

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.

STAFF REPORT

August 6, 2026

To: Tooele City Planning Commission

Business Date: August 12, 2026

From: Planning Division

Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: 346 E 200 S Shed – Conditional Use Permit Request

Application No.: 2026054

Applicant: Matthew Clawson

Project Location: 346 E 200 S

Zoning: R1-7 Residential Zone

Acreage: .17 Acres (Approximately 7400 ft²)

Request: Request for approval of a Conditional Use Permit in the R1-7 Residential zone to authorize a detached accessory structure that exceeds the 8% lot coverage restriction.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 0.17 acres located at 346 E. 200 S. The property is currently zoned R1-7 Residential. The applicant is requesting approval of a Conditional Use Permit to construct a detached accessory shed that will exceed the 8% maximum lot coverage for detached accessory structures established in Section 7-14-6 of the Tooele City Code.

ANALYSIS

General Plan and Zoning. The Future Land Use Map of the General Plan designates the subject property as Medium Density Residential. The property is zoned R1-7 Residential, which supports approximately five dwelling units per acre. All surrounding properties are also zoned R1-7 Residential and are developed with single-family homes. Mapping pertinent to this request is included in Exhibit A.

Tooele City Code Requirements. Sections 7-14-6(3) and 7-14-6(9) of the Tooele City Code authorize the Planning Commission to permit structures that exceed lot coverage requirements after a public hearing to consider any adverse impacts the proposed structure may have on adjoining properties.

Detached Accessory Structure Lot Coverage. The proposed accessory shed will be 252 square feet. The property also contains an existing detached garage of approximately 1,024 square feet and an existing shed of approximately 120 square feet, which the applicant proposes to remove.

With the removal of the existing shed, the proposed shed and existing garage will total 1,276 square feet of detached accessory structures. On a 7,400-square-foot lot, this equates to approximately 17.2% of the total lot area, exceeding the 8% maximum permitted by code. However, the accessory building chapter does allow additional lot coverage through the conditional use process.

The proposed shed will be located in the rear yard, west of the existing residence. The structure will meet all required setbacks, remain outside of all public utility easements (PUEs), and maintain the required six-foot separation from both the primary dwelling and the existing detached garage. The existing shed is currently noncomplying because it is located closer to the street than permitted.

A review of aerial imagery indicates that detached garages and accessory buildings of varying sizes are common throughout the neighborhood. This is likely due to the age of the subdivision, which was platted in the 1940s, when detached garages were more common than attached garages.

Staff does not anticipate that the proposal will create significant adverse impacts on neighboring properties. The proposed building otherwise complies with all applicable accessory structure regulations and replaces an existing noncomplying shed.

Site Plan Layout. The applicant submitted a site plan showing the proposed location of the new shed. Staff prepared a revised site plan illustrating the dimensions of all existing and proposed structures, required setbacks, and other relevant site information.

The site contains an existing residence of approximately 1,230 square feet. Combined with the existing detached garage and the proposed shed, the total building footprint on the property will be approximately 2,506 square feet. On a 7,400-square-foot lot, this results in an overall lot coverage of approximately 33.9%.

Section 7-14, Table 3 of the Tooele City Code permits a maximum total lot coverage of 35% in the R1-7 Residential zone. Therefore, while the detached accessory structure coverage exceeds the 8% limitation and requires Conditional Use Permit approval, the property will remain in compliance with the overall maximum lot coverage allowed by the zoning district.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. If the maximum detached accessory structure lot coverage authorized by this Conditional Use Permit is not clearly established, future construction could exceed the intended scope of the approval. Therefore, it is recommended that the approved lot coverage limitations be clearly identified as conditions of approval.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed condition:

1. Maximum detached accessory structure lot coverage shall be limited to 17.2% of the lot area.
2. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all subsequent building inspections during the construction process.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Division has completed their review of the Conditional Use Permit submission and have not issued any comments regarding this request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has not issued any comments regarding this request.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit for 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 approval of the request for a Conditional Use Permit by Matthew Clawson, application number 2026054, subject to the following conditions:

1. Maximum lot coverage for detached accessory structures shall be limited to 17.2%.
2. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all subsequent building inspections during the construction process.

346This 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. Subject to approval of the Conditional Use Permit and the conditions imposed, the proposed development complies with the applicable 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 findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Matthew Clawson, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026054, based on the findings and subject to the conditions listed in the Staff Report dated August 5, 2026:”

1. List findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Matthew Clawson, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026054, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

**MAPPING PERTINENT TO THE
346 E 200 S SHED CONDITIONAL USE PERMIT**



346 E 200 S SHED CUP



200 SOUTH



R1-7

R1-7

THIRD STREET

BROADWAY AVE.

ZONING MAP



EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit 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 pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit 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					2026054		
Date of Submission: <i>JULY 8th 2026</i>		Current Zoning:		Parcel #(s): <i>1002800105</i>			
Project Name: <i>SHED REPLACE ment.</i>				Acres: <i>.17</i>			
Project Address: <i>346 E 200 S. Tooele, UT.</i>				Units:			
Project Description: <i>REMOVE old SHED- REPLACE WITH NEW LARGER SHED</i>							
Current Use of Property: <i>Residence</i>							
Property Owner(s): <i>MATTHEW CLAWSON</i>				Applicant(s): <i>SAME.</i>			
Address: <i>346 E 200 S</i>				Address:			
City: <i>Tooele</i>	State: <i>UT</i>	Zip: <i>84074</i>	City:		State:	Zip:	
Phone: [REDACTED]			Phone:				
Contact Person: <i>MAH CLAWSON</i>				Address: <i>346 E 200 S.</i>			
Phone: [REDACTED]			City: <i>Tooele</i>		State: <i>UT</i>	Zip: <i>84074</i>	
Cellular: [REDACTED]		Fax:		Email:			
Signature of Applicant: <i>[Signature]</i>							
Date <i>7.8.26</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.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only				2260235	
Fee: <i>\$600.00</i>	(213)	Received By: <i>Jade</i>	Date Received: <i>8/16/25</i>	Receipt #:	<i>7120126</i>

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Matthew Clausen, 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15 day of July, 2026



[Signature]
(Notary)
Residing in Tooele County, Utah
My commission expires: 12/23/2029

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: _____



RADIUS REPORT

Matthew Clawson
10-028-0-0105

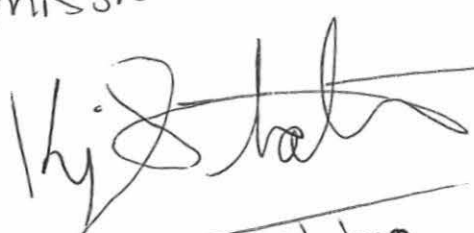


GIS Map Disclaimer:
TOOELE COUNTY
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 30 60 120 US Feet

To whom it may concern,

Our Neighbors at ~~346E~~ 346E 200S are requesting
that Kajessa Staten and Victor Black at 304E 200S
the Neighbors to the West write this letter giving
permission to build a 14X18 shed on his property.

 and 

Kajessa Staten

6,13,2026

I am ok with MATT Putting up a shed

Angel Ortiz

347E 200 South

We Sammy + Vickie Bolinder
own the house at 305 E. 200 So.
have no problem with Matthew
Clawson putting up a building
at 346 E 200 So.

Vickie Bolander

Sammy Bolinder 7-15-2026

I, Gloria Ortiz I am
ok with Matt putting
up his Shed

my address 347 E. 200 St.
Toledo, Ut 84074

Gloria Ortiz

July 13, 2026

346 E 200 South #1002800105

N
+
E
S

Side walk

GRASS

GRASS

10x12

21x01

CONCRETE

GRASS

7-12-2021

Boardway

Shop-

40'8"

36'07"

GRASS

5'9"

31'6"

40'8"

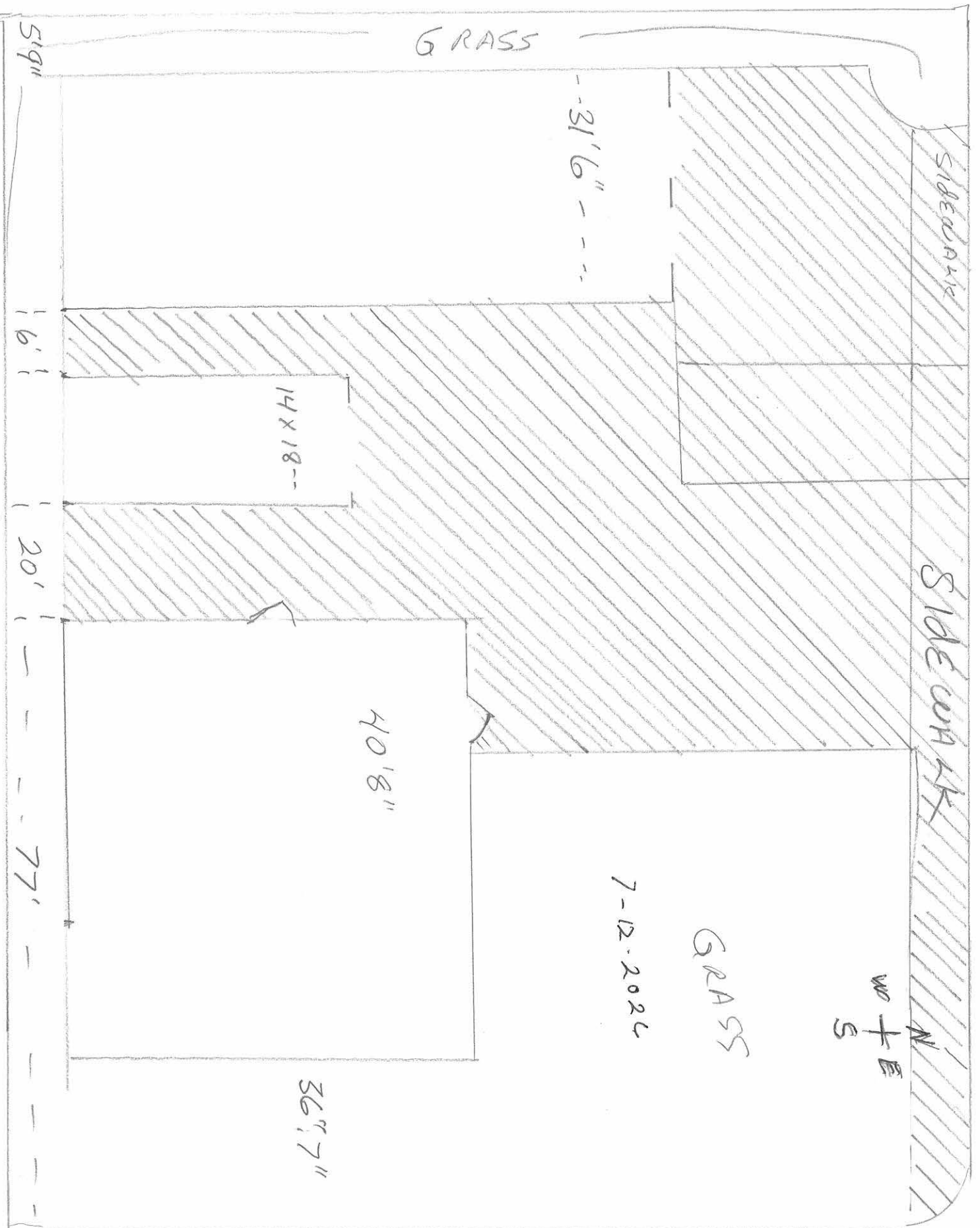
77'

36'07"

5'9"

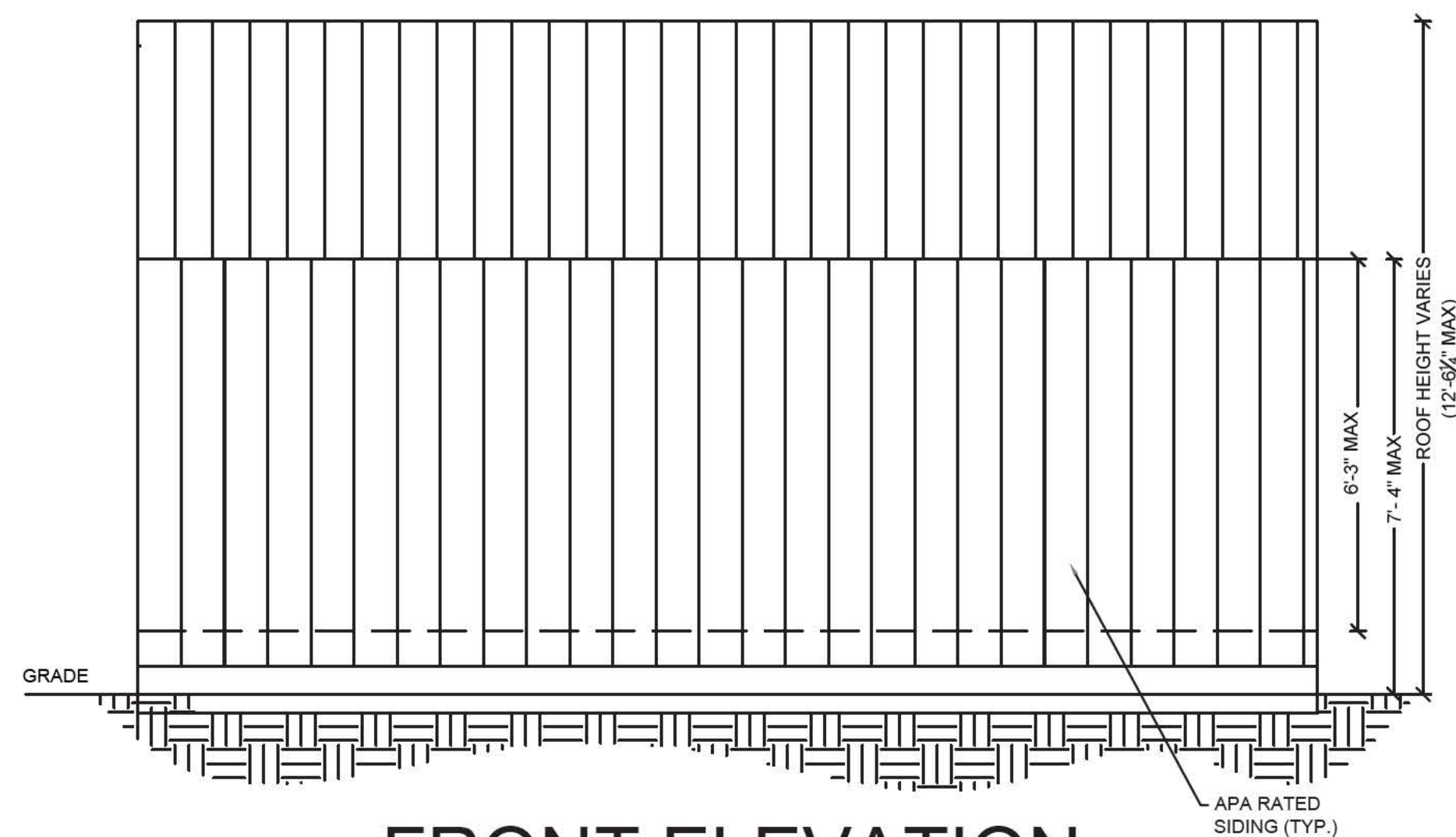
Existing Layout-

346 E 200 South # 1002800105

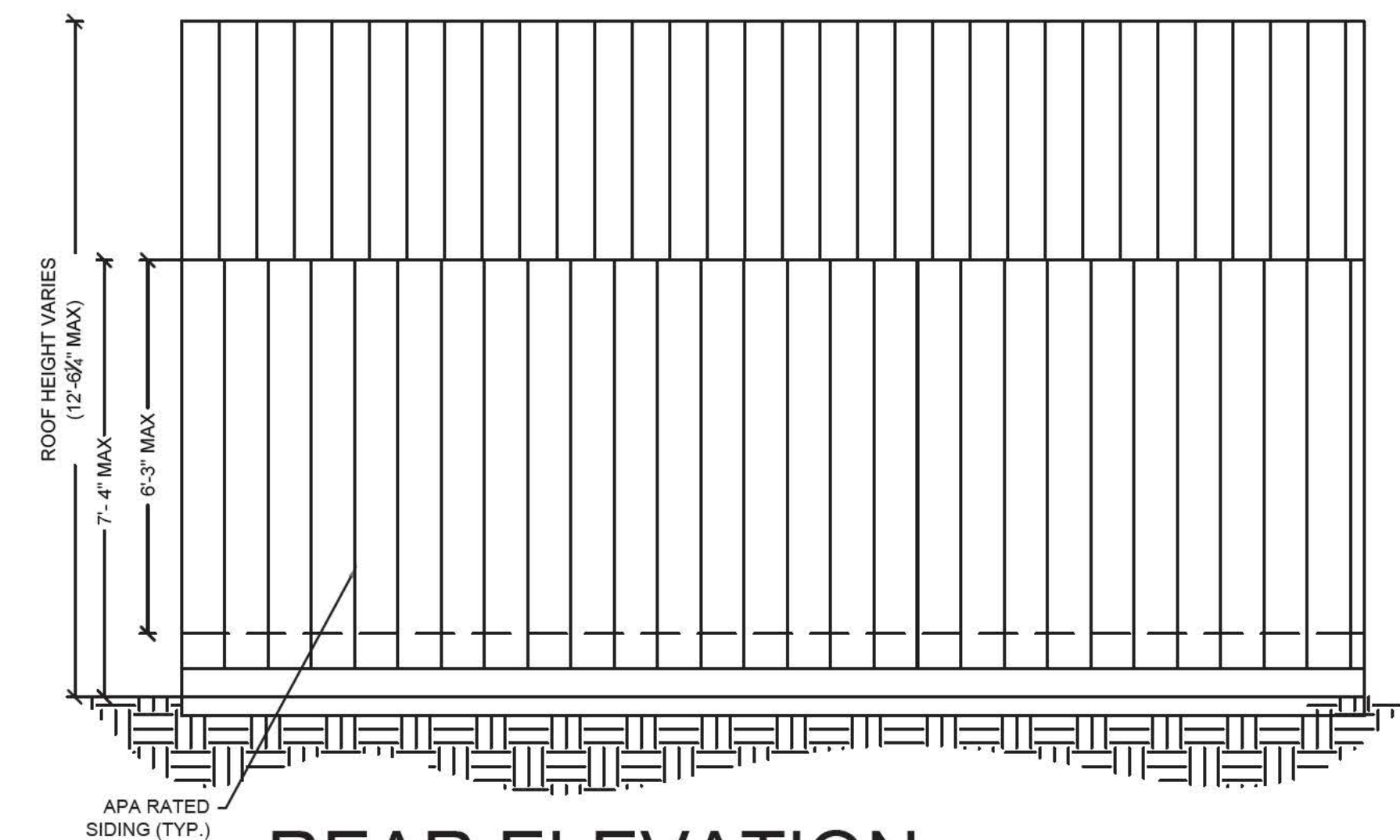


BROADWAY

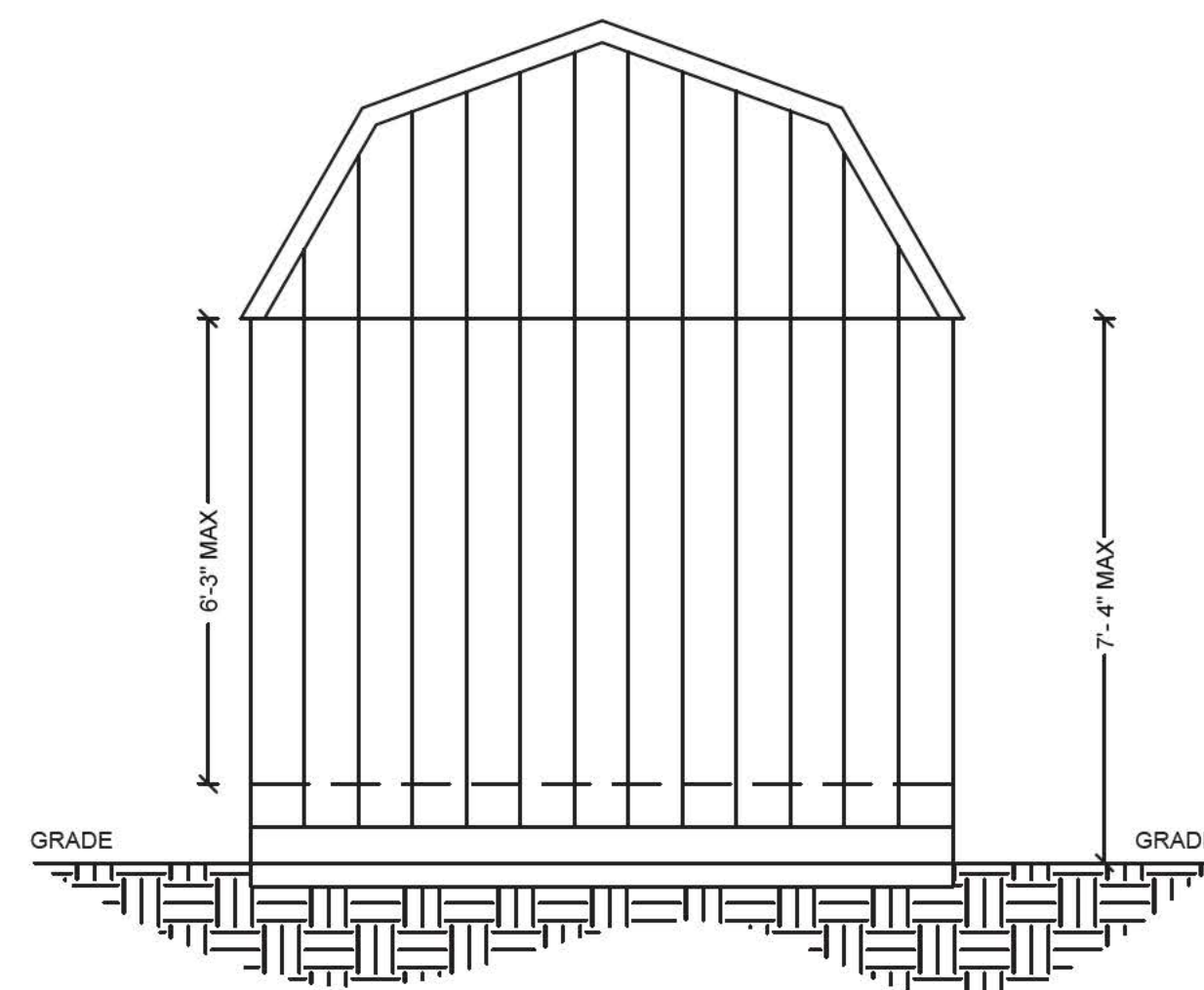
PROPOSED PLAN



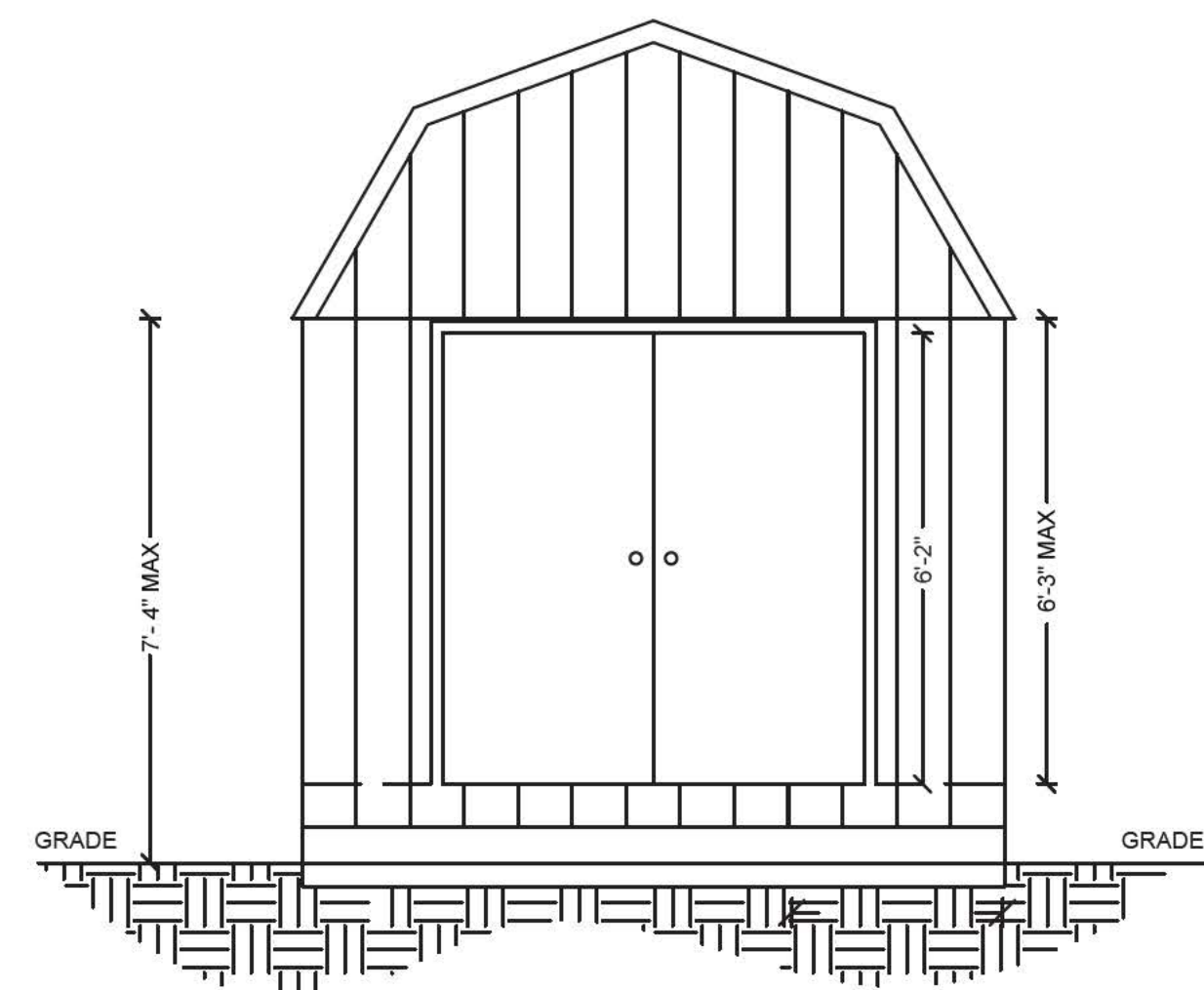
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LOFTED BARN FLOOR PLAN
N.T.S

