

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, August 12, 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.

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 Planning Commission meeting electronically by visiting the Tooele City YouTube Channel, at <https://www.youtube.com/@tooelecitey> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a written comment for a public hearing item, please email pcpubliccomment@tooelecitey.gov. If submission by email is not an option, written comments may be submitted to the City Planner. Written comments must be submitted by 11:59 p.m. the day before the hearing. Written comments will be addressed at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing** To consider a Conditional Use Permit request by Matthew Clawson to authorize a detached accessory structure that exceeds the 8% maximum lot coverage restriction in the R1-7 zoning district, located at approximately 346 East 200 South.
4. **Public Hearing and Recommendation** on a proposed text amendment request by Perry Homes, and LH Perry Investments to Tooele City Code Title 7 Chapter 16a-3, Residential Special Districts Eligibility and Size, regarding the contiguity requirement qualification of proposed Commercial Special Districts and initial compliance with the City's Land Use Map of the General Plan.
5. **Public Hearing and Recommendation** on a proposed partial street vacation of a twenty (20) foot strip of public right-of-way along the southern portion of Utah Avenue, extending approximately 738 linear feet between the railroad crossing to the west and the 1100 west Intersection to the east, which would reduce the existing right-of-way width of Utah Ave from approximately 109 feet to approximately 89 feet.
6. **Public Hearing and Recommendation** on proposed amendments to Tooele City Code Title 7, Uniform Zoning Code of Tooele City, by adopting Chapter 11c Design Standards: Commercial, establishing architectural standards for commercial development in Tooele City's commercial, industrial and mixed-use zoning districts.
7. **Decision on** a Site Plan Review approval requested by Larry Jacobson, representing SandRock Development, for the Millennial Park Phase 2 Townhomes Subdivision, a proposed 24-unit townhome development on approximately 1.5 acres located at the northeast corner of 400 North and 300 West in the MR-16 Multi-Family Residential zoning district.
8. **City Council Reports**
9. **Review and Decision** – July 22, 2026 Planning Commission meeting minutes.
10. **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.