~ Litigation, Property Acquisition, and/or Personnel

7. **Adjourn**

/s/ Shilo Baker
Shilo Baker, Tooele City Recorder

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

MEMORANDUM

To: Tooele City Council

Cc: Mayor Maresa Manzione

From: Andrew Aagard, AICP, Director

Date: July 8, 2026

Re: Ordinance Amendments regarding the Industrial, Light Industrial and Industrial Service Zoning Districts.

Subject:

A number of months ago a discussion was held between the City Council and City Staff regarding the Industrial Service (IS) Zoning District and how the IS zone compares to the land uses permitted in the Light Industrial (LI) and the Industrial zoning districts. During that work session discussion staff did not have immediate answers as to why there is an IS zone or what the differences between the IS zone and the other two industrial zones are. It was suggested by one of the City Council members at the time that staff should evaluate and reconsider some of the land uses involved in those districts and create a defined difference between the three zones.

The purposes of each industrial zoning district are provided in the Tooele City Code in Title 7, Chapter 16-2: Purposes and Intent. The following is a brief description of the purpose of each industrial zoning district:

1. **Light Industrial. To provide locations for light industrial assembly and manufacturing that produce no appreciable negative impact to adjacent property owners.**
2. **Industrial Service. To provide locations for more intensive service type uses for the benefit of the community.**
3. **Industrial. No purpose is provided other than that the zone recognizes existing industrial sites and uses within the City and to establish additional industrial uses.**

If a classification were to be assigned to each industrial zoning district the LI zone would be classified as "light," the IS zone would be classified as "medium," and the Industrial zone would be classified as "heavy."

However, when one analyzes the land uses permissible in the three industrial zoning districts there is little difference between the three zones. The ambiguity may lead one to ask why there are three industrial zoning districts or whether two industrial zoning districts is sufficient for the needs of the City when establishing sites for various levels of industrial activity.

All land uses that are permissible in the three industrial zoning districts are found and listed in TCC 7-16-3: Table 1: Table of Uses. Uses are either listed as "P" for permitted, "C" for Conditional, and if the use is not designated on the table it is therefore not permitted in the zoning district. At first staff began to reassign various land uses, attempting to create a clear, delineated difference between the zoning districts but the task became more difficult than was originally anticipated. It is difficult to justify why an industrial land use that doesn't generate impacts to surrounding properties should be prohibited in an industrial zone that is created for land uses that do potentially generate an impact to surrounding properties. A good example of this would be the use of Automobile Sales and Rental. If it is permitted in the LI zone, why would it not be permitted in the Industrial? This is the question that was raised with nearly every land use listed in the Table of Uses.

Staff decided to evaluate the differences between each industrial zone and listed the uses that are permissible only in one specific industrial zone. In the Industrial zoning district there are 11 land uses that are not permitted to occur in the other two zoning districts. In the IS zoning district there is 1 land use that is not permitted in the other two zoning districts. In the LI zoning district there is 1 land use that is not permitted in the other two zoning districts. All other industrial land uses are permitted to occur in at least two of the industrial zoning districts.

Staff also evaluated the difference in land uses permitted between the IS zone and the LI zone and found only one land use that is permitted in the LI zone but not permitted in the IS zone and that use is "Light Manufacturing and Assembly." The purpose for eliminating this use from the IS zone but permitting it in the Industrial and LI zone is not identified and doesn't make sense given that the IS zone is supposed to involve industrial uses of greater intensity than the LI zone.

Staff also identified the land uses that may occur in both the IS zone and the Industrial zone and found only 3 land uses. Those are a Campground/Travel Trailer Park, an Auto Impound Yard and an Airport.

In conducting this review of all three industrial zoning districts the question must be raised as to the necessity of having the three zones. As is evident in the text above there isn't a clear delineation between the three zones, the IS and LI zones particularly. The LI and the IS zoning districts are, for all intents and purposes, nearly identical zones save six specific land uses.

A simple solution to this issue would be to eliminate the IS zoning district altogether and then determine which of the LI and Industrial zones would be appropriate, or not appropriate, for the 5 or 6 land uses described above.

Elimination of the IS zoning district would have very little impact on the few properties within the city currently bearing the IS designation. The City could then act to change the zoning of those properties back to the LI zoning district, or, a text amendment could be completed that would add a note to the Table of Uses that states all uses as designated for the LI Zone shall apply to properties bearing the IS zoning district designation.