BUILDING WIDTH*	MAX. END WALL OPENINGS WIDTH	MAX. BUILDING LENGTH*
8'-0"	3'-0"	24'-0"
	6'-0"	12'-0"
10'-0"	3'-0"	42'-0"
	6'-0"	24'-0"
12'-0"	3'-0"	56'-0"
	6'-0"	36'-0"
	9'-0"	18'-0"
14'-0"	3'-0"	60'-0"
	6'-0"	50'-0"
	9'-0"	30'-0"
16'-0"	6'-0"	60'-0"
	9'-0"	42'-0"

NOTES:

1. LIMITATIONS ON TOTAL OPENING WIDTH SHALL BE BASED ON THE SHEAR WALL HEIGHT-TO-WIDTH RATIO OF 3.5:1. PANELS SHALL CONFORM TO THIS RATIO TO BE DESIGNATED AS A SHEAR WALL.
2. MAXIMUM TOTAL SIDE WALL OPENING WIDTH SHALL NOT EXCEED $\frac{2}{3}$ OF TOTAL BUILDING LENGTH DESIGNATED AS A SHEAR WALL.

LOFTED BARN ELEVATIONS
N.T.S



RAVIAN
ENGINEERING

P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

DRAWN BY
OMG

CHECKED BY

ATE
NOVEMBER 25, 2024

[illegible]

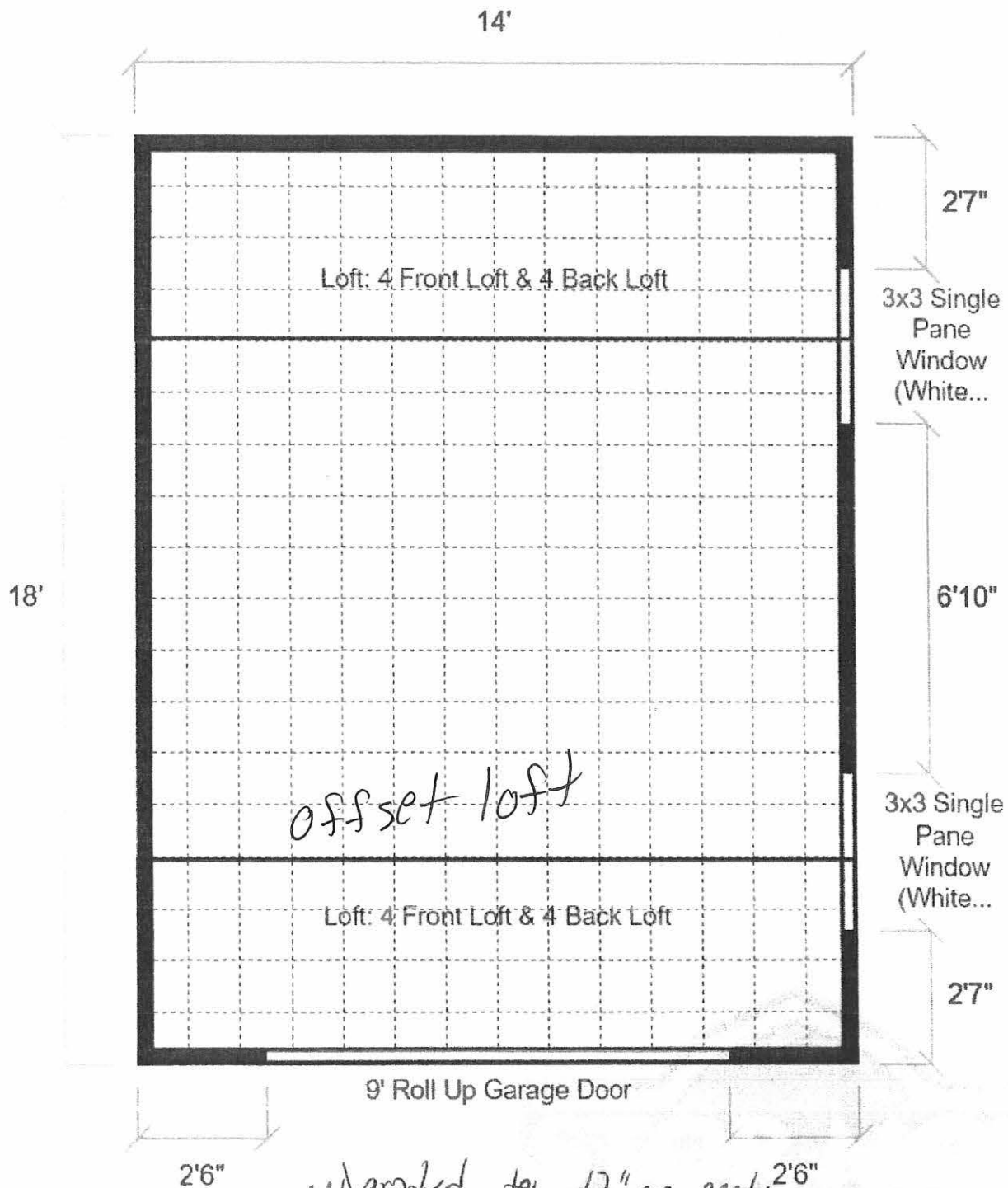
LOFTED BARN PLAN & ELEVATION

PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

SHEET
3

PROJECT
2401.00

FLOORPLAN



Customer Signature: _____

upgraded to 12" on center flooring

Mark Clayton

Due to hauling restrictions, 12' and 16' wide buildings are measured from eave to eave. Wall to wall will measure 11' 2" on 12' buildings and 15' 2" on 16' buildings. Does not apply to buildings delivered in Texas, Idaho, Utah, or Wyoming.

STAFF REPORT

August 6, 2026

To: Tooele City Planning Commission
Business Date: August 12, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Commercial Special Districts Minimum Qualifications– City Code Text Amendment Request

Applicant: Jake Finlinson, representing Perry Homes, Inc.
Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-16a-3, Residential Special Districts Eligibility and Size, Regarding the Minimum Land Requirements Necessary to Qualify for a Commercial Special District and compliance with the Land Use Map of the General Plan.

BACKGROUND

LH Perry Investments has submitted this Ordinance Text Amendment application requesting a specific amendment to Tooele City Code Title 7 Chapter 16a, CSD Commercial Special Districts. Particularly, TCC 7-16a-3, Residential Special Districts Eligibility and Size. No, that is not a typo, the CSD ordinance actually reads “Residential” and will need to be changed. The applicant is the owner of three large but geographically separate parcels. There is about 60 acres at 3100 North Main Street, about 36 acres at 600 West 1000 North and another 51 acres north of the Overlake Golf Course east of the City’s waste water treatment facility. Two of these parcels qualify for a CSD due the parcels being larger than 50 acres. The parcel at 600 West 1000 North does not qualify for a CSD as it is less than the required 50 acres.

The ordinance requires that in order to qualify for a CSD a property must be at least 50 acres and that the property must be “contiguous and developable.” The requirement that the properties be contiguous was intentionally included in the language of the code to prevent random pockets of CSD development from popping up throughout the City on properties of varying sizes and configurations.

The applicant has approximately 147 acres when all three parcels are considered and the text amendment they are proposing would permit a CSD to occur on non-contiguous properties if the aggregate size of the CSD is larger than 125 acres. The proposed amendment would then permit the applicant to propose a CSD for all three of their properties as one development under the same CSD standards. Otherwise they would be required to do separate CSDs for the two properties that qualify and would be prohibited from doing a CSD on the 36 acre property at 600 West 1000 North.

This item was heard by the Planning Commission during the June 24, 2026 meeting. At that meeting the Planning Commission voted to recommend in favor of the proposed text amendment along with some edits of their own. Since that meeting the applicant has chosen to amend their application and propose additional changes to the ordinance regarding CSD qualifications. Those new amendments are directed at compliance with the Land Use Map of the General Plan in order to qualify for a CSD.

ANALYSIS

If this amendment were to be adopted it would then permit the applicant to write a new and more inclusive zoning code for all three properties at once. That would essentially be the biggest change from the code as it is

written today. Are there any detrimental or positive impacts from this? None that City Staff can readily identify. Even if the properties were to develop under the same CSD zoning standards they would still be subject to the same level of review and scrutiny they would have received if they each had their own CSD.

One point to consider. There aren't that many commercial properties left in the City that would qualify for non-contiguous development remaining in the City of 125 acres or more. There might be some properties large enough in the Tooele City Business Park (TCBP) but these properties are zoned Industrial and Industrial zones don't qualify for a CSD.

It should also be noted that the 51 acre parcel east of the City's wastewater treatment facility and north of the Overlake Golf Course is not zoned Commercial at this time and is included in the Compass Point RSD. In order for a CSD to qualify on this property the Land Use Map would first need to be amended to a commercial designation and then the RSD changed to include the CSD as part of a Zoning Map Amendment application. These would need to happen before a CSD can be considered on this property.

Another qualification of a CSD is compliance with the Land Use Map of the Tooele City General Plan. The properties being considered for a CSD shall first be designated on the Land Use Map as a commercial land use. The applicant has amended this ordinance amendment application to essentially combine a Land Use Map Amendment application into the same application as the CSD.

Ordinances Affected. TCC 7-16a-3. Residential Special Districts Eligibility and Size.

The proposed amendment will change language in the heading of the ordinance section and shall change the word "Residential" to "Commercial" as this ordinance is applicable only to commercially designated properties. This may be been a simple typo or overlook when the original ordinance was drafted but needs to be corrected.

The proposed amendment will add the following language to paragraph 1 of 7-16a-3.

1. The land use designation of the subject properties being considered for a CSD shall be reviewed as part of the CSD application. If the CSD is approved the Land Use Map designation of the subject properties shall be changed to Regional Commercial.

The proposed amendment will add the following language to paragraph 2 of 7-16a-3.

1. In the event the proposed size of the CSD is over 125 acres, the CSD does not need to be contiguous properties.
2. Makes necessary grammatical changes.

Staff Edits. Staff has not proposed any edits to the applicants proposed text.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 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.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. This proposed ordinance amendment request is sound. Staff cannot identify any detrimental impacts that will result from this amendment and the number of these CSD's in Tooele City will be very limited due to the lack of available commercial parcels large enough to qualify for a CSD.
2. Staff cannot readily identify any positive or detrimental impacts to the City from combining a Land Use Map amendment application and a CSD application into one application as described in this proposal. However, the request to combine does benefit the applicant by reducing the number of public hearings they have to do, reduces the number of applications that are submitted and reduces the amount of fees paid to the City.

Engineering and Public Works Review. The Tooele City Engineering Division and Public Works Department has completed their review of the City Code Text Amendment request and has issued the following comment:

1. No comments from the City Engineer or the Public Works Department.

Noticing. The City staff have issued appropriate public notice as required in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text 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 the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for

- adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. 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 proposed ordinance amendments to Tooele City Code 7-16a-3. Residential Special Districts Eligibility and Size, regarding minimum land requirements to qualify for a Commercial Special District, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16a-3. Residential Special Districts Eligibility and Size, regarding minimum land requirements to qualify for a Commercial Special District, based on the following findings:”

1. List findings ...

EXHIBIT A

PROPOSED AMENDMENTS WITH EDITS AND A CLEANED VERSION

7-16a-3. Residential Commercial Special Districts Eligibility and Size.

(1) Land Use. The Land Use Designation of the subject properties involved in an application shall be reviewed as part of the process to consider and adopt a CSD. If the CSD is adopted by the City Council, after recommendation by the Planning Commission, the Land Use Map shall automatically be amended to a Regional Commercial Land Use designation. ~~Properties identified within an application for a Commercial Special District shall first be identified on the Land Use Map of the General Plan and assigned to a commercial land use designation.~~ Mixed-use, special use, and industrial land uses shall not be considered a commercial land use for the purpose of considering eligibility for an CSD.

(2) Size. The minimum size for any application for a Commercial Special District shall be 50 acres. All acreage identified for inclusion in an CSD shall be contiguous and developable. In the event the proposed size of the CSD is over 125 acres, includes not more than 3 parcels and each parcel being larger than 30 acres, the CSD does not need to be contiguous. If the proposed CSD does not meet these three criteria the CSD must comply with standard CSD qualification requirements Land identified as having any of the following conditions may be included within an CSD but shall not be included in the calculation of minimum acreage for CSD eligibility:

- (a) slopes prohibiting development;
 - (b) environmentally sensitive conditions, such as but not limited to drainage channels, lakes, or ponds;
 - (c) preservation designations, such as conservation easements;
 - (d) publicly owned lands; or
 - (e) properties previously approved for development under a land use application or building permit.
- (3) Eligibility. Any application for a Commercial Special District that does not fully comply with the requirements of this section shall be considered ineligible for consideration as an CSD and denied.

7-16a-3. Commercial Special Districts Eligibility and Size.

(1) Land Use. The Land Use Designation of the subject properties involved in an application shall be reviewed as part of the process to consider and adopt a CSD. If the CSD is adopted by the City Council, after recommendation by the Planning Commission, the Land Use Map shall automatically be amended to a Regional Commercial Land Use designation. Mixed-use, special use, and industrial land uses shall not be considered a commercial land use for the purpose of considering eligibility for a CSD.

(2) Size. The minimum size for any application for a Commercial Special District shall be 50 acres. All acreage identified for inclusion in a CSD shall be contiguous and developable. In the event the proposed size of the CSD is over 125 acres, includes not more than 3 parcels and each parcel being larger than 30 acres, the CSD does not need to be contiguous. If the proposed CSD does not meet these three criteria the CSD must comply with standard CSD qualification requirements. Land identified as having any of the following conditions may be included within a CSD but shall not be included in the calculation of minimum acreage for CSD eligibility:

- (a) slopes prohibiting development;
- (b) environmentally sensitive conditions, such as but not limited to drainage channels, lakes, or ponds;
- (c) preservation designations, such as conservation easements;
- (d) publicly owned lands; or
- (e) properties previously approved for development under a land use application or building permit.

(3) Eligibility. Any application for a Commercial Special District that does not fully comply with the requirements of this section shall be considered ineligible for consideration as an CSD and denied.

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Ordinance Amendment 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 map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal 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 map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information				2026036			
Date of Submission: 4/15/2026 5/6/2026							
Project Name: CSD Text Amendment							
Project Address: Various							
Ordinance(s) Proposed for Amendments: 7-16a-3. (2)							
Proposed Language (What do you want the Ordinance to say): Paragraph 2 of 7-16a-3 shall be replaced with the following: (2) Size. The minimum size for any application for a Commercial Special District shall be 50 acres. All acreage identified for inclusion in a CSD shall be contiguous and developable. In the event the proposed size of the CSD is over 125 acres, the CSD does not need to be contiguous. Land identified as having any of the following conditions may be included within an CSD but shall not be included in the calculation of minimum acreage for CSD eligibility:							
Property Owner(s): Perry Homes, Inc LH Perry Investments, LLC				Applicant(s): Jake Finlinson			
Address: 17 E Winchester St				Address: 17 E Winchester St			
City: Murray	State: UT	Zip: 84107		City: Murray	State: UT	Zip: 84107	
Phone: [REDACTED]				Phone: 801-264-8800			
Contact Person: Same as applicant				Address: Same as applicant			
Phone:				City:	State:	Zip:	
Cellular: [REDACTED]	Fax: NA			Email: [REDACTED]			

*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 to Applicant:

Ordinance Amendments are made by ordinance. Any change of the City ordinance shall follow all procedures that are established by city and state law. Since the procedures must be followed precisely, the time for amending the ordinance vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

For Office Use Only				2260124	
Received By:	Date Received: 5.6.24	Fees: \$2,000.00	App. #:	853259	

1. Why is the ordinance amendment necessary. This amendment will allow for multiple commercial hubs within a large master planned community. This ensures that these hubs have the same design standards to be a cohesive part of the community.
2. How does this proposed ordinance amendment benefit Tooele City as a whole. It ensures consistent design standards across multiple commercial hubs within a master planned community.
3. How does the ordinance as it is currently written not accomplish what you are desiring to accomplish. The ordinance currently has a cap of 50 acres and a contiguous clause.
4. Does this ordinance improve or otherwise impact the health, safety and welfare of Tooele City and its residents. This doesn't negatively impact Tooele City or its residents. It will provide a cohesive design standard across various commercial hubs within a community.
5. Any other pertinent information that will support the ordinance amendment request. This ordinance amendment request is connected to the previous CSD applications that have been submitted by the applicant.

STAFF REPORT

August 5, 2026

To: Tooele City Planning Commission

Business Date: August 12, 2026

From: Planning Division

Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: 1121 Utah Avenue- Right-of-Way Vacation

Application No.: 2026052

Applicant: Tooele City Corporation

Project Location: Utah Avenue between the Railway Crossing and 1100 West

Zoning: LI Light Industrial

Acreage: Approximately .34 Acres total street vacation

Ordinance No.: 2026-22

Request: Seth Stapel, on behalf of Send It Now, LLC, has initiated a petition proposing the partial 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.

BACKGROUND

The proposed right-of-way vacation is located along the southern edge of Utah Avenue, between the railroad tracks and 1100 West. The subject area consists of a 20-foot-wide strip of excess public right-of-way adjacent to property intended for future development. The proposed partial right-of-way vacation will reduce the overall right-of-way width from approximately 109 feet to approximately 89 feet.

The City supports narrowing the right-of-way because the railroad crossing to the west will not be widened beyond its existing configuration. As a result, the additional right-of-way is no longer necessary to accommodate future roadway improvements.

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 the partial right-of-way vacation through the adoption of an ordinance by the City Council. Upon approval and adoption, the ordinance will be recorded with the Tooele County Recorder.

PUBLIC NOTICE

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

The City received comments from Enbridge indicating that it has a gas utility line within the portion of right-of-way proposed for vacation. The utility line was installed under a franchise agreement with Tooele County, and Enbridge expressed concern that there is not a dedicated easement of record for the line.

While Enbridge noted a concern regarding a recorded easement for its line, Utah Code § 10-20-813(6) preserves public utility rights, and the proposed vacation ordinance will explicitly reserve a Public Utility Easement (PUE) over the vacated strip to ensure existing infrastructure remains protected. The proposed partial right-of-way vacation will not vacate any existing utility easements located within the public right-of-way.

Notice of the proposed vacation was provided in accordance with Utah Code § 10-20-813. In addition, the applicant submitted their signatures in support of the request. Of the properties directly adjacent to the portion of right-of-way proposed for vacation, one property owner signed in support of the request. As of the date of this staff report, no written objections had been received from adjacent property owners or property owners within 300 feet of the proposed vacation area.

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 serves no public purpose with the exception of any easements for existing and future underground Tooele City public utilities and existing private franchise utilities;

The proposed reduction in right-of-way width from 109 feet to 89 feet will not adversely affect the functionality of Utah Avenue. 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, although Enbridge expressed a concern regarding its utility line and whether there is a dedicated easement of record.

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 20-foot portion of the Utah Avenue public right-of-way extending approximately 738 linear

feet between 1100 West and the railroad tracks on the west side. 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 serves no public purpose with the exception of any 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 a perpetual, blanket Public Utility Easement (PUE) over the vacated ROW for Tooele City Corporation and all private franchised utility providers.

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. 2026-22, vacating a 20-foot portion of the Utah Avenue public right-of-way extending approximately 738 linear feet between 1100 West and the railroad tracks, application number 2026052, based on the findings contained in the Staff Report dated August 5, 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. 2026-22, 20-foot portion of the Utah Avenue public right-of-way extending approximately 738 linear feet between 1100 West and the railroad tracks to the west side, application number 2026052, based on the findings contained in the Staff Report dated August 5, 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 2026052, requesting the vacation of a 20-foot portion of the Utah Avenue public right-of-way extending approximately 738 linear feet between 1100 West and the railroad tracks to the west, 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 2026-22**

AN ORDINANCE OF THE TOOELE CITY COUNCIL VACATING THE SOUTHERN TWENTY-FOOT PORTION OF UTAH AVENUE LOCATED BETWEEN THE RAILWAY CROSSING AND 1100 WEST

WHEREAS, Tooele City has initiated a petition to vacate twenty feet of the southern portion of Utah Ave ROW between the railway crossing and 1100 West; 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 14,4810 square-feet (0.34 acres); and,

WHEREAS, the ROW runs **west** and **east**, and is bounded by the railway crossing on the **west**, and 11000 West Road on the **east**, the industrial property to the **north**; and,

WHEREAS, the Affected Parcel of the property to the south is listed as 02-009-0-0013 (Entry No. 175918); 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, the railroad crossing located west of the subject property will not be widened beyond its existing configuration, and the City does not anticipate improving the full 109-foot width of the Utah Avenue right-of-way because the additional right-of-way is not necessary for future public roadway improvements and would primarily benefit the adjoining property rather than the general public; and,

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

WHEREAS, it is in the public interest, and necessary for the protection of public safety and utility service continuity, for the City to explicitly reserve and grant a perpetual blanket Public Utility Easement over the entirety of the vacated right-of-way for the benefit of all public and franchised private utility providers having or anticipating facilities within the subject area; 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, subject to the perpetual blanket Public Utility Easement reserved herein, as well as any other pre-existing easements, covenants, or encumbrances of record.
 - 5. There is hereby expressly reserved unto Tooele City, all public utility providers, and all private franchised utility companies operating within Tooele City, a perpetual, non-exclusive, blanket Public Utility Easement (PUE) over, under, upon, and across the entire 20-foot vacated right-of-way described in Exhibit A and depicted in Exhibit B. This easement shall burden the vacated land and run with the land in favor of said utility providers, granting them the perpetual right to construct, operate, maintain, repair, replace, inspect, and access any and all existing or future utility lines, pipes, cables, wires, mains, and related facilities, together with rights and ingress and egress.
 - 6. 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.
 - 7. Easements for all future Tooele City utilities in and under the vacated and remaining ROW are hereby expressly preserved in favor of Tooele City.
 - 8. 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



TOOELE CITY, TOOELE COUNTY, UTAH

JOB NO. 8124-01

06-25-2026

UTAH AVENUE RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE, SAID POINT BEING 154.55 FEET SOUTH 00°05'12" EAST ALONG THE SECTION LINE AND 737.73 FEET NORTH 89°54'48" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 29 (SAID NORTHWEST CORNER BEING 5293.32 FEET NORTH 00°05'12" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 29); THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5679.50 FEET, AN ARC LENGTH OF 20.37 FEET, A DELTA ANGLE OF 00°12'20", A CHORD BEARING OF NORTH 34°42'20" EAST, AND A CHORD LENGTH OF 20.37 FEET; THENCE SOUTH 45°34'08" EAST 215.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVE TURNING TO THE LEFT WITH A RADIUS OF 1553.00 FEET, AN ARC LENGTH OF 238.31 FEET, A DELTA ANGLE OF 08°47'31", A CHORD BEARING OF SOUTH 50°50'42" EAST, AND A CHORD LENGTH OF 238.07 FEET; THENCE SOUTH 34°45'33" WEST, 4.00 FEET TO A POINT ON THE ARC OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TURNING TO THE LEFT WITH A RADIUS OF 1557.00 FEET, AN ARC LENGTH OF 274.29 FEET, A DELTA ANGLE OF 10°05'37", A CHORD BEARING OF SOUTH 60°17'16" EAST, AND A CHORD LENGTH OF 273.94 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF 1100 WEST STREET; THENCE SOUTH 0°07'34" EAST 20.85 FEET ALONG SAID WESTERLY LINE OF 1100 WEST STREET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE AND A POINT ON THE ARC OF A CURVE; THENCE TWO (2) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) NORTHWESTERLY ALONG SAID CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1492.69 FEET, AN ARC LENGTH OF 530.09 FEET, A DELTA ANGLE OF 20°20'50", A CHORD BEARING OF NORTH 55°42'49" WEST, AND A CHORD LENGTH OF 527.31 FEET; AND (2) NORTH 45°32'24" WEST 209.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14,819 SQUARE FEET OR 0.340 ACRES

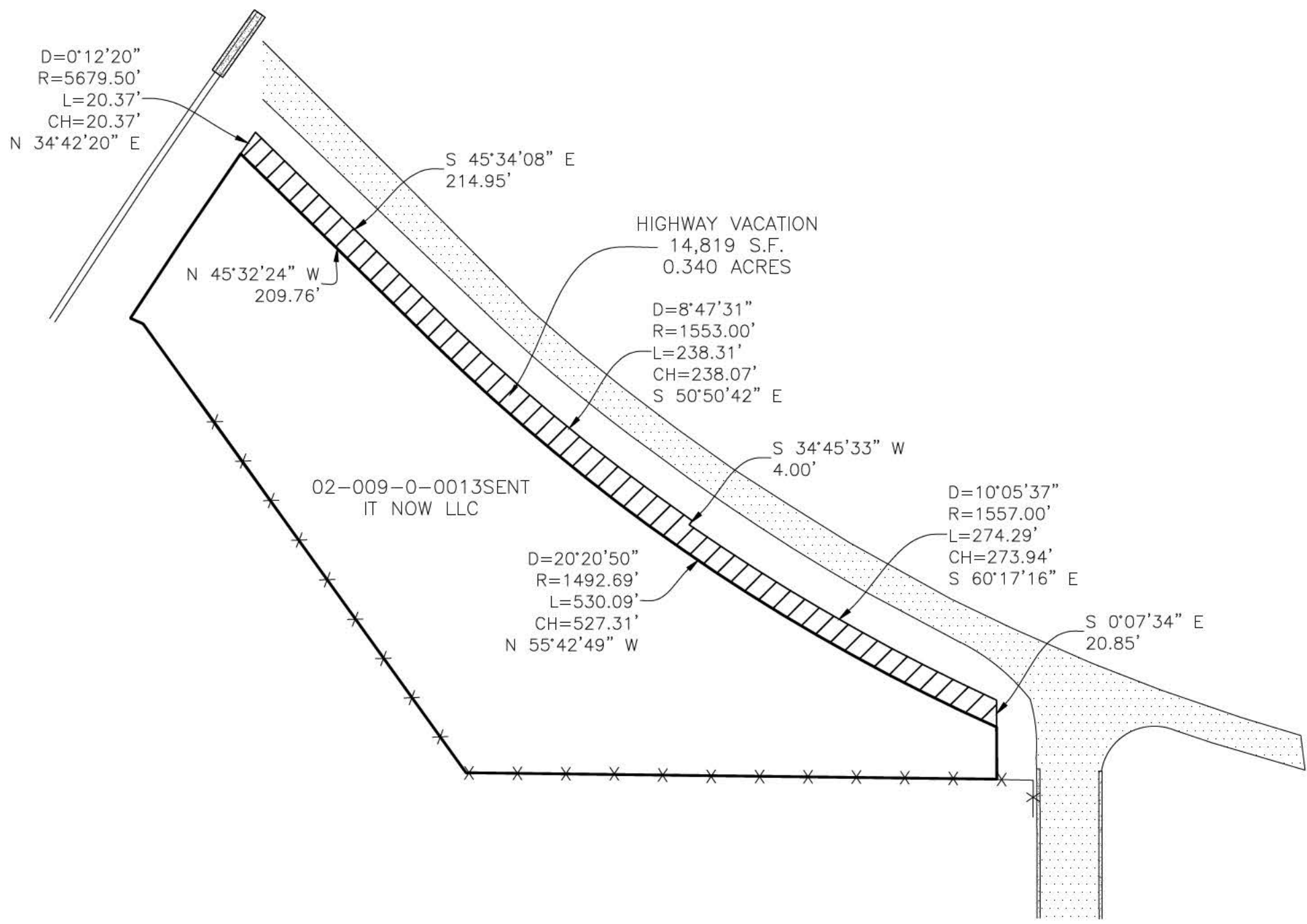
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ogden@reeve-assoc.com • reeve-assoc.com

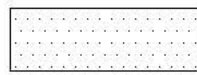
EXHIBIT B

RIGHT OF WAY VACATION EXHIBIT

ROAD VACATION EXHIBIT



LEGEND

-  = HIGHWAY VACATION
-  = HIGHWAY VACATION
-  = PROPERTY BOUNDARY
-  = FENCE



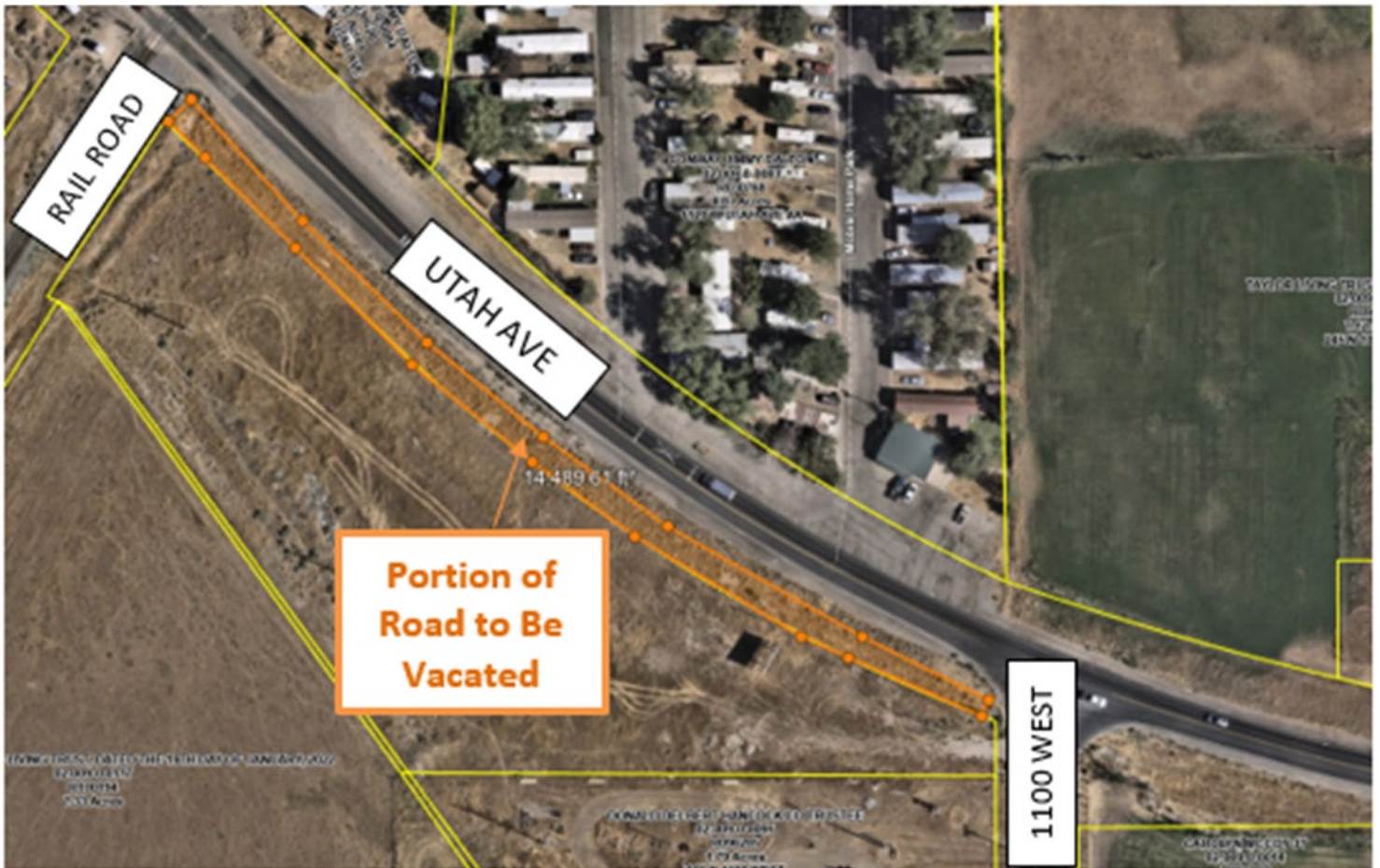
Reeve
& Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.
Designer: J. FELT
Date: 06/29/2026
Name: TOOELE
Number: 8124-01
Scale: 1"=100'

EXHIBIT B
VICINITY MAP

1121 Utah Ave Partial Street Vacate



Aerial View

EXHIBIT C
DEVELOPMENT REVIEW TEAM APPROVAL



TOOELE CITY, TOOELE COUNTY, UTAH
JOB NO. 8124-01
06-25-2026

UTAH AVENUE RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE, SAID POINT BEING 154.55 FEET SOUTH 00°05'12" EAST ALONG THE SECTION LINE AND 737.73 FEET NORTH 89°54'48" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 29 (SAID NORTHWEST CORNER BEING 5293.32 FEET NORTH 00°05'12" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 29); THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5679.50 FEET, AN ARC LENGTH OF 20.37 FEET, A DELTA ANGLE OF 00°12'20", A CHORD BEARING OF NORTH 34°42'20" EAST, AND A CHORD LENGTH OF 20.37 FEET; THENCE SOUTH 45°34'08" EAST 215.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVE TURNING TO THE LEFT WITH A RADIUS OF 1553.00 FEET, AN ARC LENGTH OF 238.31 FEET, A DELTA ANGLE OF 08°47'31", A CHORD BEARING OF SOUTH 50°50'42" EAST, AND A CHORD LENGTH OF 238.07 FEET; THENCE SOUTH 34°45'33" WEST, 4.00 FEET TO A POINT ON THE ARC OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TURNING TO THE LEFT WITH A RADIUS OF 1557.00 FEET, AN ARC LENGTH OF 274.29 FEET, A DELTA ANGLE OF 10°05'37", A CHORD BEARING OF SOUTH 60°17'16" EAST, AND A CHORD LENGTH OF 273.94 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF 1100 WEST STREET; THENCE SOUTH 0°07'34" EAST 20.85 FEET ALONG SAID WESTERLY LINE OF 1100 WEST STREET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF UTAH AVENUE AND A POINT ON THE ARC OF A CURVE; THENCE TWO (2) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: (1) NORTHWESTERLY ALONG SAID CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1492.69 FEET, AN ARC LENGTH OF 530.09 FEET, A DELTA ANGLE OF 20°20'50", A CHORD BEARING OF NORTH 55°42'49" WEST, AND A CHORD LENGTH OF 527.31 FEET; AND (2) NORTH 45°32'24" WEST 209.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14,819 SQUARE FEET OR 0.340 ACRES

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EXHIBIT D

LIST OF NOTIFIED UTILITY COMPANIES

Utility Notification List Street Vacation Request – 1121 Utah Ave. Tooele City, Utah

Prepared in response to Tooele City's request for a list of utility companies that may have facilities or easement rights within the public right-of-way associated with the proposed street vacation. This list is provided for required utility notification purposes.

Entity	Contact	Phone	Email
All West Communications	Engineering Department	435-783-4361	engineering@allwest.com
Beehive Broadband	Beehive Engineering	435-837-6141	engineering@beehive.net
Comcast	Annette Harm	514-644-2333	annette.harm@telecon.com
Lumen / CenturyLink	Utah Engineering	725-218-2238	mappingutah@lumen.com
Depot Broadband LLC	Alex Peterson	435-849-8400	alex@depotbroadband.com
Level 3 (Now Lumen)	Tech On Duty	877-366-8344	N/A
Enbridge Gas Utah	SL Mapping Department	801-324-3970	maprequestgis@enbridge.com
Rocky Mountain Power - Tooele	Kevin Hill	801-886-7007	rmplanninganddesignrequests@pacificorp.com
Settlement Canyon Irrigation Co	Gary Bevan	435-882-5121	N/A
Tooele County Recorder / Surveyor	Haden Langston	435-843-3181	haden.langston@tooeleco.gov
Tooele City	Eddie Schuhmann	435-843-2134	eddies@tooelecitey.gov
UNEV Pipeline LLC	Cody Hutchins	469-261-8564	cody.hutchins@hfsinclair.com

EXHIBIT E
APPLICATION

Request for Vacation of Property Interest

Date: 6/18/2026

To: Tooele City Engineering Department

Re: Request for Vacation of Property Located at 1121 Utah Avenue

Dear Tooele City Engineering Department,

I am submitting this written request for the vacation of the applicable property interest located at **1121 Utah Avenue, Tooele, Utah**.

The purpose of this request is to formally initiate the process for reviewing and approving the vacation of the subject area as shown in the attached legal description and supporting survey documents prepared by our surveyor.

We respectfully request that Tooele City review this request and provide the necessary requirements, application checklist, and any additional documentation needed to proceed through the vacation process.

Please let us know if there are any additional items, fees, notices, or approvals required from property owners, utilities, adjacent owners, or other agencies as part of this review.

Thank you for your assistance. We appreciate your guidance and look forward to working with Tooele City to complete this process.

Sincerely,

Seth Stapel
Send it Now, LLC



Attachments:

- Legal Description of Vacation Area
- Survey Documents
- Supporting Exhibits (if applicable)

Property Line Adjustment 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 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						2026052	
Date of Submission: 7/8/2026		Current Zoning: L1		Parcel #(s):		02-009-0-0013	
Project Name: Tooele Flex Plex						Acres: 2.81	
Project Address: 1121 W Utah Ave, Tooele, UT						Units: 50	
Project Description: A modern flex-space development featuring warehouse and storage bays designed for small businesses, contractors, and entrepreneurs. Each unit provides secure, functional space for equipment storage, workshops, light industrial use, or business operations, while also accommodating hobbyists seeking private garage or workshop space.							
Current Use of Property: Vacant land							
Property Owner(s): Send it Now, LLC				Applicant(s): Send it now, LLC			
Address: 2580 E fox hunt dr				Address: 2580 E fox hunt dr			
City: Sandy	State: ut	Zip: 84092		City: sandy	State: ut	Zip: 84092	
Phone: [REDACTED]				Phone: [REDACTED]			
Contact Person: Seth Stapel				Address: 2580 e Fox Hunt Dr			
Phone: [REDACTED]				City: Sandy		State: ut	Zip: 84092
Cellular:		Fax:		Email: [REDACTED]			

*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				2260230	
Fee: \$200.00	(213)	Received By: Jade	Date Received: 7/8/2026	Receipt #:	871422

Written Statement Supporting Street Vacation Request 1121 Utah Ave. Tooele City, Utah

Applicant: Seth Stapel / Send It Now, LLC

Request: Vacation of Excess Tooele City Right-of-Way Adjacent to Applicant's Property 1121 Utah Ave.

Pursuant to Utah Code Section 10-20-813, the applicant respectfully submits this written statement explaining how the proposed vacation satisfies the required findings that (1) good cause exists for the vacation, and (2) neither the public interest nor any individual will be materially injured by the proposed vacation.

1. Good Cause Exists for the Proposed Vacation

Good cause exists for the proposed vacation because Tooele City is currently completing improvements to the intersection and roadway system adjacent to the applicant's property. As part of the design and coordination of these improvements, Tooele City has reviewed its existing right-of-way requirements and determined that a portion of the existing right-of-way exceeds what is necessary for the current and planned roadway improvements.

Through coordination with Tooele City Engineering, it has been determined that the portion of right-of-way that is not required for the redesigned intersection, roadway improvements, or future public needs may be vacated and conveyed to the adjacent property owner. The requested vacation is intended to align the public right-of-way boundaries with the actual area needed for public use while allowing the remaining excess area to be placed back into productive use.

The applicant has worked cooperatively with Tooele City throughout the intersection improvement process and intends to continue coordinating with the City to ensure the roadway improvements and adjacent development are completed in a manner that benefits both the property and the surrounding community.

In addition to creating a more efficient right-of-way configuration, the vacation will result in improved stewardship and maintenance of the area. Currently, the excess right-of-way area is not actively utilized and has historically collected debris and become overgrown. Once incorporated into the applicant's property, the area will be actively maintained, cleaned, landscaped, and managed as part of the overall property improvements. This will create a more attractive and functional area that contributes positively to the surrounding corridor.

2. The Public Interest and Individuals Will Not Be Materially Injured

The proposed vacation will not materially injure the public interest or any individual because the area being vacated is not needed for the City's planned transportation improvements or future public infrastructure needs.

The portion of right-of-way proposed for vacation is located solely adjacent to the applicant's parcel and does not border, impact, or affect any other private property. The proposed vacation does not create any

change to neighboring parcels, access rights, or property boundaries and therefore cannot interfere with the rights or interests of surrounding property owners.

Tooele City will retain all right-of-way necessary to complete the redesigned intersection, maintain roadway operations, provide public access, accommodate utilities, and support future transportation needs. The vacation will not eliminate any existing roadway, access point, pedestrian route, utility corridor, or other public use.

The proposed vacation will also not negatively impact neighboring properties or members of the public. Instead, transferring the excess area into private ownership will ensure the property is actively maintained and improved rather than remaining unused and subject to neglect. The surrounding community will benefit from a cleaner, landscaped, and better-managed area.

The proposed vacation represents a logical adjustment of public property boundaries following the City's intersection redesign. It allows Tooele City to retain only the right-of-way necessary for public purposes while allowing the remaining excess area to be responsibly maintained and utilized.

Conclusion

Based on the above, the applicant believes the proposed vacation satisfies the requirements of Utah Code Section 10-20-813. Good cause exists because the vacation allows Tooele City's right-of-way to accurately reflect the area necessary for the redesigned intersection and future public needs. Furthermore, neither the public interest nor any individual will be materially injured because the City will retain all necessary rights for public use, and the vacated area will be improved, maintained, and placed into productive use.

The applicant respectfully requests Tooele City approve the proposed right-of-way vacation.

Respectfully submitted,

Seth Stapel
Send It Now, LLC

[REDACTED]

[REDACTED]

Date: June 18, 2026

EXHIBIT F

ADJACENT PROPERTY OWNER SIGNATURE



PETITION TO VACATE A PUBLIC STREET

1121 W Utah Ave

(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
Send it Now, LLC	Seth Stapel	2580 E Fox Hunt Drive, Sandy, UT 84092	02-009-0-0013	DocuSigned by: Seth Stapel A481B7D5529846F...
Send it Now, LLC	Dave Stapel	8917 Uintah Dr Oakley Utah 84055	02-009-0-0013	Signed by: BC60E1F9A3BF4E2...
Send it Now, LLC	HEIDI STAPEL	8917 Oakley Utah 84055	02-009-0-0013	Signed by: HEIDI STAPEL 3846B463356E4BD...

DESCRIPTION:

STAFF REPORT

August 5, 2026

To: Tooele City Planning Commission
Business Date: August 12, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Architectural Standards for Commercial Development – City Code Text Amendment Request

Applicant: Tooele City
Request: Request for consideration of adoption of a new ordinance, amending Title 7, Uniform Zoning Title of Tooele City, with the addition of Chapter 11c Design Standards: Commercial, establishing minimum architectural design guidelines for new and renovated commercial buildings in Tooele City.