Exhibit “A”
Proposed Text Amendment Language

Land Uses Exclusive to only One of the Three Industrial Zoning Districts

Industrial	Industrial Service	Light Industrial
Outside Storage of Flammable or Hazardous Materials		
	Automobile Service and Repair Accessory to Principal Use	
Food and Beverage Processing		
Hazardous Waste In Transit Facility		
Heavy Industrial Manufacturing and Assembly		
Junkyard / Salvage Yard		
Medical Cannabis Production		
Military Surplus Yard		
		Reception Center (Inside an existing structure)
Recycling Processing Center		
Rock, Sand, Gravel Storage and Distribution		
Sexually Oriented Business		
Vehicle Storage Yard		

The only difference between the Industrial Service Zone and the Light Industrial Zone is the land use of Light Manufacturing and Assembly is permitted the LI but not permitted in the IS. This use is also permitted in the I zone.

Three land uses that may occur in both the IS and I zones are:

1. ***Campground / Travel Trailer Park.***
2. ***Auto Impound Yard.***
3. ***Airport.***

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

Use	District								
	MU-B Mixed Use Broadway	**MU-G Mixed Use General**	**NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C		C	C	C	C
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C/P *See Note 7*	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	

Use	MU-B Mixed Use Broadway	MU-G Mixed Use General	Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Outside Storage of Flammable or Hazardous materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)								C	
Agriculture (horticulture)						P	P	P	C
Airport							C	C	
Amusement Facility		C	C	P	P	P	P		
Auto Impound Yard							C	C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	P	
Automobile Service and Repair	C			C		P	P	P	
Automobile Service and Repair Accessory to a Principal Use					C		P		
Automobile Body and Fender Service and Repair						C	C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P					
Boarding House	C	C	C						
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Campground, Travel Trailer Park							C	C	

Car Wash				C		P	P	P	C
Chemical Manufacture and Storage								C	
Church	C	C	C	C					P
Conference Center				P	P	P	P		P
Contractor's Display/Office				C		P	P	P	P
Contractor's Storage Yard						C	C	P	
Convenience Store, without Gasoline Sales	P	P	P	P	P	P	P	P	P
Convenience Store, with Gasoline Sales	C	C	C	P	C	P	P	P	P
Cultural activities and uses	C	C		P	C	P	P		P
Day-Care/Pre-School (Home Occupation)	P	P							
Day-Care/Pre-School Center	C	C	C	P		C	C		C
Distribution Center						C	C	P	
Dwelling: Single Family (Detached)	P	P							
Dwelling: Two family	P	C							
Dwelling: Multi-Family	C See Note 6	C See Note 6	See Note 6	See Note 6	See Note 6				
Extractive Industry									
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Fast Food Restaurant	C	C		P	P	P	P		P
Financial Services	C	C	C	P	P	P	P		P
Food and Beverage Processing								C	
Funeral Home/Mortuary	C	C		P		P	P		P
Garden Center	C	C		P	P	P	P		

General Industrial Activity						P	P	P	P
Hardware and Garden Supply Store	C			P	P	P	P		
Hazardous Material Storage									
Hazardous Waste In-Transit Facility								C	
Health Care Facility				C	C	P	P	P	C
Health Care Provider	C	C	C	P	P	P	P		P
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P	P
Health Club	C	C		P	P	P	P	P	P
Heavy Equipment Sales and Rental						C	C	P	
Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use				C	C				
Heavy Industrial Manufacturing and Assembly								C	
Heliport				C	C	C	C	C	C
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Home Occupation (must comply with all requirements of a Home Occupation)	P	P							
Hotel	C	C		P	P	P	P		P
Junkyard/Salvage Yard								C	
Kennel						C	C	P	
Laundromat	C	C	C	P		P	P	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				C	C				C
Medical Cannabis Pharmacy			P	P	P	P	P	P	P

Medical Cannabis Production Establishment								P	
Membership Club				C		C	C	C	
Military Surplus Yard								C	
Motel	C	C		P	P	P	P		P
Nursery	C	C				P	P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	P	C	C
Personal Services	C	C		P	P	P	P		P
Pet Shop/Pet Grooming	C	C		C					
Public or Private Educational Facility	C	C		C	C	C	C	C	C
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Personal Storage Facility (Mini-Storage)						C	C	P	
Private Club/Bar	C			C	C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Public Use	C	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P	P		P
Reception Center (located within an existing structure)	C	C		P	P	P			P
Recreational Facility (Indoor)				P		P	P	P	C
Recreational Facility (Outdoor)				C		C	C		C
Recycling Collection Site				C		C	C	P	

Recycling Processing Center								C	
Repair Shop (household and personal goods with no outside storage)	C	C		P		P	P	P	P
Research Facility				P		P	P	P	P
Residential Treatment Facilities and Programs		C							
Restaurant	C	C		P	P	P	P	P	P
Restaurant (located within an existing structure)	C	C		P	P	P	P		P
Retail Sales Accessory to an Allowed Y se				P	P	P	P	P	P
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Retail Store (located within an existing structure)	C	C	C	P	P				
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P	P		P
Retail Store or Commercial Center				P	P				
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)				P	P				
Retirement Center	C	C							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				C		C	C	C	C
Telecommunications Site/Facility						C	C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P	P