BACKGROUND

Tooele City currently does not have any architectural design standards for commercial zones. Tooele City has 8 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), Industrial Service (IS), 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 as does the Industrial Service zone. There are also sections of the Light Industrial and Industrial Service zoning districts adjacent to major transportation corridors such as SR-36, Utah Avenue and SR-112. Staff strongly suggests that properties in the LI zoning district and the IS zoning district shall also be required to adhere to commercial architectural standards. These zones can also be used as buffer zones 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 screened 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.

ANALYSIS

The proposed amendments do not amend any existing ordinances within Title 7. It instead proposes the addition of a new ordinance defining architectural standards exclusive to commercial development in the City's commercial zones, mixed use zones and two of the industrial zoning districts.

Ordinances Affected. None.

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.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 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.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comments:

1. This proposed ordinance does not create, nor is intended to create, any strenuous architectural standards above and beyond what is already being constructed in the City. Instead, the intent is to codify what is currently being built or to keep what we already have.
2. Staff's intent is to maintain a baseline for architectural standards but provide the architectural design professionals with enough flexibility to design a building according to their client's desires.
3. The proposed ordinance addresses deficiencies in the current code regarding dumpster enclosures, screening of accessory drive through facilities and screening of mechanical equipment.

Engineering and Public Works Review. The Tooele City Engineering Division and Public Works Department has completed their review of the City Code Text Amendment request and has issued the following comment:

1. No comments from the City Engineer or the Public Works Department.

Noticing. The City staff have issued appropriate public notice as required in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text 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 the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. 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 to adopt the proposed Tooele City Code Title 7, Chapter 11c Design Standards: Commercial ordinance as included in Exhibit “A” of this report, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council to adopt the proposed Tooele City Code Title 7, Chapter 11c Design Standards: Commercial ordinance as included in Exhibit “A” of this report, based on the following findings:”

1. List findings ...

EXHIBIT A

PROPOSED ARCHITECTURAL STANDARDS

Title 7 Chapter 11c Design Standards: Commercial

7-11c-1. Applicability.

1. The building design standards in this Chapter shall be applicable to all exterior facades open to public view from a public right-of-way, public space, adjacent residential dwelling, or future residential area for all new construction and major exterior renovations within the GC, NC, RC, RD, IS, LI, MU-G, and MU-B zoning districts and shall include both primary and accessory structures constructed therein.
2. For purposes of this Chapter, a major exterior renovation includes any structural alteration, expansion, or physical modification to an existing structure that alters more than twenty-five percent (25%) of any exterior building façade, or increases the gross floor area of the structure by more than twenty-five percent (25%). Routine maintenance, interior remodels, and minor exterior repairs shall be exempt from the requirements of this Chapter.

7-11c-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:

1. Primary exterior wall material change to a different exterior wall material.
2. A shift in the wall façade that is perpendicular to the primary wall façade.
3. Cantilevered wall sections.
4. Columns and pilasters.
5. Other architectural features that satisfy this requirement.

7-11c-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:

1. Changes in vertical height of at least 18 inches.
2. Pitched roof lines.
3. Decorative solid parapet walls subject to variation requirements listed above.
4. Overhangs, arches, stepped roofs, faux windows, and other similar elements.

7-11c-4. Exterior Building Materials.

1. 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.
2. 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.
3. Bright colors such as neon or fluorescent colors, bright orange, yellow or primary colors are prohibited on primary wall surfaces, but may be approved during site plan review as minor accent trim or corporate branding element.
4. No more than 75% of any building side shall consist of one material or color.
5. The roof shall not be considered a material or a color.
6. Glass shall be considered as an exterior material when used to comprise a solid non-glazing exterior wall surface or a portion of a wall surface. Glass used in windows and doors shall not be

considered as and exterior building material, and shall not satisfy the building exterior materials requirement of this Section.

7. 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.

7-11c-5. Prohibited Materials.

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:

1. Patterned stucco as a masonry substitute.
2. Wood as a primary exterior finish material.
3. Vinyl or aluminum siding.
4. Uncolored and unfinished CMU / cinder block unless approved by the Planning Commission as an accent material.
5. Pre-cast cement panel walls unless the following treatments are applied and approved by the Planning Commission:
 - a. Covered by brick or stone veneer
 - b. Contain scoring or integrated masonry patterns.

7-11c-6. Mechanical Equipment.

All roof top, wall mounted and ground mounted mechanical equipment shall utilize the following appropriate screen or shield equipment from view:

1. All mechanical equipment shall be located or screened to shield the equipment from visibility at adjacent properties and from public rights-of-way.
2. 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.
3. Screening materials for mechanical equipment shall be of the same color and materials of the primary building.
4. 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.

7-11c-7. Dumpsters / Trash Enclosures.

All dumpsters and trash bins shall be located in an enclosure that meets the following qualifications:

1. Dumpster / trash enclosures shall be located as far as possible from public rights-of-way and from residential zoning district boundaries.
2. Dumpsters and trash bins shall be enclosed by a masonry wall that meets the following:
 - a. Is painted to match the building or composed of material that matches or is complimentary to main building.
 - b. Includes a solid metal or vinyl enclosure gate. Chain link gates are not permissible on commercial dumpster enclosures.

7-11c-8. Accessory Drive Through Facilities.

If an accessory drive through facility is located between the main building and a public right-of-way or residential zoning district at least one of the following shall be utilized to screen vehicle queuing lanes from view:

1. Dense plantings involving coniferous varieties of shrubs and trees.
2. Decorative masonry or vinyl fencing panels.
3. Large landscape boulders.
4. Landscape berms.
5. Other elements as approved by the Planning Commission.

7-11c-9. Commercial Accessory Structures.

1. Accessory structures shall be constructed of materials that are similar or complimentary to the main commercial structure it is associated with. It shall also be painted a color that is similar or complimentary to the main commercial structure it is associated with.
2. Shipping containers shall be stored behind the main building in locations that cannot be viewed from public rights-of-way or residential zoning districts and shall be painted a color that is similar or complimentary to the main commercial structure it is associated with.

7-11c-10. Design Variation Applications.

1. The applicant may apply for a design variation to be heard by the Planning Commission under the following circumstances:
 - a. The applicant is proposing an exterior material that is not included within this ordinance; or,
 - b. The applicant is proposing a building design that falls outside of the parameters of this ordinance.
2. An application for design variations under this Section shall be filed with the Director. Design variation hearings shall be scheduled before the Planning Commission no later than 45 days following the submission of the design variation application.
3. At the hearing, the burden of proof shall be on the applicant to demonstrate by a preponderance of the evidence that:
 - a. The proposed alternative achieves an aesthetic quality, visual interest, and structural durability equal to or superior to what would be achieved by strict adherence to the prescriptive code standards;
 - b. The proposed alternative is consistent with the goals and objectives of the General Plan and maintains the intended character and harmony of the surrounding zoning district;
 - c. Strict application of the design standard is impractical due to site configuration, building layout needs, or the project's overall architectural design concept;
 - d. The proposed alternative will not cause significant adverse impacts on adjacent properties, public views, rights-of-way, or residential districts, nor will it compromise public health, safety, or general welfare; and,
 - e. Any potential negative visual impacts resulting from the variation are adequately offset by additional architectural features, enhanced landscaping, superior building materials, or increased setbacks.

4. The Planning Commission shall issue a written decision no later than 30 days following the hearing date. The Planning Commission's decision shall be based upon written substantive findings of fact and conclusion of law tied directly to the criteria in this Chapter.

7-11c-11. Failure to Act.

Any new building or renovated building that does not comply with the requirements of this section during the site plan design review process 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 a design variation application.

STAFF REPORT

August 6, 2026

To: Tooele City Planning Commission
Business Date: August 12, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: Millennial Park Phase 2 – Site Plan Design Review Request

Application No.: 2025101
Applicant: Larry Jacobson, representing SandRock Development
Project Location: Approximately 300 West 400 North
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 1.75 Acres (Approximately 76,230 ft²)
Request: Request for approval of a Site Plan Design Review in the MR-16 Multi-Family Residential zone regarding a 24-unit townhome development.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for a proposed 24-unit residential townhome development on approximately 1.75 acres located at approximately 360 West 400 North. The property is currently zoned MR-16 Multi-Family Residential.

The Planning Commission originally approved the Site Plan Design Review on December 13, 2023. However, pursuant to the applicable approval timeframes, that approval has since expired. The applicant is therefore requesting reapproval of the Site Plan Design Review to allow development of the currently vacant property as proposed.

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-16 Multi-Family Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 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 to the north are zoned MR-16 and are developed as a mobile home park. Properties to the west are also zoned MR-16 and are developed as Phase 1 of Millennial Park. South of the subject property land is zoned R1-7 Residential and are utilized as single-family residential. Properties to the east are zoned R1-7 Residential and are utilized as a mobile home park and some single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The proposed development consists of 24 townhome units arranged in four six-unit buildings. Each townhome will be located on an individually owned and maintained lot and will include front and rear yard areas ranging from approximately 20 to 25 feet, depending on the unit's location. The townhomes are designed as rear-loaded units, with garages accessed from either a public street or an internal private road. The primary entrances of the homes will face interior common areas, except where

otherwise noted. Units 201 through 212 will front onto a public street; however, vehicular access to these units will be provided from the private road located to the west. Units 219 through 224 will have direct vehicular access from 250 West Street, which is a public street.

The northern portion of the proposed private drive is located adjacent to Henwood Drive, with approximately seven feet of separation between the two roadways. Both roadways are private streets. Staff reviewed the Tooele City Code and found that it does not establish a minimum separation requirement between private streets. Nevertheless, due to the close proximity of the two roadways, staff requested measures to reduce the potential for driver confusion and improve safety. The applicant has agreed to restrict the connection to one-way ingress from 300 West and install appropriate signage indicating that the northern connection is for emergency access only.

Subdivision Layout. The Planning Commission granted preliminary subdivision approval for the development on June 24, 2026. However, the project is still required to submit an application to receive final plat subdivision approval prior to recording it with the County. Each townhome will occupy its own lot, each lot being about the width of the townhome itself. End units will have slightly larger lots. There are no lot size or lot width restrictions for townhome units.

Landscaping. The landscaping and open space design is unique because the development consists of individually owned lots that will each be privately maintained. However, when considering yard space and common open space areas the total is about 31% of the total site. Common areas consist of Parcel "B" which will be an open landscaped area between two rows of townhomes as well as some landscaping along the northern boundary of the development not included in the private lots.

Landscaping materials in Parcel "B" will be irrigated Buffalo Sod with remaining ground covers being cobble mulches with shrub and tree plantings. The development proposes planting 106 trees and 136 shrubs. The landscaping plan and the location of trees and shrubs have been reviewed according to the landscape and irrigation design guidelines. Staff has confirmed that the landscaping meets or exceeds the requirements of the City Code.

As mentioned above the private yard spaces of each townhome unit will be landscaped according to the desires of the individual lot owners and any CCRs the development itself may impose.

Amenities. A multi-family development of this size is required to provide one amenity. A children's play structure will be installed within Parcel "B."

Parking. The proposed development satisfies the City's parking requirements by providing two enclosed parking spaces per dwelling unit and sufficient guest parking. Therefore, no additional parking is required.

Architecture. During the original site plan approval process in 2023, the applicant's architect worked closely with City staff to develop a building design that met both the developer's objectives and the requirements of Tooele City's Multi-Family Residential Design Standards.

As previously noted, the development consists of rear-loaded townhome units, meaning that the primary entrances of the homes do not front onto a public street in all cases. The proposed townhome buildings are generally three stories in height, with the end units reduced to two stories to provide variation in building massing and scale.

Exterior materials consist primarily of gray-red washed brick, comprising approximately 54 percent of the building facades. The remaining exterior materials include stucco, faux wood accents, and stucco trim

around windows and doors. Front elevations incorporate balconies, material changes, and architectural projections that provide the required horizontal and vertical articulation. In addition, the rooflines are appropriately varied and stepped to avoid uninterrupted roof segments exceeding 50 feet in length. The side and rear elevations maintain the same architectural character and quality as the front facades. These elevations include consistent material treatments, horizontal relief, and architectural detailing that clearly distinguish individual units from one another. Based on staff's review, the proposed architecture meets or exceeds the minimum requirements of the Tooele City Multi-Family Residential Design Standards.

Signage. There are two development entry monument signs at each entrance into the project. One is located at the 400 North entrance and a second at the 300 West entrance.

Fencing. Solid fencing with masonry piers will be installed along the portion of the development adjacent to the R1-7 zone, specifically along the southeastern property line adjacent to the existing single-family residence.

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 comments:

1. The proposed Millennial Park Phase 2 Site Plan meets or exceeds the minimum requirements of Tooele City Code 7-11a, Multi-family Residential Design Guidelines.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their review of the Site Plan Design Review application and recommend approval, subject to the following conditions identified in the site plan review comments:

1. The notes added to Sheet C-400 of the site plan shall be addressed during the permit review process.
2. The applicant shall provide documentation identifying the source of the water rights noted on the Site Plan.

Tooele City Fire Department Review. The Tooele City Fire Department did not issue any comments or concerns concerning this proposed multi-family residential site plan but have approved the plans presented during the site plan review.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan Design Review application submitted by Larry Jacobson, representing SandRock Development (Application No. 2025101), subject to the following conditions:

1. All requirements of the Tooele City Engineering and Public Works Divisions, including permitting requirements and any conditions of the site plan approval shall be satisfied throughout the development of the site and the construction of all buildings.
2. All requirements of the Tooele City Building Division, including permitting requirements, shall be satisfied throughout the development of the site and the construction of all buildings.
3. All requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings.
4. All recommendations and requirements identified in the approved geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings.

This recommendation is based on the following findings:

1. The proposed development is consistent with the goals, objectives, and land use designation of the Tooele City General Plan.
2. The proposed development complies with the applicable requirements and provisions of the Tooele City Code.
3. The proposed development will not be detrimental to the public health, safety, or general welfare, nor to adjacent properties.
4. The proposed development is compatible with the existing and anticipated character of the surrounding area.
5. Adequate public facilities and services are available to support the proposed development.
6. The proposed Millennial Park Phase 2 Site Plan meets or exceeds the requirements of Tooele City Code Section 7-11a, Multi-Family Residential Design Standards.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by Larry Jacobson, representing SandRock Development for Millennial Park Phase 2, application number 2025101, based on the findings and subject to the conditions listed in the Staff Report dated June 17, 2026.”

1. List findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review request by Larry Jacobson, representing SandRock Development for Millennial Park Phase 2, application number 2025101, based on the following findings:”

1. List findings...

EXHIBIT A

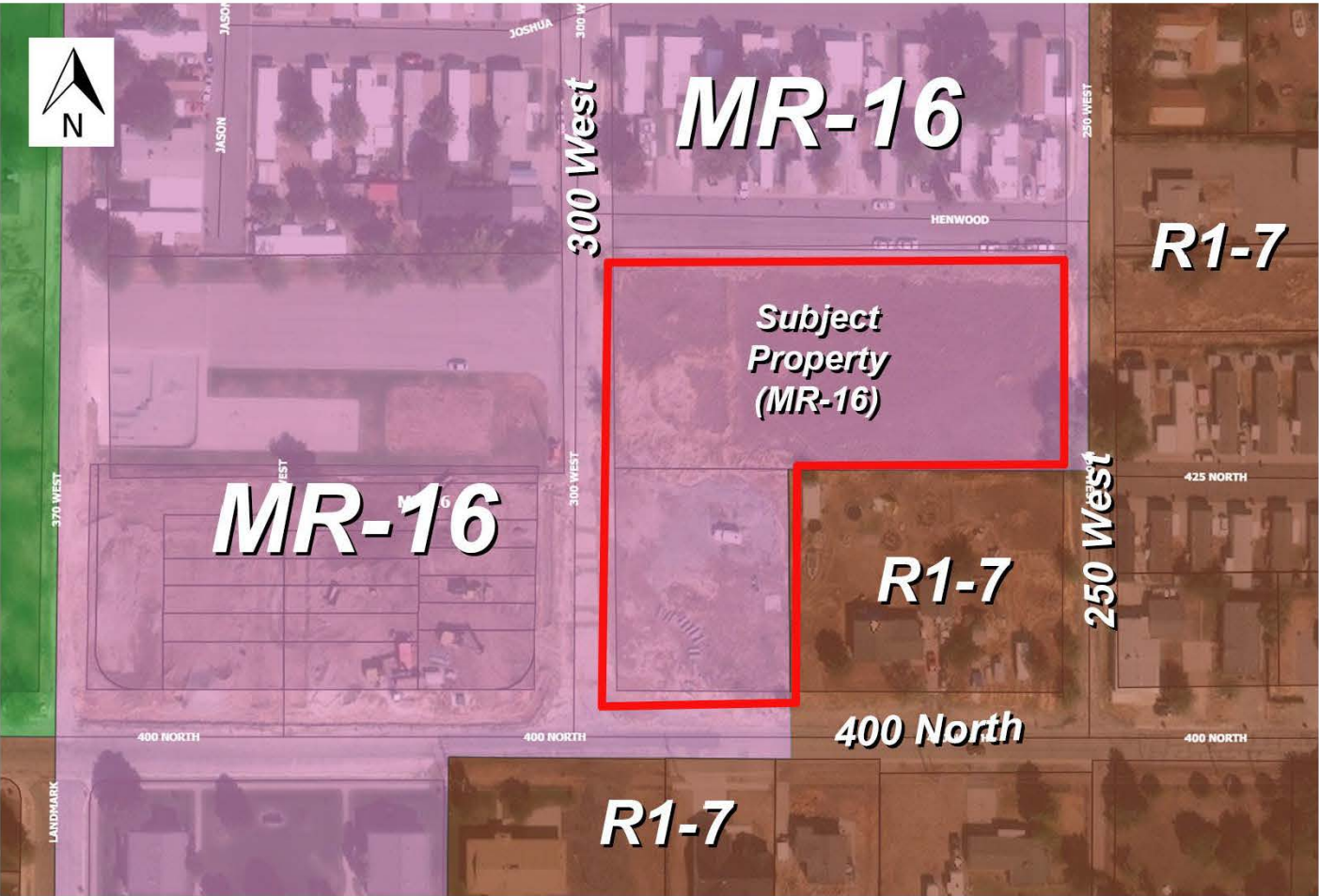
**MAPPING PERTINENT TO THE MILLENNIAL PARK PHASE 2 SITE PLAN DESIGN
REVIEW**

Millennial Park Phase 2 Site Plan Design Review



Aerial View

Millennial Park Phase 2 Preliminary Site Plan Design Review



Current Zoning

EXHIBIT B
APPLICATION

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					
Date of Submission:	Zone:	Acres:	Parcel #(s):		
		1.02	02-065-0008 02-065-0009 02-065-0010		
Project Name: <i>Millennial Park Subdivision Phase 2</i>					
Project Address: <i>300 West 400 North TOOELE</i>					
Project Description: <i>New Construction 4 Buildings 24 Unit Townhomes</i>			Phases:	Lots:	
			2	24 Units	
Property Owner(s): <i>Alta Ridge LLC aka Pridges Constructions LLC - General Partner</i>			Applicant(s): <i>Sandrock Development</i>		
Address: <i>PO Box 780</i>			Address: <i>PO Box 780</i>		
City: <i>Grantsville</i>	State: <i>UT</i>	Zip: <i>84029</i>	City: <i>Grantsville</i>	State: <i>UT</i>	Zip: <i>84029</i>
Phone: [REDACTED]			Email: [REDACTED]		
Contact Person: <i>Larry Jacobson</i>			Address: <i>PO Box 780</i>		
Phone: [REDACTED]			City: <i>Grantsville</i>	State: <i>UT</i>	Zip: <i>84029</i>
Cellular:	Fax:	Email:			
Engineer & Company: <i>Ensign Engineering</i>					
Address: <i>149 Main St. Unit 1</i>					
City: <i>TOOELE</i>	State: <i>UT</i>	Zip: <i>84074</i>			
Phone: [REDACTED]			Email: [REDACTED]		

*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:	Received By:	Date Received:	Receipt #:
(213)			

AFFIDAVIT

PROPERTY OWNER

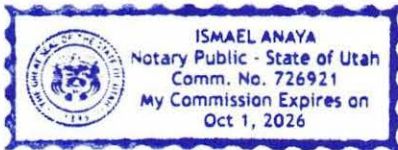
STATE OF UTAH }
COUNTY OF Washington }ss
~~TOOELE~~ }

I/we, Chad Palmer, 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 16 day of June, 2026



[Signature]
(Notary)

Residing in Washington County, Utah

My commission expires: 10/1/26

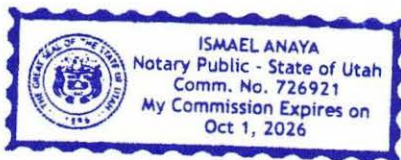
AGENT AUTHORIZATION

I/we, Chad Palmer, 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.

[Signature]
(Property Owner)

(Property Owner)

Dated this 16 day of June, 2026 personally appeared before me Chad Palmer, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

Residing in Washington County, Utah

My commission expires: 10/1/26

EXHIBIT C

PROPOSED DEVELOPMENT PLANS & ELEVATION PLANS

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER OF
SECTION 21, T3S, R4W,
SLB&M

ELEVATION = 4876.56'

MILLENNIAL PARK SUBDIVISION

PHASE 2 SITE PLAN

300 WEST STREET 400 NORTH STREET

TOOELE, UTAH

DATE PRINTED
2026-07-17

INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-607	DETAILS
C-100	DEMOLITION PLAN	C-608	DETAILS
C-200	SITE PLAN	C-609	DETAILS
C-300	GRADING AND DRAINAGE PLAN	PP-0	PLAN AND PROFILE KEY MAP
C-301	DRAINAGE CALCULATIONS PLAN	PP-1	PLAN AND PROFILE (280 WEST STREET)
C-400	UTILITY PLAN	PP-2	PLAN AND PROFILE (250 WEST STREET)
C-600	EROSION CONTROL PLAN	PP-3	PLAN AND PROFILE (400 NORTH STREET)
C-600	DETAILS	PP-4	PLAN AND PROFILE (300 WEST STREET)
C-601	DETAILS	PP-5	PLAN AND PROFILE UTILITY LAYOUT
C-602	DETAILS	PP-6	PLAN AND PROFILE SEWER LINE LAYOUT
C-603	DETAILS	L-100	LANDSCAPING PLAN
C-604	DETAILS	L-200	IRRIGATION PLAN
C-605	DETAILS	L-300	LANDSCAPING DETAILS
C-606	DETAILS		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

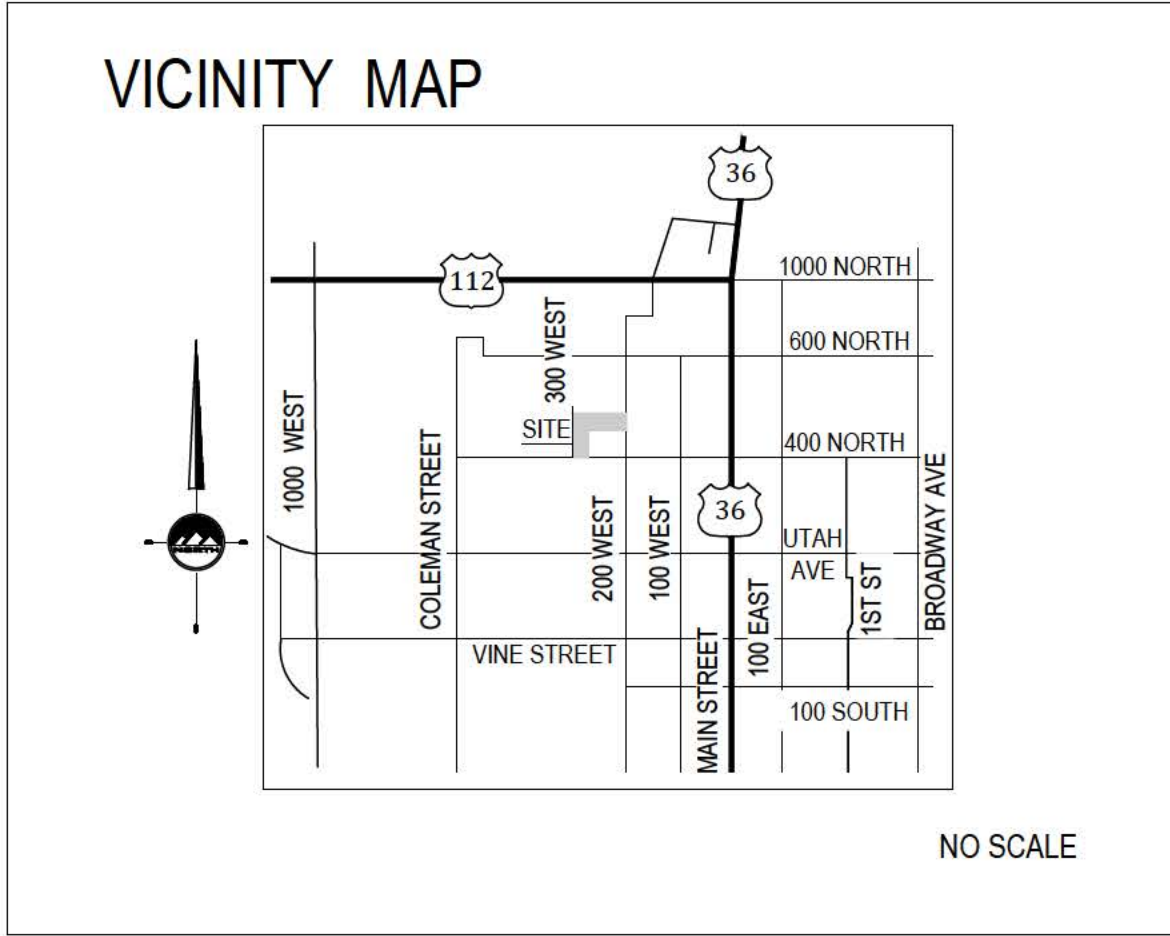
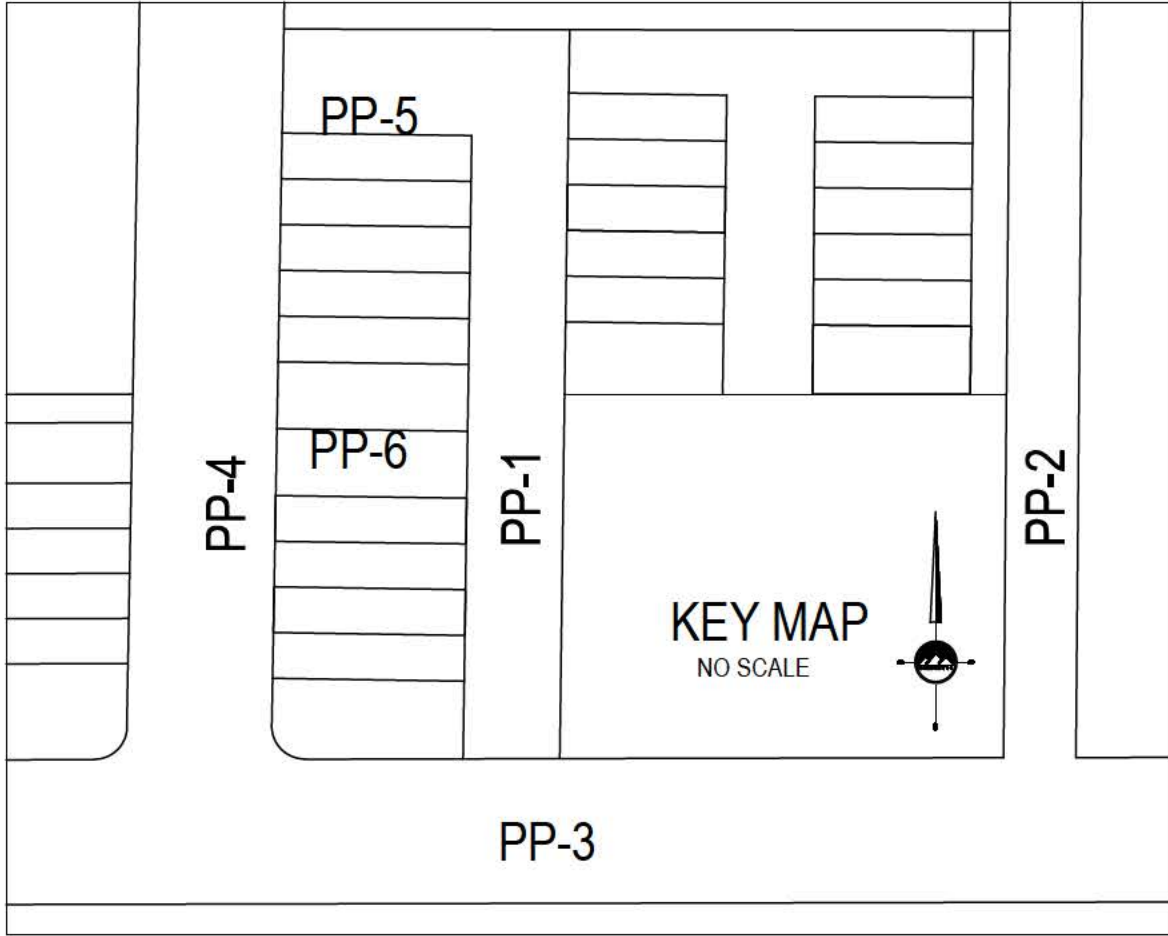
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO TOOELE CITY STANDARDS & SPECIFICATIONS.

2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

3. BENCHMARK ELEVATION = WEST QUARTER CORNER OF SECTION 21, T3S, R4W, SLB&M
ELEVATION = 4876.56'

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SAND ROCK DEVELOPMENT
8956 WEST G NA ROAD
HERRMAN, UTAH

CONTACT:
LARRY JACOBSON
PHONE: 801-8201-3666

MILLENNIAL PARK SUBDIVISION

PHASE 2 SITE PLAN

300 WEST STREET 400 NORTH STREET

TOOELE, UTAH

COVER

PROJECT NUMBER
82768

PRINT DATE
7/17/26

DRAWN BY
C. CHILD

CHECKED BY
C. CHILD

PROJECT MANAGER
C. CHILD

C-000

811

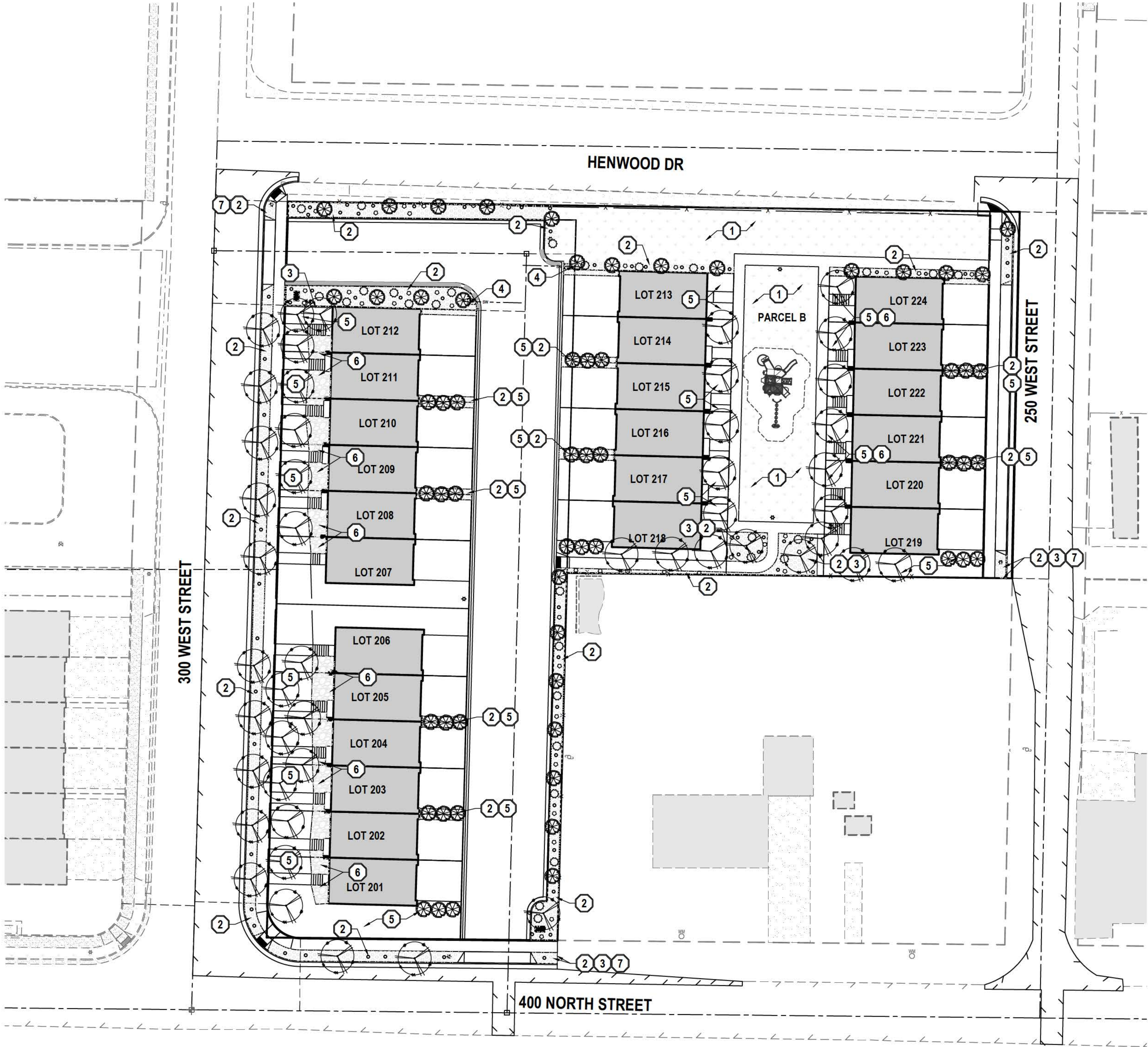
Know what's below.
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CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER OF
SECTION 21, T3S, R4W,
SLB&M

ELEVATION = 4876.56'



Landscape

Trees

Qty	Symbol	Common Name	Plant Size
58		Lilac, Japanese Tree Lilac	2" Cal.
48		Choke Cherry	2" Cal.
Total: 106			

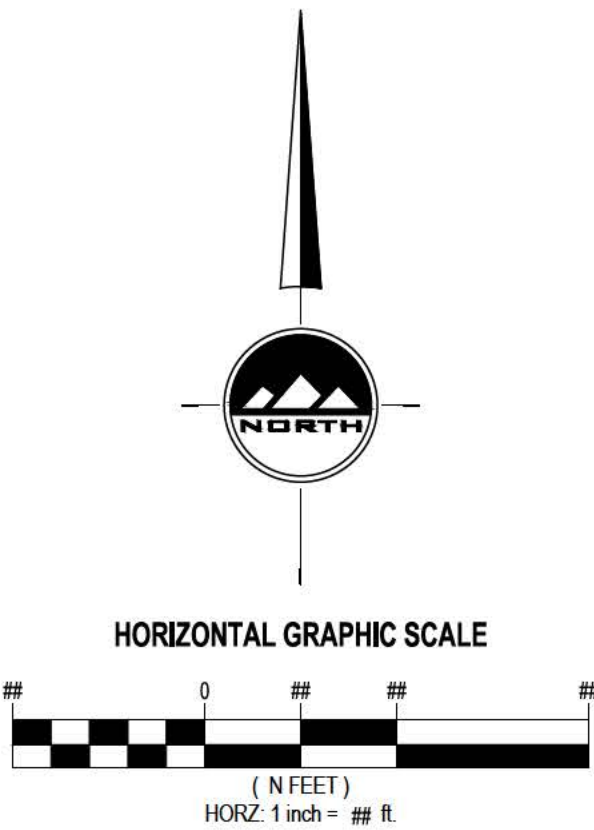
Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
40		Cinquefoil	5 Gallon
28		Currant, Alpine	1 Gallon
68		Blue Oat Grass	1 Gallon
Total: 136			

Symbol	Common Name
	Buffalo Grass

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1. LEGACY BUFFALO SOD, RAINBOW SPRAYED HEAD & MAXI AREA.
 - 2. INSTALL 4" DEEP 2"-3" DIA. NEPHI ROCK AND GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
 - 3. INSTALL METAL EDGING
 - 4. SEE UTILITY PLANS FOR WATER LATERAL SIZES
 - 5. LANDSCAPING AND IRRIGATION PER INDIVIDUAL OWNERS WITH BACKFLOW PREVENTERS PER TOOELE CITY STANDARDS.
 - 6. LANDSCAPE SLOPE STABILIZATION PER INDIVIDUAL OWNERS.
 - 7. NONE WATER AREA.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	31,069	42%
ROOF	20,360	27%
LANDSCAPING (UNIT LANDSCAPING) (OPEN SPACE)	22,813 (UNIT - 12,161) (OPEN LAWN - 7,496) (OPEN ROCK - 3,162)	31% (UNIT 17%) (OPEN LAWN - 10%) (OPEN ROCK - 4%)
TOTAL SITE	74,248 1.70 ACRES	100%



THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1
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WWW.ENSIGNENG.COM

FOR:
SAND ROCK DEVELOPMENT
6956 WEST GNA ROAD
HERRMAN, UTAH

CONTACT:
LARRY JACOBSON
PHONE: 801-8201-3666

MILLENNIAL PARK SUBDIVISION

PHASE 2 SITE PLAN

300 WEST STREET 400 NORTH STREET

TOOELE, UTAH

LANDSCAPING PLAN

PROJECT NUMBER
82768

PRINT DATE
7/17/26

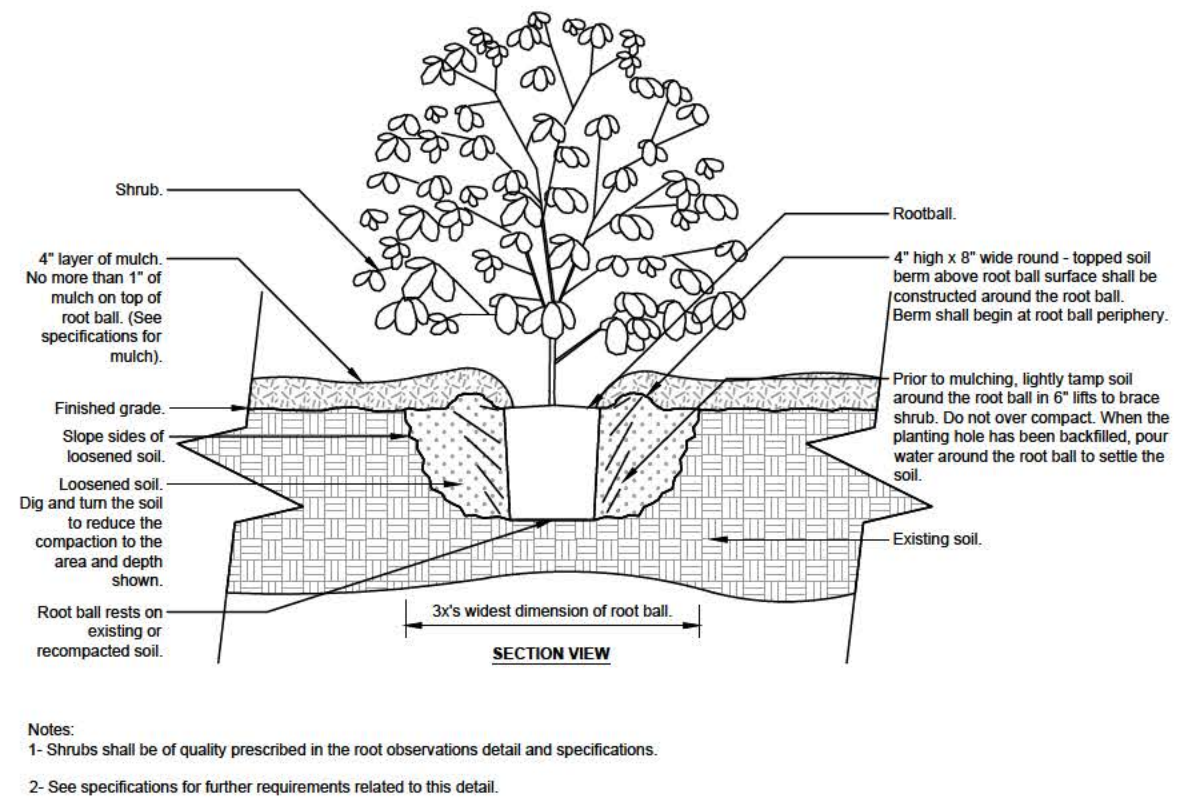
DRAWN BY
C. CHILD

CHECKED BY
C. CHILD

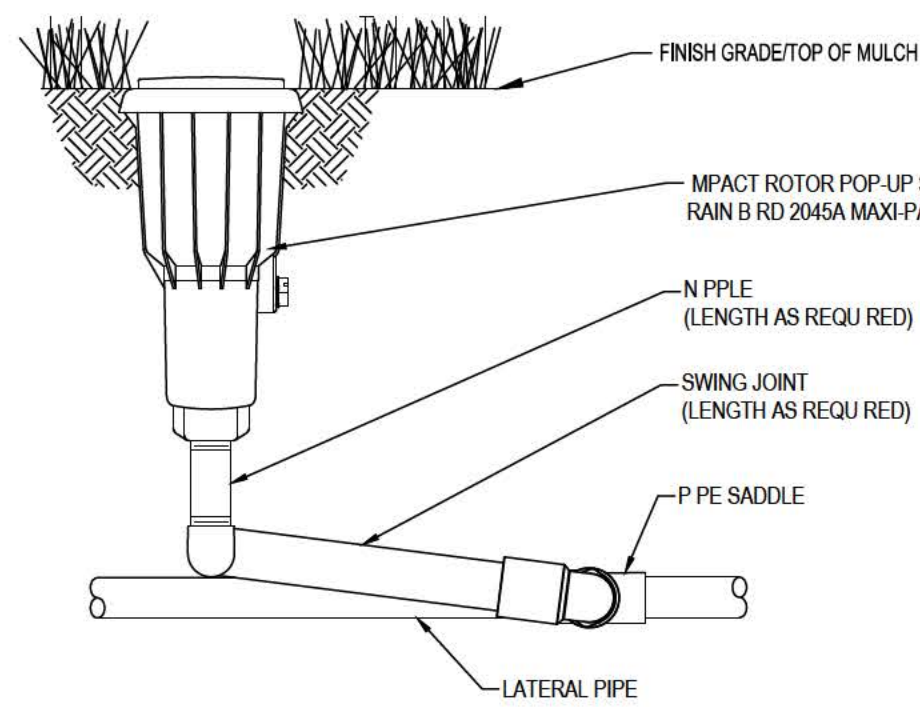
PROJECT MANAGER
C. CHILD

- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDNESS, ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
 - LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
 - MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
 - LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
 - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
 - CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ON-SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS, CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
 - PROVIDE THE FOLLOWING TOPSOIL MINIMUMS:
A. 4" TOPSOIL IN ALL SOD AREAS
B. 6" TOPSOIL IN ALL PLANTER BEDS
 - WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED WITH GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

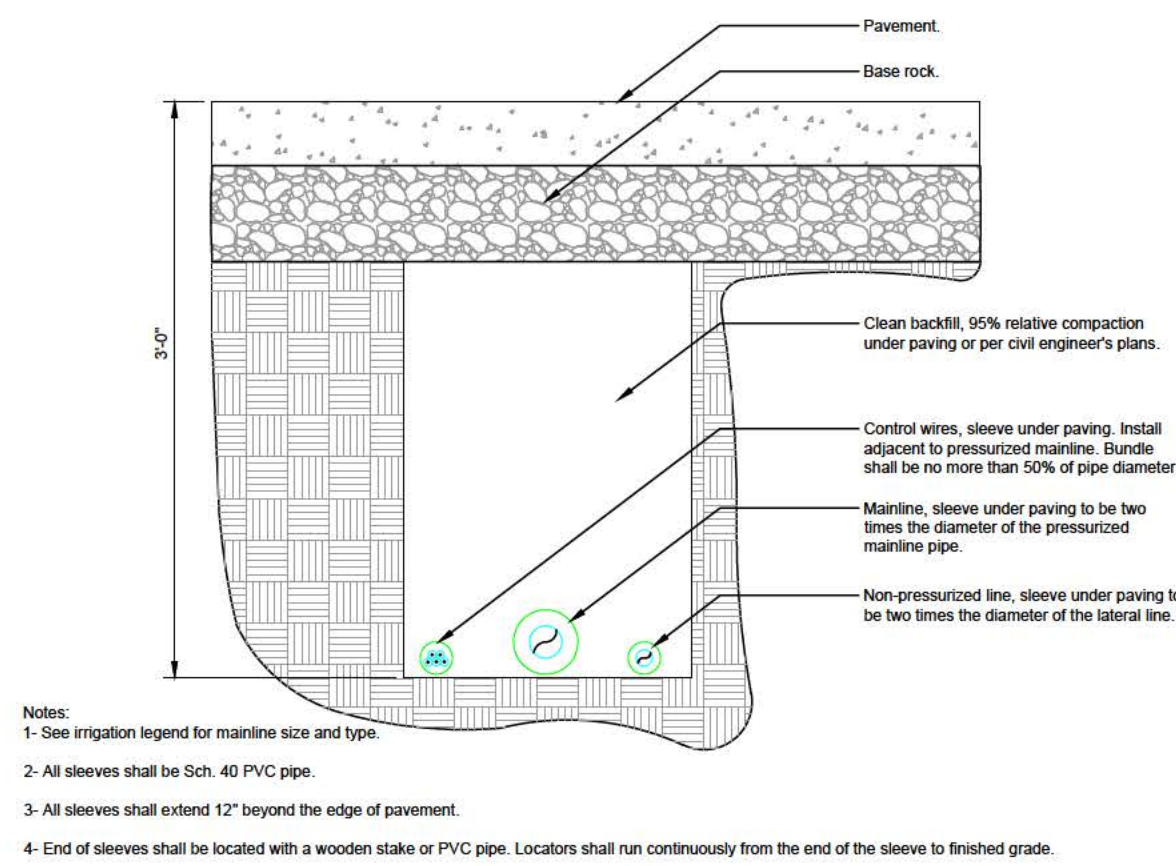
- IRRIGATION NOTES:**
- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
 - CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
 - PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
 - TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
 - ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
 - ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
 - DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRISPUCE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPARATION BETWEEN MAIN LINES WHETHER BELOW PIPE OR TO SIDE.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANFOLDS AND AT ALL LOW POINTS ON MAIN LINES. MANUAL VALVES SHALL BE INSTALLED IN WELL-MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANFOLD LOCATIONS.
 - ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
 - FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
 - CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCIBLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
 - THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