Temporary Seasonal Use	C	C	P	P	P	P	P	P	
Temporary Use	C	C	C	C	C	P	P	P	
Theater (Indoor)	C	C		P	P				P
Theater (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
Use	**MU-B Mixed Use Broadway**	**MU-G Mixed Use General**	**Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)**	**GC General Commercial**	**RC Regional Commercial**	**LI Light Industrial**	**IS Industrial Service**	**I Industrial**	**RD Research & Development**
Vehicle Storage Yard								C	
Veterinary Clinic/Animal Hospital						P	P	P	
Veterinary Clinic/Animal Hospital Operating Entirely Within an Enclosed Building	C	C		P		P	P	P	P
Warehouse						C	C	P	

Table 7-16 Part 2

MEMORANDUM

To: Tooele City Council

Cc: Mayor Maresa Manzione

From: Andrew Aagard, AICP, Director

Date: July 8, 2026

Re: Ordinance Amendments regarding the Industrial, Light Industrial and Industrial Service Zoning Districts.

Subject:

Tooele City currently does not have any architectural design standards for commercial zones. Tooele City has 7 commercial zones or zones that permit commercial land uses. Those zones are the General Commercial (GC), Neighborhood Commercial (NC), Regional Commercial (RC), Research and Development (RD), Light Industrial (LI), Mixed Use General (MUG), and the Mixed Use Broadway (MUB) zoning district. The Mixed Use zoning districts also permit single-family residential and multi-family residential land uses.

Tooele City's industrial zoning districts, the Industrial zone, the Industrial Service (IS) zone and the Light Industrial (LI) zone do not have architectural standards. The Light Industrial zone includes many retail and professional office uses that are classified as commercial rather than industrial. There are also sections of the Light Industrial zoning district adjacent to major transportation corridors such as SR-36, Utah Avenue and SR-112. Staff strongly suggests that properties in the LI zoning district shall also be required to adhere to commercial architectural standards. The LI zone can also be used as a buffer zone between residential and industrial land uses and as such architecture should be given greater consideration when adjacent to residential land uses.

In order to form these architectural standards staff completed a visual inventory of existing commercial buildings in Tooele City and staff is pleased to report that, for the most part, existing commercial buildings largely comply with the requirements of this proposed ordinance. Many of the standards required in this ordinance are based off of what previous development has done within the City. Staff also referenced architectural standards of other cities such as West Jordan, Salt Lake City and Riverton City and has incorporated some of those standards into the proposed ordinance.

Staff's objective in having architectural standards isn't to make development in Tooele City more cumbersome or expensive for developers. The standards listed are not above and beyond what is currently being constructed in Tooele City. However, the standards are intended to "lock in" an architectural appearance that will prevent future development from constructing an eye sore, especially in areas with prominent and high visibility from public roads and residential zones. Development in Tooele City is evolving as Tooele continues to grow and so must our ordinances to preserve the visual integrity of the City.

The architectural standards also serve another purpose. There are issues related to dumpster enclosures, roof top mechanical equipment, wall mounted mechanical equipment and so forth that are not addressed by our ordinances and do require some attention. Dumpster enclosures can be placed anywhere on a site as preferred by an applicant. Sometimes those enclosures are placed prominently in front of a building and fall into a state of disrepair. Rooftop and wall mounted mechanical equipment, if not properly screed with appropriate architectural elements, can detract significantly from the appearance of an otherwise pleasingly

designed building. This proposed amendment includes requirements to address these building elements that can and have been problematic for the City.

Tooele City Staff are not architects and it is not in the City's best interest to have non-architects putting together stringent design guidelines for applicants to follow. Understanding this, Tooele City staff have put together these design guidelines offering plenty of options for architects and designers to follow. The design standards as proposed are intended to be easy to follow and flexible so as to enable designers to "flex their muscles" and put together pleasing buildings without resulting in staff designing their buildings in their behalf.

The proposed ordinance includes the following:

1. **Four sided architectural design considerations based upon the adjacent land uses.**
2. **Architectural wall variations to avoid bulky building design.**
3. **Roofline elements to help break up and provide variety to the tops of commercial buildings.**
4. **Requires a mix of building exterior materials and colors to avoid large expanses of the same material.**
5. **Prohibits certain materials from being used on a building exterior unless used as an accent material.**
6. **Addresses rooftop and wall mounted mechanical equipment.**
7. **Addresses dumpster / trash enclosures.**
8. **Requires development in the LI zone to comply with these standards.**
9. **Requires commercial development in the Mixed Use zones to comply with these standards.**
10. **Provides a mechanism for appeal in the event a new material is presented or the applicant disagrees with staff's interpretation of the architectural standards.**
11. **Requires all new development and all renovated development to comply with this code or to appeal to the Planning Commission before site plan approval can be granted by staff.**

Exhibit “A”
Proposed Text Amendment Language

Tooele City Commercial Architectural Standards:

The following standards shall be applicable to all new or amended development in the GC, NC, RC, RD MU-G, and MU-B zoning district and shall include both primary and accessory structures constructed therein.