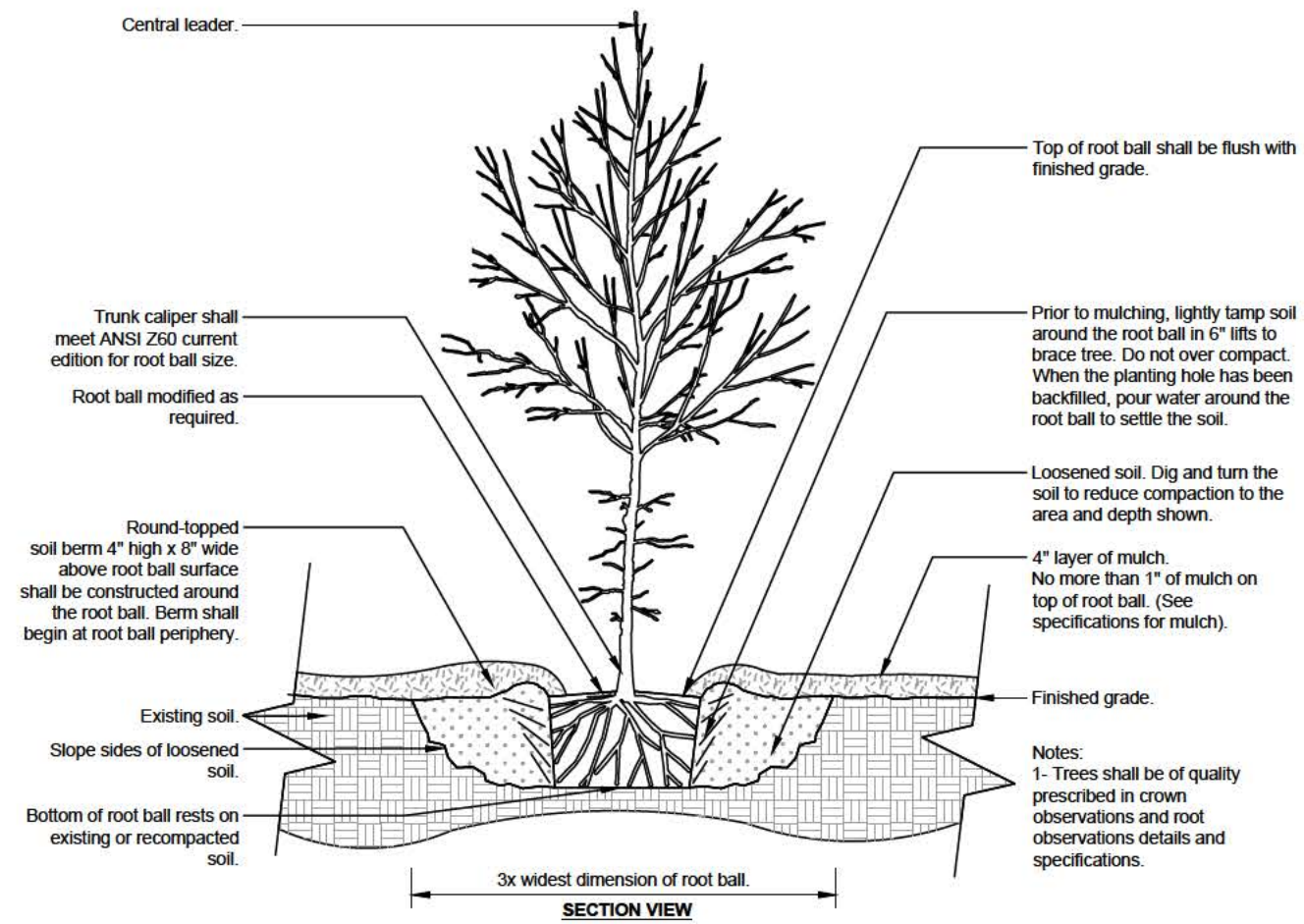
12 SHRUB PLANTING DETAIL SCALE: NONE



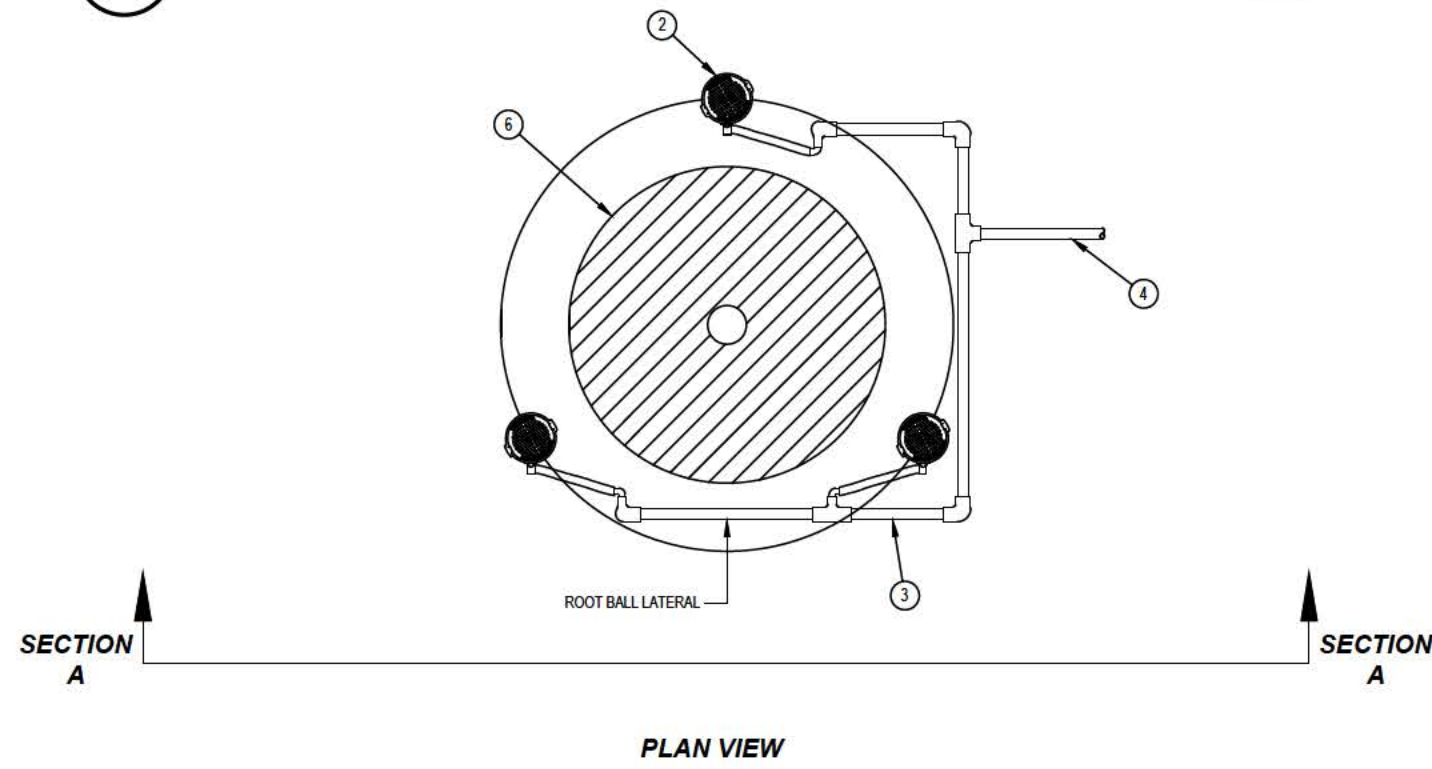
13 IMPACT ROTOR POP-UP HEAD SCALE: NONE



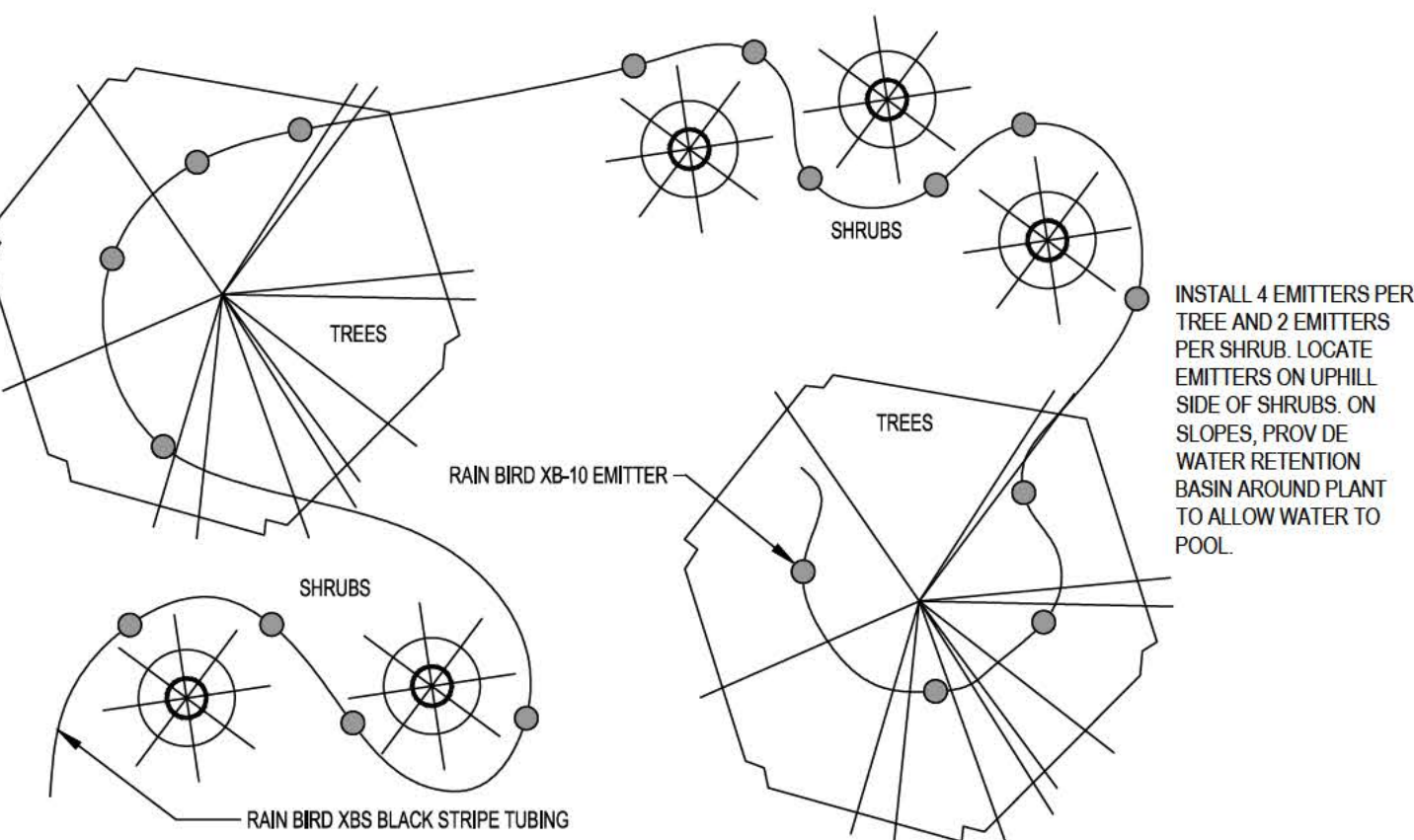
9 PIPE BENEATH PAVEMENT SCALE: NONE



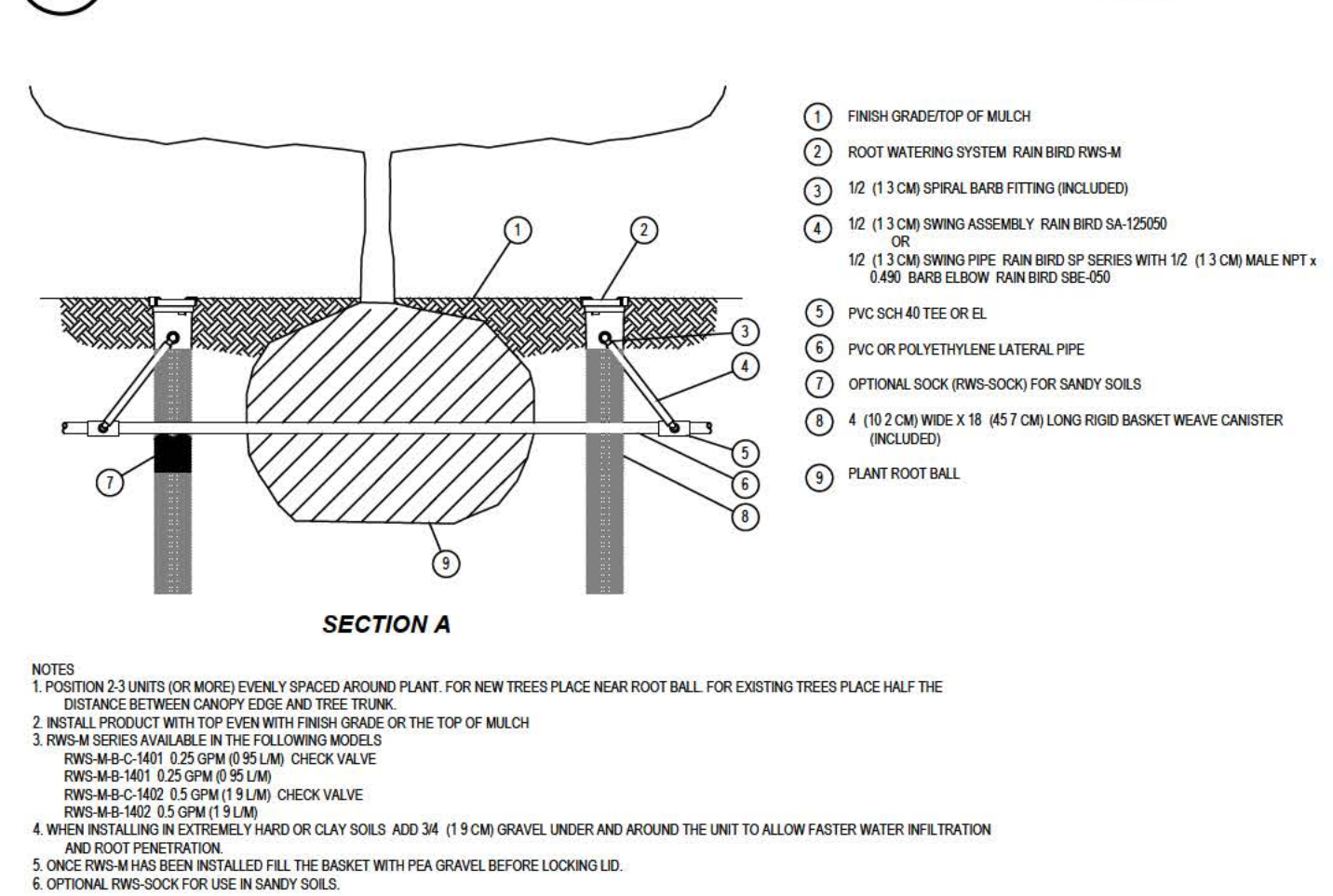
10 TREE PLANTING DETAIL SCALE: NONE



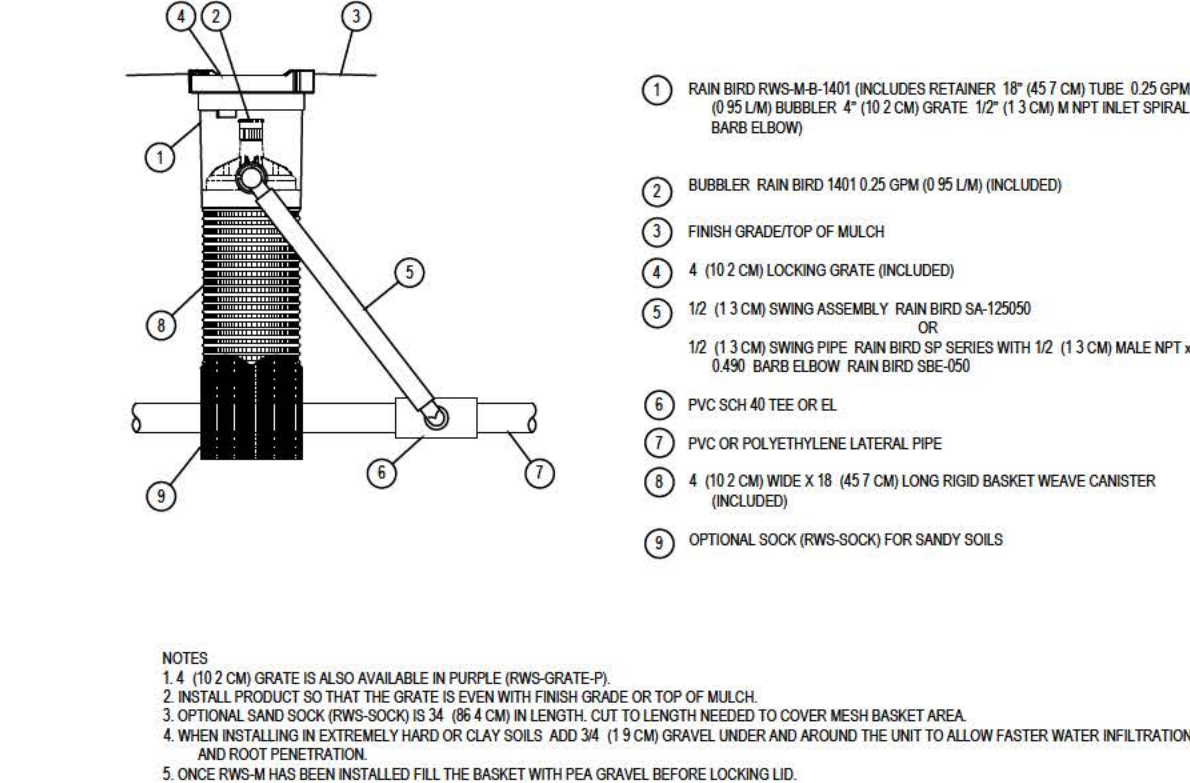
5 IRRIGATION TRENCHING SCALE: NONE



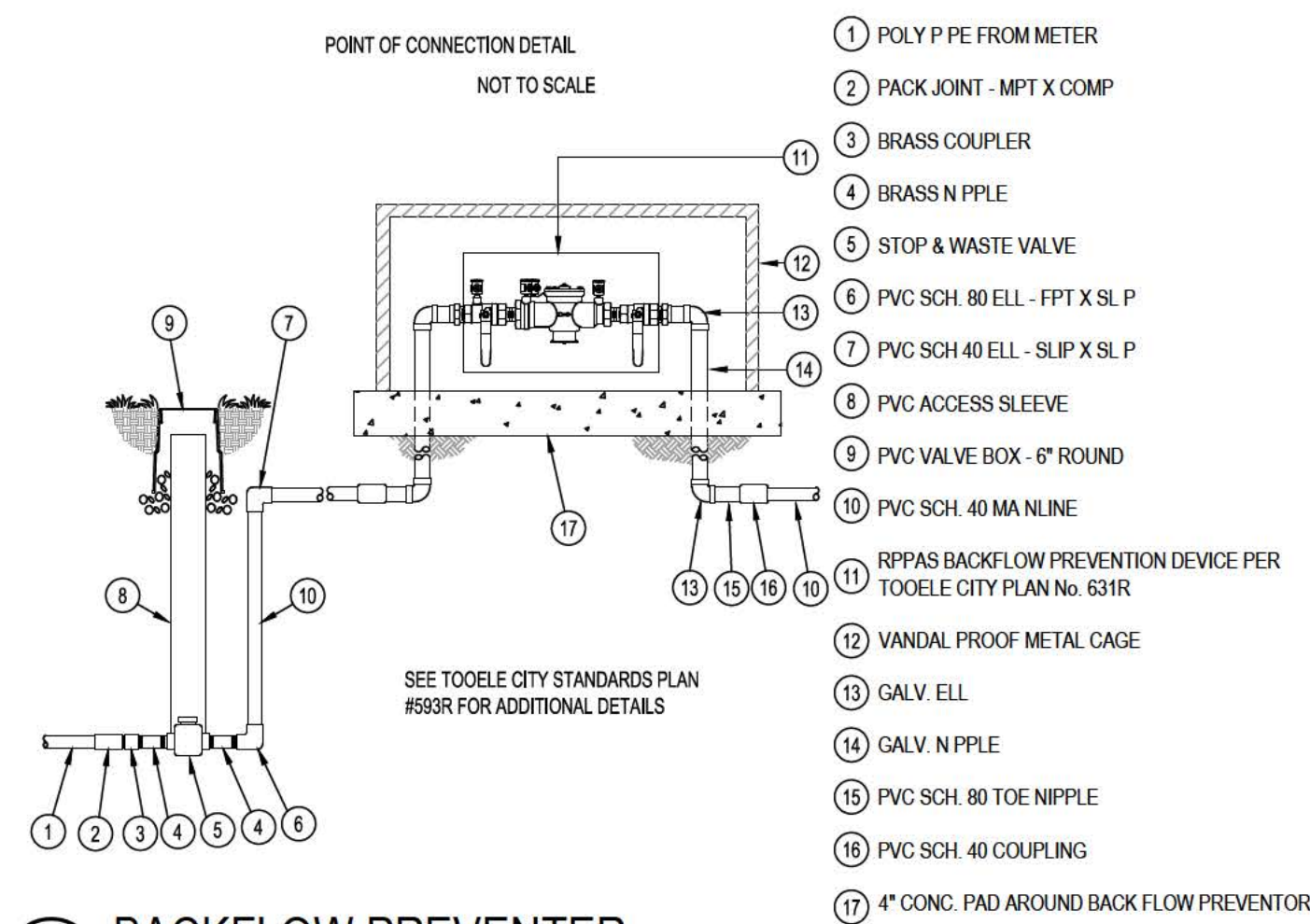
6 DRIP POINT SOURCE EMITTER SCALE: NONE



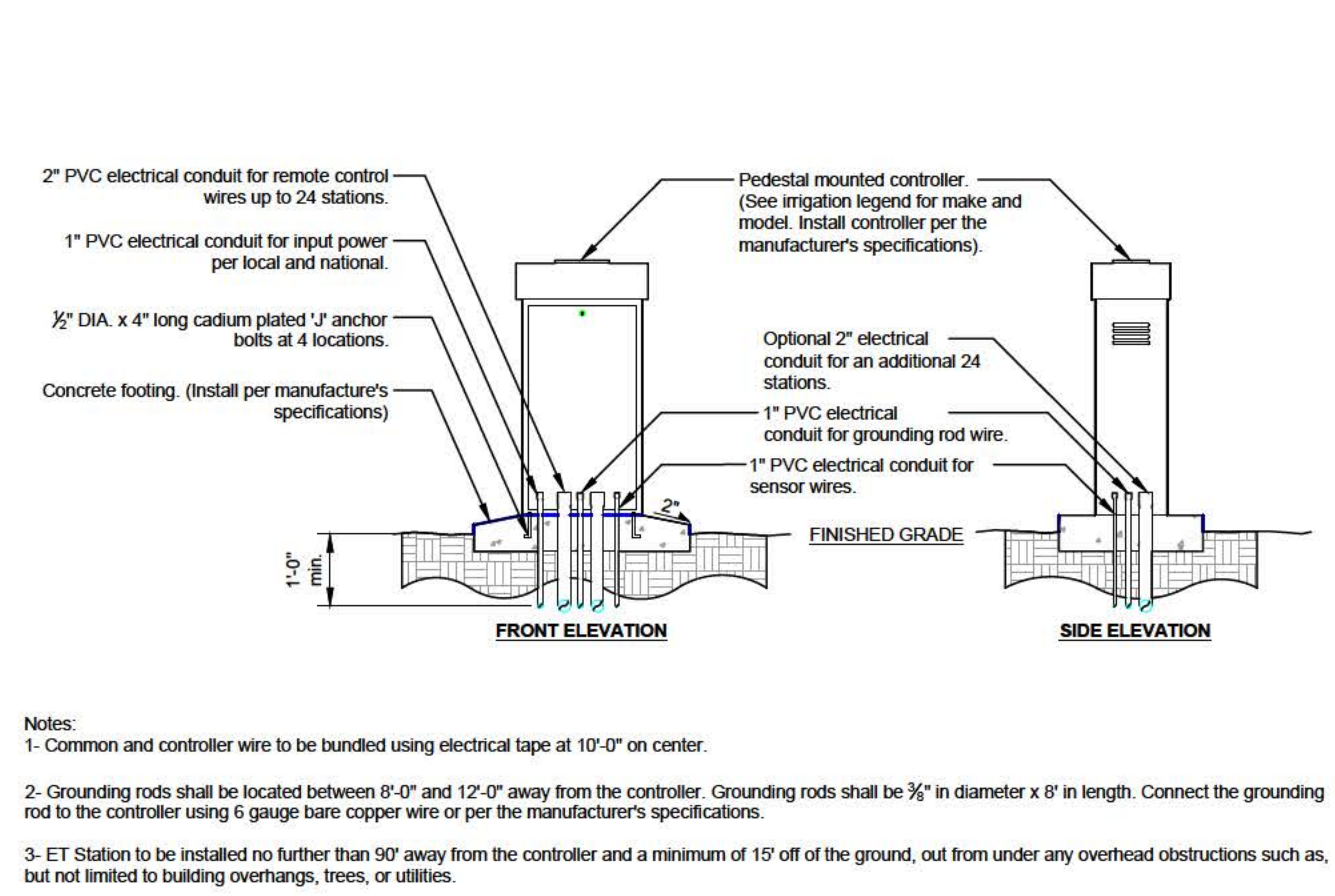
7 ROOT WATERING SYSTEM RWS-M SCALE: NONE



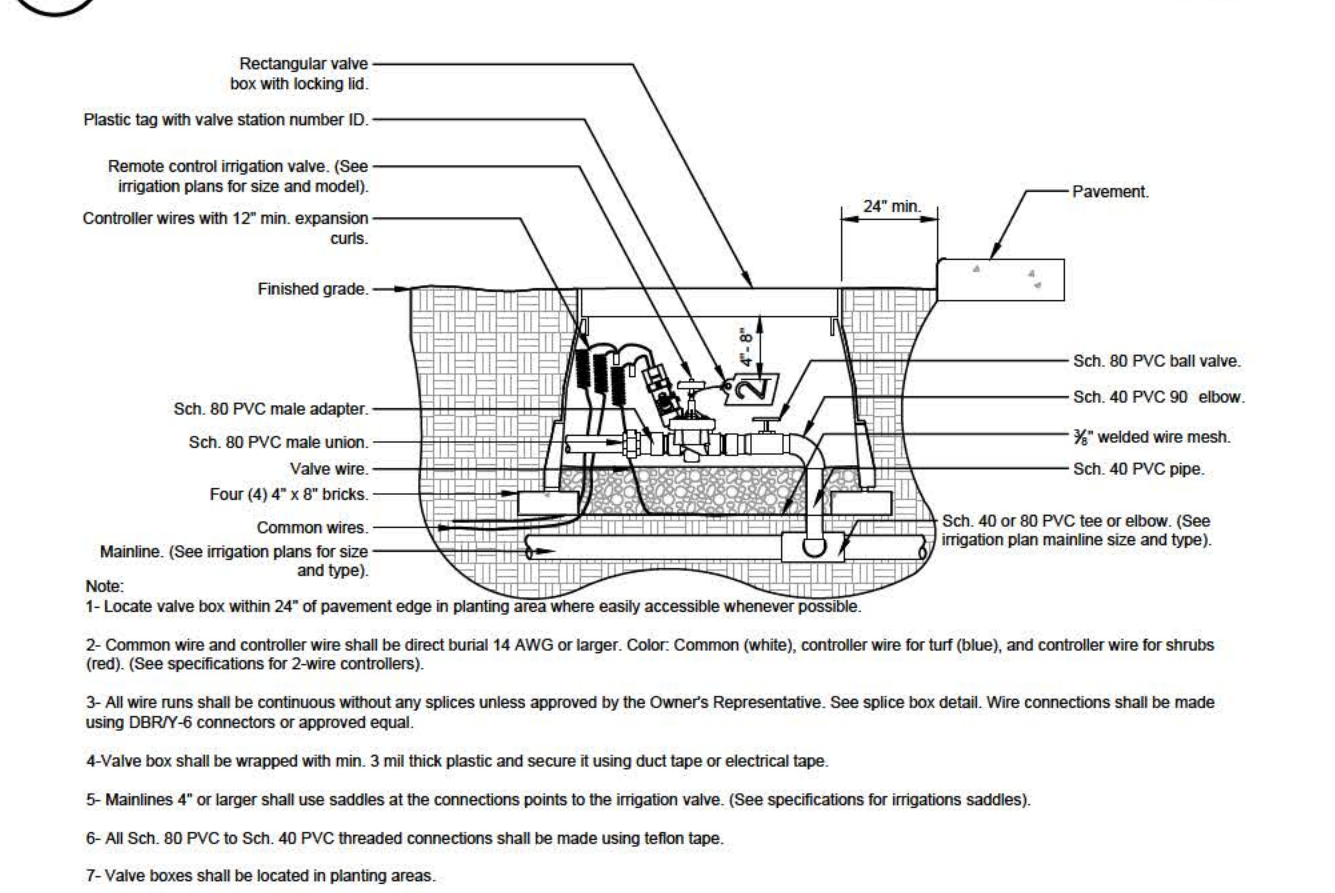
8 ROOT WATERING SYSTEM RWS-M-B-1401 SCALE: NONE



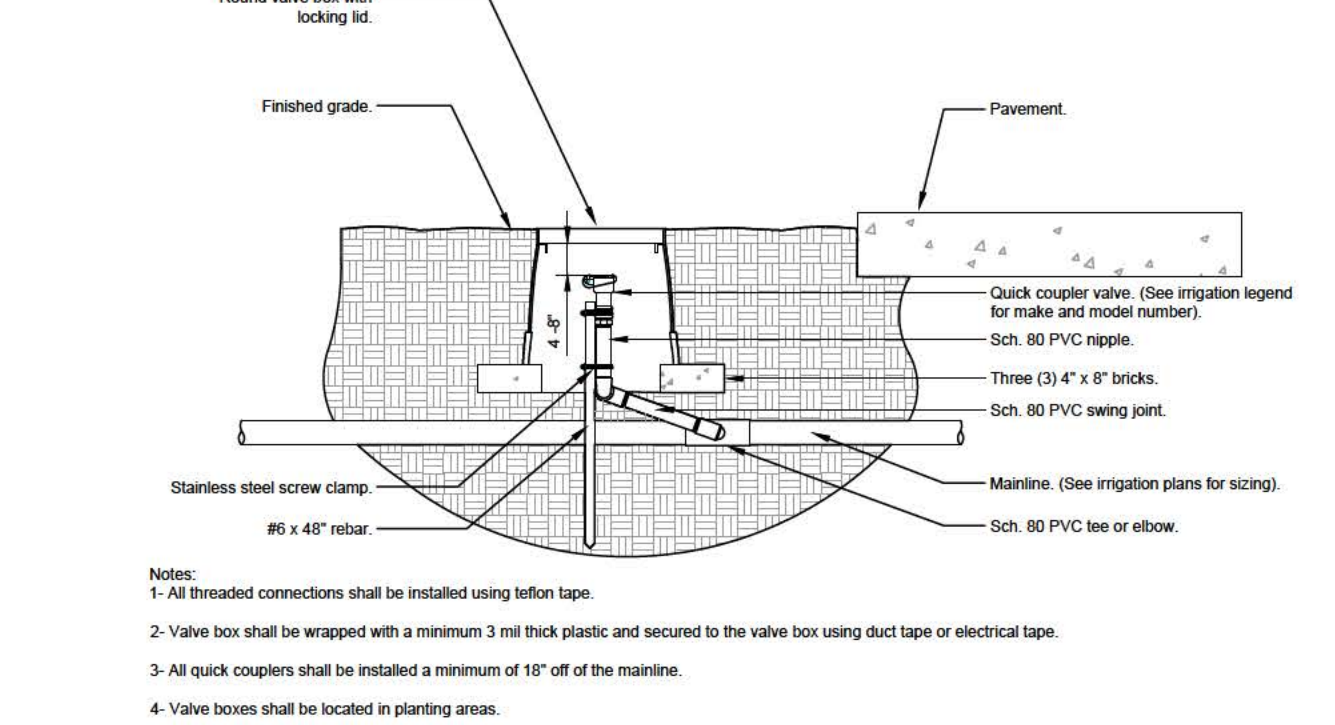
1 BACKFLOW PREVENTER SCALE: NONE



2 IRRIGATION CONTROLLER SCALE: NONE



3 CONTROL VALVE SCALE: NONE



4 QUICK-COUPLING VALVE SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SAND ROCK DEVELOPMENT
8566 WEST GINA ROAD
HERRMAN, UTAH

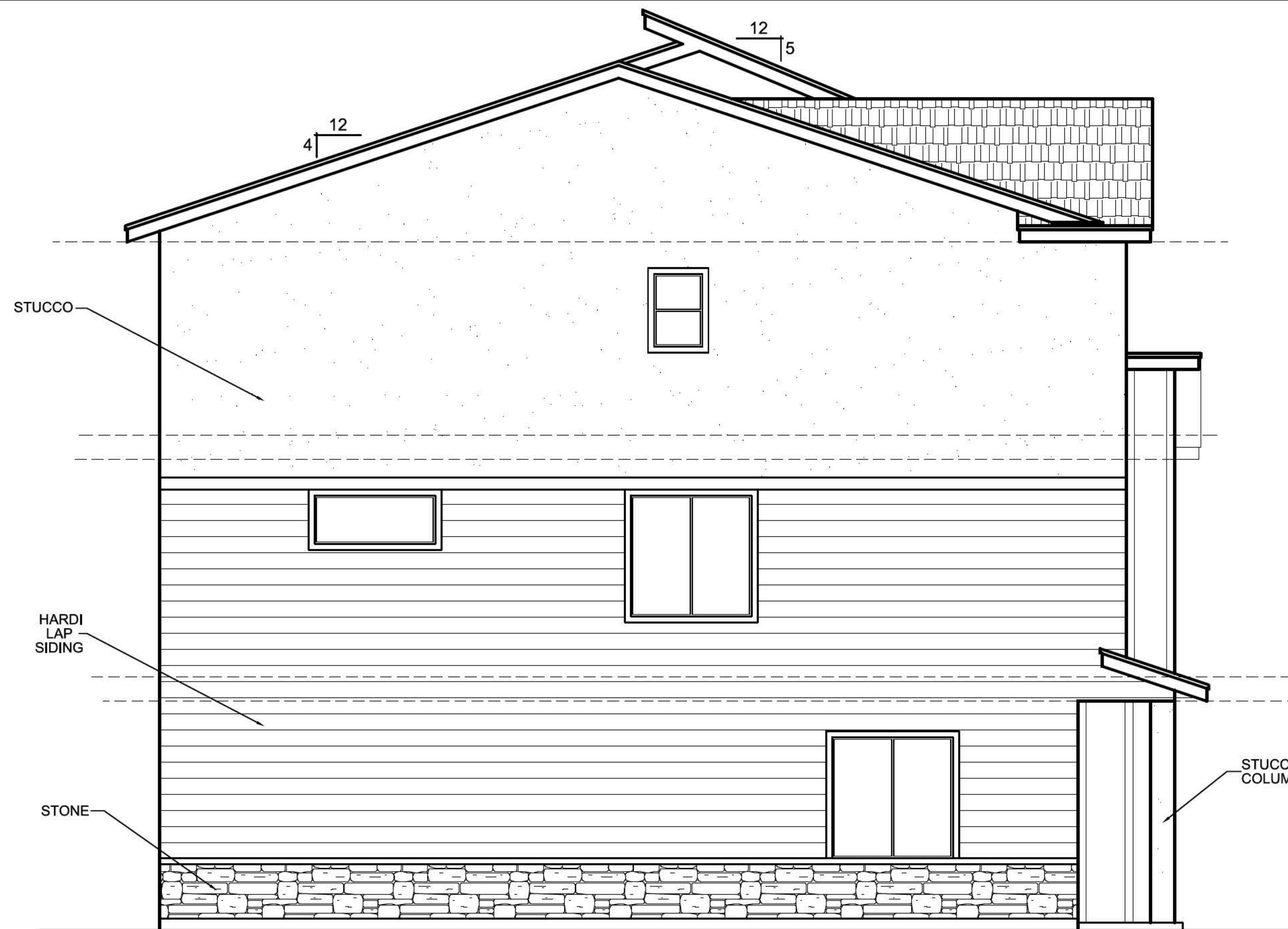
CONTACT:
LARRY JACOBSON
PHONE: 801-8201-3666

**MILLENNIAL PARK SUBDIVISION
PHASE 2 SITE PLAN**
300 WEST STREET 400 NORTH STREET
TOOELE, UTAH

**LANDSCAPE
DETAILS**

PROJECT NUMBER: 82768
PRINT DATE: 7/17/2026
DRAWN BY: C. CHILD
CHECKED BY: C. CHILD
PROJECT MANAGER: C. CHILD

L-300



ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION

1172 SQ. FT. LEFT SIDE FACADE
(EXCLUDING WINDOWS)
98 SQ. FT. OF STONE (8%)
526 SQ. FT. OF HARDI-BOARD SIDING (45%)
548 SQ. FT. OF STUCCO (47%)

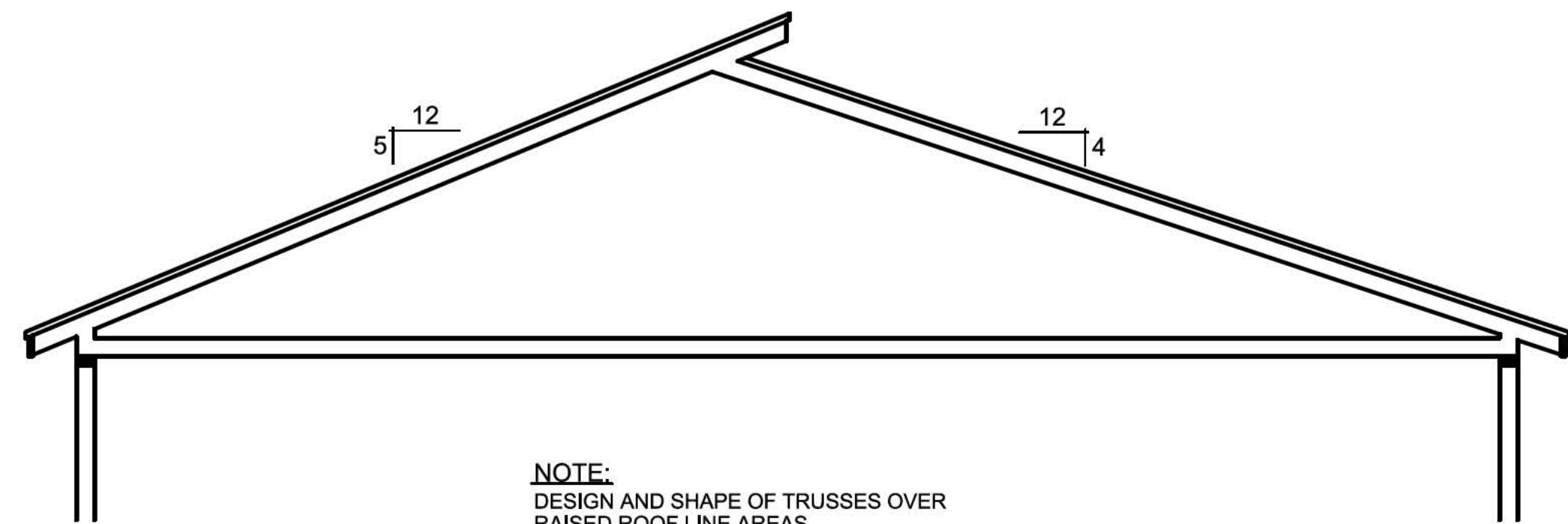
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"
LOTS 201 - 206



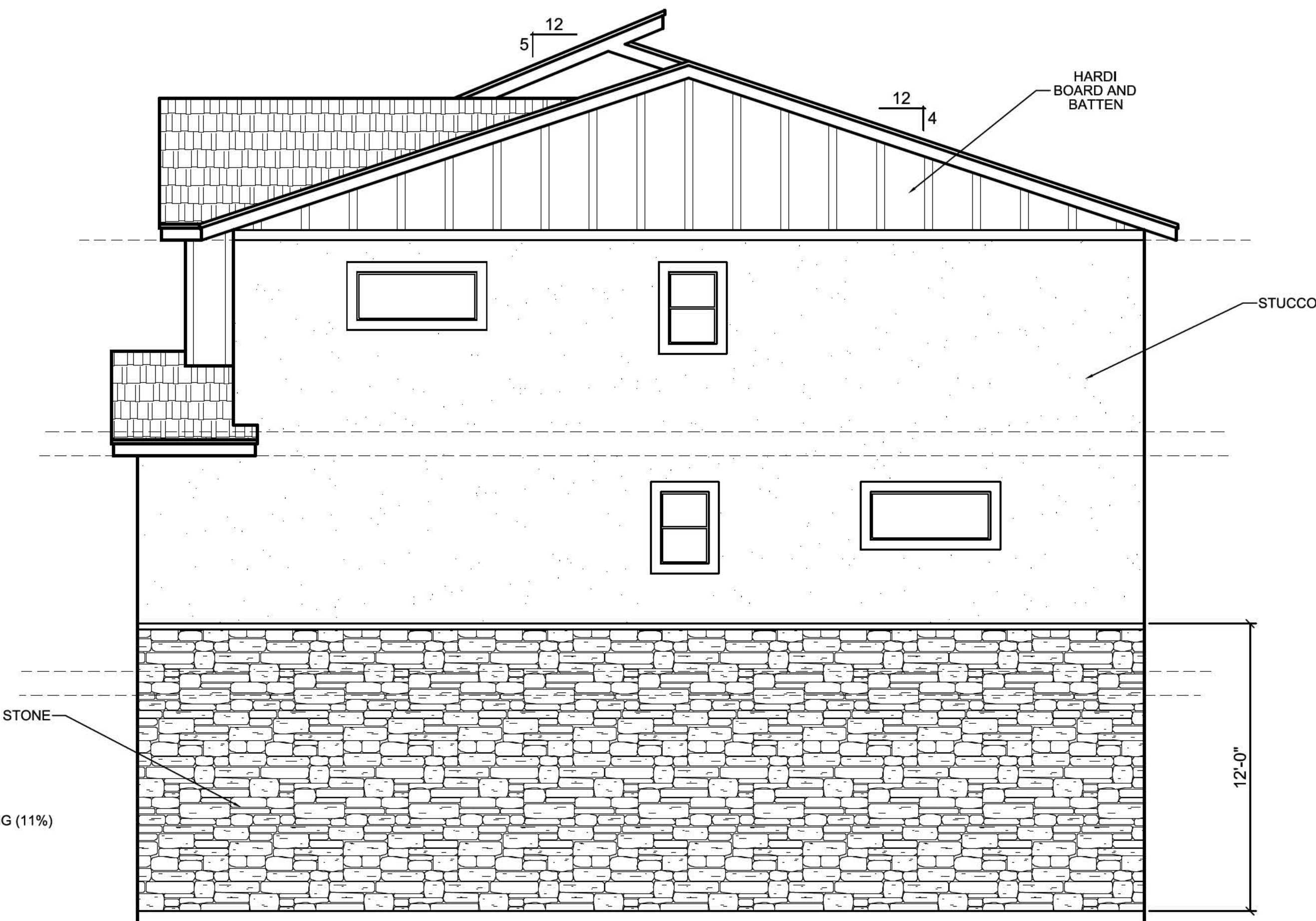
2942 SQ. FT. FRONT FACADE
(EXCLUDING WINDOWS AND DOORS)
1206 SQ. FT. OF STONE (41%)
720 SQ. FT. OF HARDI-BOARD SIDING (24%)
1016 SQ. FT. OF STUCCO (35%)

FRONT ELEVATION
SCALE 1/4" = 1'-0"
LOTS 201 - 206

E C A HOME DESIGN, INC. 801-694-2164	MILLENNIAL PARK SUBDIVISION PHASE 2 6-PLEX PLANS LOTS 201 - 206 TOOELE, UTAH WEST BUILDING 1	DATE FEBRUARY 2026
		SCALE NOTED
		JOB NO. MELLENNIAL PARK
		SHEET 1