1. Four-Sided Architecture. All building facades open to public view from a public right-of-way, public space, adjacent residential dwellings, and future residential dwellings shall receive consistent architectural design consideration.
2. Bulk. Commercial buildings shall be designed with architectural wall variations every 50 feet in linear width. A horizontal architectural variation may include the following:
    a. Primary exterior wall material change to a different exterior wall material.
    b. A shift in the wall façade that is perpendicular to the primary wall façade.
    c. Cantilevered wall sections.
    d. Columns and pilasters.
    e. Other architectural features that satisfy this requirement.
3. Roofline. Commercial buildings shall be designed with vertical height variations of the roofline at every 50 feet. Height variation elements may include but are not limited to:
    a. Changes in vertical height of at least 18 inches.
    b. Pitched roof lines.
    c. Decorative solid parapet walls subject to variation requirements listed above.
    d. Overhangs, arches, stepped roofs, faux windows, and other similar elements.
4. Exterior Building Materials. Exterior building materials shall be considered any material that comprises the exterior of the building and shall be limited to no more than five and no less than two types of materials per building.
    a. Color of exterior building materials (excluding accent colors) shall be limited to no more than five and no less than two major colors per development.
    b. Bright colors such as neon or fluorescent colors, bright orange, yellow or primary colors may be permitted but only after approval by the Planning Commission.
    c. No more than 75% of any building side shall consist of one material or color.
    d. The roof shall not be considered a material or a color.
    e. Glass shall be considered as an exterior material when used to comprise a wall or a portion of a wall. Windows shall be considered exempt as an exterior material.
    f. Corrugated metal, aluminum sheeting, rusted panels or other metal that is caused to appear distressed, may be used as an accent and shall not exceed more than 20% of any building façade.
    g. Glass used in windows and doors shall not satisfy the building exterior materials requirements of this section.
5. Prohibited Materials. The following materials shall not be permitted to be used on any new or remodeled building in the zoning districts listed in this ordinance:
    a. Patterned stucco as a masonry substitute.
    b. Wood as a primary exterior finish material.
    c. Vinyl or aluminum siding.
    d. Uncolored and unfinished CMU / cinder block unless approved by the Planning Commission as an accent material.

    e. Pre-cast cement panel walls unless the following treatments are applied and approved by the Planning Commission:
        i. Covered by brick or stone veneer
        ii. Contain scoring or integrated masonry patterns.
6. Mechanical Equipment:
    a. All mechanical equipment shall be located or screened to shield the equipment from visibility at adjacent properties and from public rights-of-way.
    b. Rooftop mechanical equipment shall be completely screened from all horizontal points of view, as seen from six feet high at the property lines or as otherwise determined by the Planning Commission.
    c. Screening materials for mechanical equipment shall be of the same color and materials of the primary building.
    d. All attached exterior utility boxes and equipment, roof drains, conduits, piping, maintenance stairs, ladders and other similar elements shall be painted or otherwise textured to be consistent with underlying material colors.
7. Dumpster / Trash Enclosures:
    a. Dumpster / trash enclosures shall be located as far as possible from public rights-of-way and from residential zoning district boundaries.
    b. Dumpsters and trash bins shall be enclosed by a masonry wall that meets the following:
        i. Is painted to match the building or composed of material that matches or is complimentary to main building.
        ii. Includes a solid metal or vinyl enclosure gate. Chain link gates are not permissible on commercial dumpster enclosures.
8. Properties located within the Light Industrial (LI) zoning district shall also comply with the requirements of this section.
9. Residential development in the Mixed Use zones shall be exempt from the requirements of this chapter but shall adhere to single-family residential design guidelines of Tooele City Code 7-11b and multi-family residential design guidelines of Tooele City Code 7-11a.
10. Appeals to Architectural Requirements:
    a. The Planning Commission shall hear appeals when the following occur:
        i. The applicant is proposing a material that is not included within this ordinance.
        ii. Building design that falls outside of the parameters of this ordinance.
        iii. Disputes with Staff's interpretation of certain architectural elements.
11. Failure to act:
    a. Any new building or renovated building that does not comply with the requirements of this section shall not receive site plan approval until the requirements of the section have been satisfied or until the Planning Commission has heard and acted on an appeal request.