NOTE:
DESIGN AND SHAPE OF TRUSSES OVER
RAISED ROOF LINE AREAS



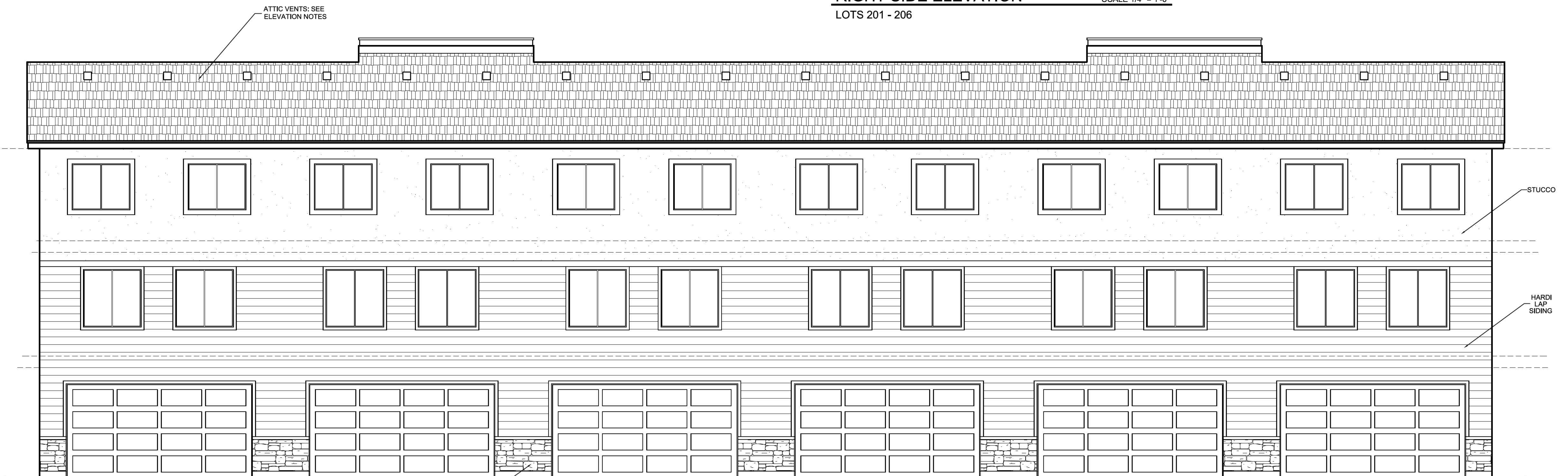
1246 SQ. FT. RIGHT SIDE FACADE
(EXCLUDING WINDOWS)
512 SQ. FT. OF STONE (41%)
140 SQ. FT. OF HARDI-BOARD SIDING (11%)
594 SQ. FT. OF STUCCO (48%)

ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE
WORK SHALL BE COORDINATED THROUGH
THE HOME OWNER AND CONTRACTOR.
ANY REQUIRED ENGINEERING OR SURVEYING
COSTS ARE THE RESPONSIBILITY OF THE
CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION
FOR EVERY 150 SQ. FT. OF ATTIC AREA OR
1 SQ. FT. PER 300 SQ. FT. IF ROOF AND
EAVE VENT COMBINATION

RIGHT SIDE ELEVATION
LOTS 201 - 206
SCALE 1/4" = 1'-0"



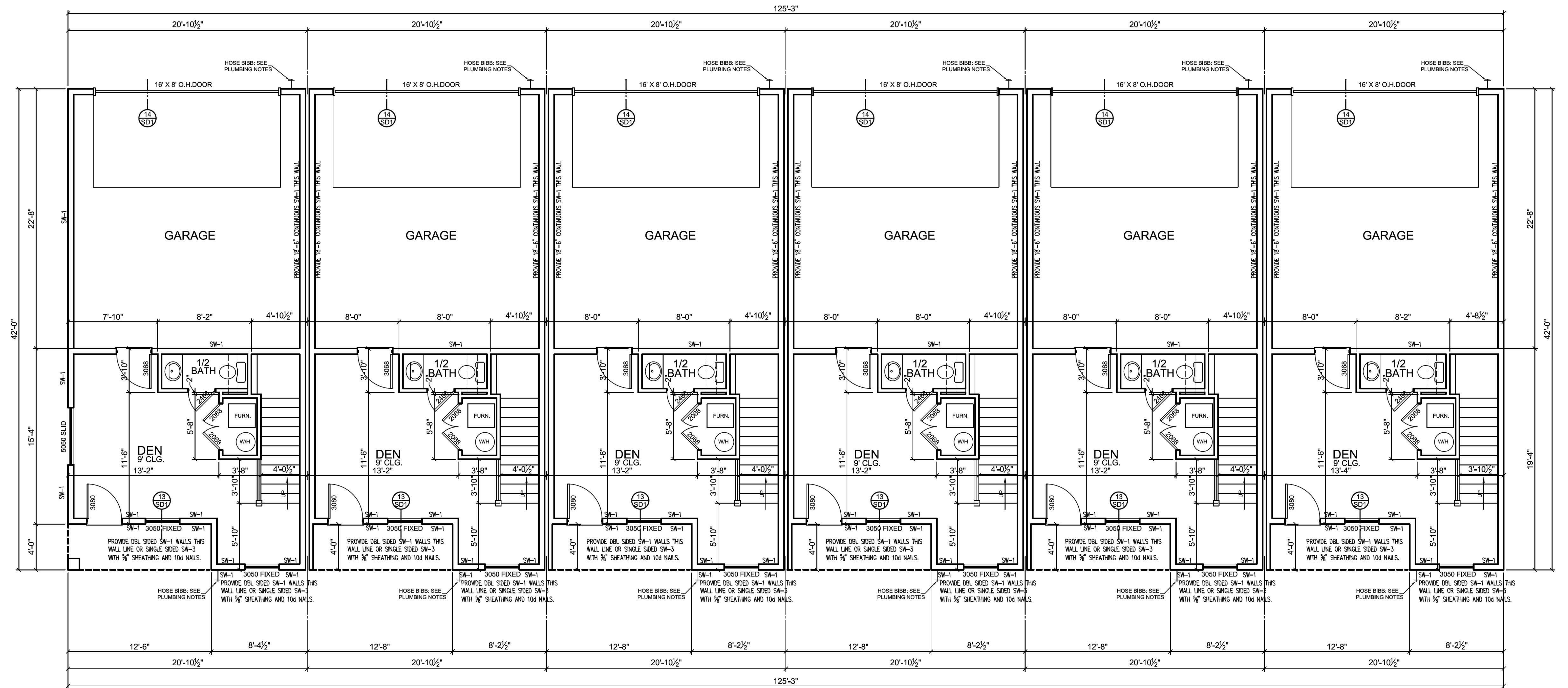
STONE

FRONT ELEVATION
LOTS 201 - 206
SCALE 1/4" = 1'-0"

2244 SQ. FT. REAR FACADE
(EXCLUDING WINDOWS AND DOORS)
82 SQ. FT. OF STONE (4%)
1116 SQ. FT. OF HARDI-BOARD SIDING (50%)
1046 SQ. FT. OF STUCCO (46%)

E C A HOME DESIGN, INC. 801-694-2164	MILLENNIAL PARK SUBDIVISION PHASE 2 6-PLEX PLANS LOTS 201 - 206 TOOELE, UTAH WEST BUILDING 1	DATE FABRUARY 2026
		SCALE NOTED
		JOB NO. MILLENNIAL PARK
		SHEET 2

FLOOR PLAN NOTES
CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.
VENT DRYER TO OUTSIDE W/ MIN. 4" VENT
DOOR FROM GARAGE TO HOUSE IS TO BE 20 MIN. FIRE-RATED SELF-CLOSING DOOR
PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER
5/8" TYPE 'X' GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS
LANDINGS AT EXTERIOR DOORS TO BE 36" X 36" MIN.



LOT 206 MILLENNIAL PARK 429 N. 300 WEST LOT 205 MILLENNIAL PARK 427 N. 300 WEST LOT 204 MILLENNIAL PARK 421 N. 300 WEST LOT 203 MILLENNIAL PARK 415 N. 300 WEST LOT 202 MILLENNIAL PARK 403 N. 300 WEST LOT 201 MILLENNIAL PARK 401 N. 300 WEST

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL ¹	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SV-1 ⁴	7/16" ONE SIDE ²	8d	4" O.C. ⁵	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SV-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ⁵	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 DR A35 @ 12" O.C.
SV-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ⁵	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 6" O.C. ^{7,8}	LTP4 DR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

GARAGE LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

LOTS 201 - 206
350 SQ. FT. LOWER LEVEL EACH UNIT
470 SQ. FT. GARAGE EACH UNIT

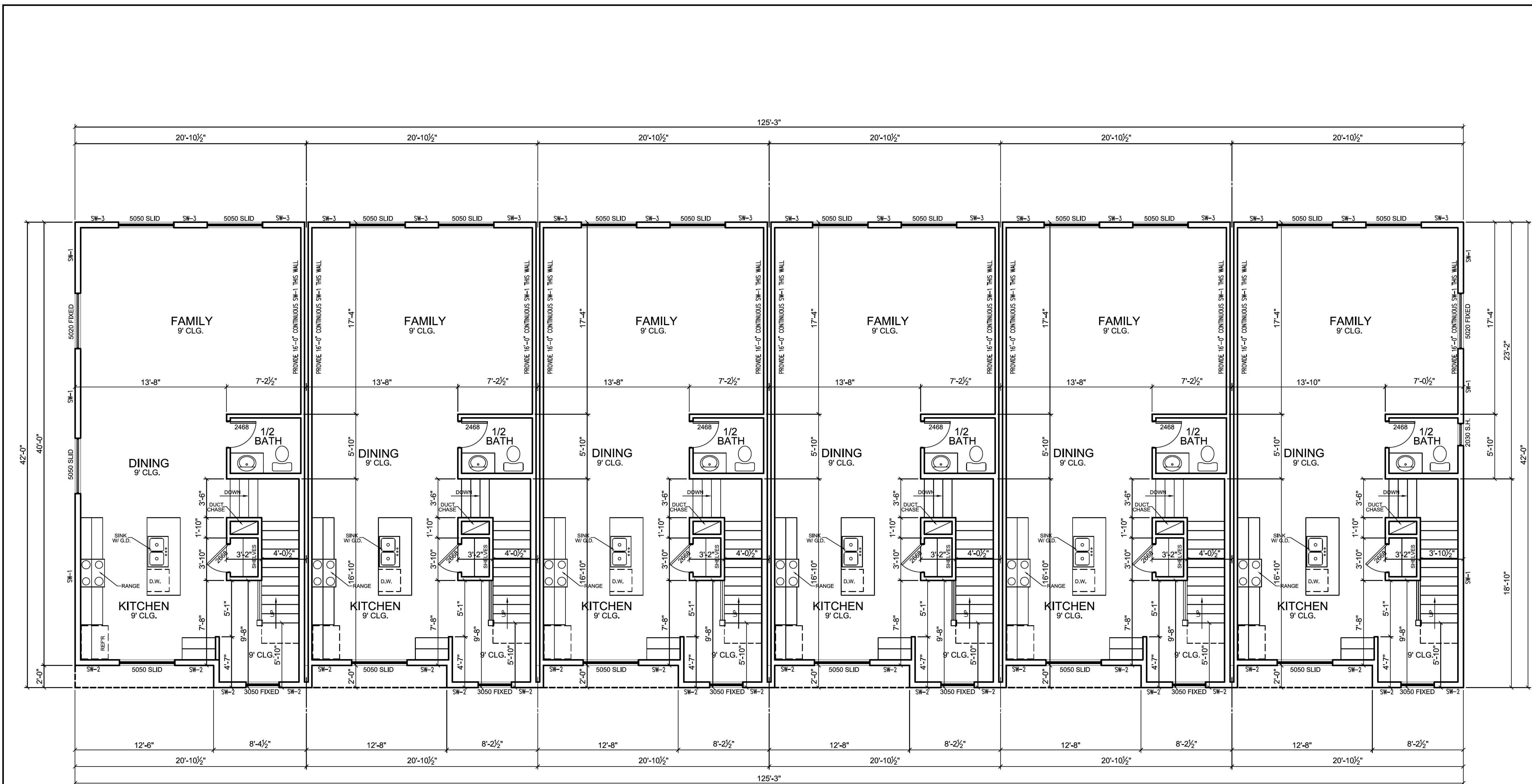
NOTE
SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

E|C|A
HOME DESIGN, INC.
801-694-2164

MILLENNIAL PARK
SUBDIVISION PHASE 2
6-PLEX PLANS
LOTS 201 - 206
TOOELE, UTAH
WEST BUILDING 1



DATE	FEBRUARY 2026
SCALE	NOTED
JOB NO.	MILLENNIAL PARK
SHEET	4



LOT 206 MILLENNIAL PARK
429 N. 300 WEST

LOT 205 MILLENNIAL PARK
427 N. 300 WEST

LOT 204 MILLENNIAL PARK
421 N. 300 WEST

LOT 203 MILLENNIAL PARK
415 N. 300 WEST

LOT 202 MILLENNIAL PARK
403 N. 300 WEST

LOT 201 MILLENNIAL PARK
401 N. 300 WEST

Notes:

1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDDOWNS WITH (2) ROWS EDGE NAILING.

MAIN (MID) LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

LOTS 201 - 206

770 SQ. FT. EACH UNIT

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

E|C|A

HOME DESIGN, INC.

801-694-2164

MILLENNIAL PARK

SUBDIVISION PHASE 2

6-PLEX PLANS

LOTS 201 - 206

TOOELE, UTAH

WEST BUILDING 1

DATE

FEBRUARY 2026

SCALE

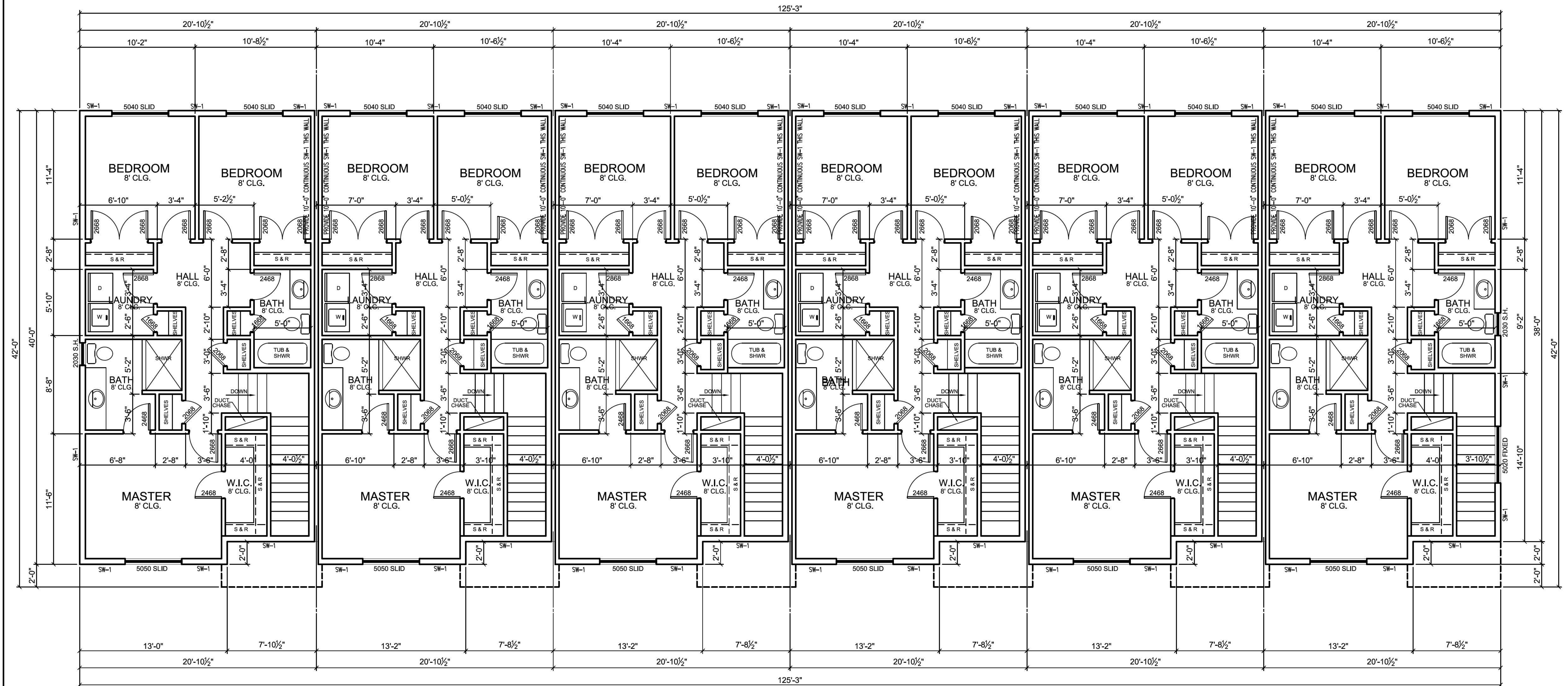
NOTED

JOB NO.

MILLENNIAL PARK

SHEET

5



LOT 206 MILLENNIAL PARK
429 N. 300 WEST

LOT 205 MILLENNIAL PARK
427 N. 300 WEST

LOT 204 MILLENNIAL PARK
421 N. 300 WEST

LOT 203 MILLENNIAL PARK
415 N. 300 WEST

LOT 202 MILLENNIAL PARK
403 N. 300 WEST

LOT 201 MILLENNIAL PARK
401 N. 300 WEST

SHEAR WALL NOTES						
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O. WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.						
SHEAR WALL SCHEDULE						
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT
TYPICAL*	7/16" ONE SIDE	8d	6" D.C.	12" D.C.	16G @ 3" D.C.	16d @ 6" D.C.
SW-1*	7/16" ONE SIDE	8d	4" D.C.	12" D.C.	16G @ 2" D.C.	16d @ 6" D.C.
SW-2*	7/16" ONE SIDE	8d	3" D.C.	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8" D.C.7#
SW-3*	7/16" ONE SIDE	8d	2" D.C.	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8" D.C.7#
NOTES:						
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.						
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (OBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.						
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.						
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.						
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.						
6. NAILS TO BE COMMON OR GALVANIZED BOX.						
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.						
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.						
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.						

UPPER LEVEL FLOOR PLAN

LOTS 201 - 206
728 SQ. FT. EACH UNIT

SCALE 1/4" = 1'-0"

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES



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HOME DESIGN, INC.
801-694-2164

MILLENNIAL PARK
SUBDIVISION PHASE 2
6-PLEX PLANS
LOTS 201 - 206
TOOELE, UTAH
WEST BUILDING 1

DATE
FEBRUARY 2026
SCALE
NOTED
JOB NO.
MILLENNIAL PARK
SHEET
6

**Tooele City Planning Commission
Business Meeting Minutes**

Date: July 22, 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
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Excused:

Tyson Hamilton

Absent:

Amanda Cordova
Frank Linford

Council Member Liaisons:

Ed Hansen
Jon Gossett

Staff Present:

Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Teresa Young, Clerk/Minute Composition

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Vice Chairman Proctor opened the meeting at 7:00 p.m. and led the Pledge of Allegiance.

2. **Roll Call**

Melanie Hammer, Present
Chris Sloan, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Jon Proctor, Present

3. **Public Hearing to consider a Conditional Use Permit request by Wildcat T10, LLC, representing Take 5 Oil to authorize the use of a “Automobile Service and Repair” and “Accessory Drive Through Facility” for property located at approximately 2400 North and SR-36 on approximately .45 acres in the GC General Commercial zoning district**

Ms. Anglin presented a request for a conditional use permit for a Take 5 Oil Change facility with an accessory drive-through on approximately one-half acre within The Peak at Compass Point Commercial Development. The property is zoned General Commercial and designated Regional Commercial in the General Plan. Ms. Anglin explained that the proposal is consistent with the General Plan and surrounding commercial development, with access provided through the private street network rather than directly from SR-36.

The proposed site includes three service bays, 10 parking stalls, and a drive-through queuing lane that remains on private property. Ms. Anglin noted that additional information on internal vehicle circulation and queuing will be required during final site plan review. Potential impacts related to construction, utilities, fire and life safety, traffic circulation, and visual appearance were identified, but staff concluded these could be addressed through the City's engineering, building, fire, and site plan review processes. Planning Staff recommended approval of the conditional use permit, subject to one condition allowing additional landscaping, screening, or other site design improvements if needed to reduce visual impacts from the drive-through.

During Planning Commission discussion, members asked about oil storage requirements and the drive-through operation. Staff explained that oil storage and related safety measures would be reviewed during the site plan and building permit process. Planning Commissioners also sought clarification on why the facility was considered a drive-through, with staff explaining that customers remain in their vehicles while passing through the service bays, similar to a Jiffy Lube. Questions were also raised about the condition requiring potential additional landscaping, with staff explaining it was included to provide flexibility to address any visual concerns identified during the final site plan review.

Vice Chairman Proctor opened the public hearing at 7:07 p.m. Seeing no members of the public coming forward, Vice Chairman Proctor closed the public hearing at 7:07 p.m.

The Planning Commission discussed the proposed condition requiring additional landscaping or site design improvements to mitigate visual impacts associated with the drive-through. Several commissioners expressed concern that the condition was too broad and subjective, suggesting it be revised to provide clearer standards and ensure consistency with similar developments, such as the existing Jiffy Lube.

Staff explained that the intent of the condition was to preserve the visual appearance of the City's commercial gateway by screening drive-through areas and any potentially unattractive site features, while the City Attorney Mr. Johnson, confirmed that aesthetic impacts may be considered when imposing conditions if they are reasonably related and minimally restrictive. Planning Commissioners also discussed whether landscaping should be limited to mitigating headlight impacts or other specific concerns.

Mr. Vande Guchte, the applicant, clarified that all new and used oil storage tanks would be located inside the building, eliminating the need to screen exterior tanks. During discussion, the Mr. Johnson reminded the Planning Commission that it had the authority to modify or remove the proposed condition if it determined it was unnecessary. Planning Commissioners acknowledged the importance

of maintaining an attractive entrance to the community while also emphasizing the need for consistent development standards.

Motion: Commissioner Sloan move we approve the Conditional Use Permit request by Mitch Vande Guchte, representing Wildcat T10, LLC, to authorize an “Automobile Service and Repair” and “Accessory Drive Through Facility” for Take Five Oil, lot 14 of the Peak at Compass Point Commercial Subdivision, application number 2026049, based on the findings and subject to the conditions listed in the Staff Report dated July 16, 2026, including additional landscaping screening or site design improvements may be required to mitigate visual impacts as determined by staff with an emphasis on visual impacts. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Vice Chairman Proctor, “Aye”. The motion passed 6-0.

4. City Council Reports

Councilman Gossett reported that the City Council had a full agenda and approved several items, including the land use map amendment changing approximately 4.1 acres at 1280 North and 200 East from Medium Density Residential to Light Industrial. He also highlighted a work meeting presentation on proposed architectural design standards, explaining that the discussion focused on enhancing the City's visual character and creating a distinctive appearance for Tooele. Councilman Gossett noted that the topic would likely come before the Planning Commission in the future and encouraged commissioners to look forward to those discussions.

5. Review and Decision – July 8, 2026 Planning Commission Meeting Minutes

There were no corrections to the minutes.

Motion: Commissioner Sloan moved to approve the July 8, 2026 Planning Commission Meeting Minutes. Commissioner Jensen. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Vice Chairman Proctor, “Aye”. The motion passed 6-0.

6. Adjourn

Before adjourning, Planning Commissioners discussed the need for clearer and more consistent standards for landscaping and screening associated with drive-through developments. Some Planning Commissioners expressed support for developing minimum design standards to reduce subjectivity while maintaining flexibility and avoiding unnecessary burdens on future businesses.

Planning Staff agreed that the City's upcoming architectural design standards would provide an appropriate opportunity to incorporate standards for drive-through facilities, including landscaping and screening requirements. Staff emphasized the goal of creating simple, flexible standards that establish a consistent minimum level of quality for development throughout the City.

Planning Commissioners also noted the importance of balancing aesthetic expectations with economic development, cautioning against overly restrictive requirements that could discourage new businesses.

Staff indicated that the proposed architectural standards would return to the Planning Commission for further discussion and recommendations.

Vice Chairman Proctor adjourned the meeting at 7:24 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 August, 2026

Jon Proctor, Tooele City Planning Commission Vice Chair

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