

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, August 26, 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/@tooelecity> 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@tooelecity.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 and Recommendation** on a request for approval of a zoning map amendment and land use map amendment request by Perry Commercial to re-assign the zoning and land use designation for properties located at approximately 3100 North SR-36 (116 acres), 800 West 1000 North (39 acres), 3300 North 400 West (51 acres), and 1200 West 2400 North (192 acres). The applicant is requesting to re-assign the land use designation for the subject properties to RC Regional Commercial, to re-assign the zoning to the Compass Point CSD Zoning District, and to adopt a new Compass Point CSD Zoning Ordinance.
4. **Public Hearing and Decision** to consider a Conditional Use Permit request by Dallas Rowberry to authorize a "pet shop/ pet grooming" business in the General Commercial (CG) zoning district, located at approximately 756 North Main Street.
5. **Decision** on a proposed site plan amendment by Ledger Cove LLC for property located at 1000 North Franks Drive in the MR-16 Multi-Family Residential zoning district on 16 acres regarding the relocation of previously approved development amenities.
6. **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. Tabled from the August 12, 2026 Planning Commission meeting.
7. **City Council Reports**
8. **Review and Decision** – August 12, 2026 Planning Commission meeting minutes.
9. **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 18, 2026

To: Tooele City Planning Commission
Business Date: August 26, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Compass Point Commercial Special District (CSD) – Zoning Map Amendment Request

Application No.: 2026005
Applicant: Jake Finlinson, representing Perry Commercial
Project Location: Approximately 3100 North SR-36 (Area “A”), 800 West 1000 North (Area “B”), 3300 North 400 West (Area “C”), and 1200 West 2400 North (Area “D”).
Zoning: Varies. See “background” section below for zoning descriptions.
Acreage: Approximately 398.1 Acres (Approximately 17,341,236 ft²)
Request: Request for approval of a zoning map amendment to re-assign the zoning for the areas described above to the Compass Point Commercial Special District (CSD) zoning district and to adopt the proposed CSD development standards as Compass Point CSD Zoning Ordinance.

BACKGROUND

This application is going to result in a very lengthy and fairly complicated staff report. Please bear with Staff as we attempt to accurately describe the scope of this complicated request. The proposed CSD is divided into four non-contiguous areas and is currently contingent upon City Council approval of a specific text amendment regarding minimum qualifications for a CSD. The applicant has been apprised that if the Council, for whatever reasons, does not adopt the proposed text amendment this entire application becomes invalid and they will start over in the process. Area A consists of 116 acres and is located at the intersection of 3100 North and Main Street (SR-36). Area B consists of 39 acres and is located west of the intersection of 600 West and 1000 North. Area C consists of 51 acres and is located north of the Overlake Golf Course, east of the Tooele City waste water reclamation plant at 400 West. Area D is located west of the golf course at 1200 West stretching from approximately 1500 North to the City’s waste water reclamation plant. The CSD request seeks to change the zoning of all of the 398 acres to the Compass Point CSD zoning district and to adopt specific development standards as the new zoning code for the Compass Point CSD zoning district.

In compliance with the proposed text amendment regarding the qualifications for a CSD this application not only involves a Zoning Map Amendment and adoption of the accompanying zoning code, it also must include a recommendation to amend the Land Use Map of the Tooele City General Plan after consideration and deliberation. A CSD is a commercial zoning district and in order for a CSD to comply with the Land Use Map, the land use designation must also be amended in conjunction with this application.

ANALYSIS

General Plan and Zoning.

Area “A”: The current zoning for this geographical area consisting of 8 individual parcels of record is predominantly GC General Commercial. There is a small portion of Area “A” that is currently zoned Compass Point RSD. The Land Use Designation for Area “A” is mostly Medium Density Residential (MDR) along the majority of the western two-thirds with Regional Commercial (RC) on all of the properties having immediate frontage on SR-36. The property as it is currently zoned is not compliant with the current land use designations of the Land Use Map. The GC zone is not a recommended zoning district for the MDR and RC land use designations.

Area “B”: The current zoning for this geographical area consisting of 1 parcel of record is NC Neighborhood Commercial. The Land Use Designation for this parcel is Community Commercial (CC). This parcel does not require a re-assignment of Land Use as the parcel is already commercially designated. The NC zoning district assigned to this property is in compliance with the CC land use designation of the Land Use Map.

Area “C”: This area consists of 1 parcel of record and was incorporated into the Compass Point RSD and currently bears the Compass Point RSD zoning district. The Land Use Designation for this area is Medium Density Residential (MDR). The RSD Zoning district is a recommended zoning of the MDR land use designation and currently in compliance with the Land Use Map.

Area “D”: As with Area “C”, Area “D” was also incorporated into the Compass Point RSD. However, for reasons related to the number of units authorized to Perry Homes as per the Overlake Settlement Agreement, the applicant may have more land than can be utilized for residential development due to the cap placed on the number of units as per the settlement agreement. The property is designated as Medium Density Residential on the Land Use Map of the Tooele City General Plan. The Compass Point RSD Zoning district is a recommended zoning of the MDR land use designation and currently in compliance with the Land Use Map.

Land Use Designation.

In order to qualify for a CSD the properties must have a commercial land use designation. A CSD is a commercial zone and Tooele City codes require that all assigned zoning districts comply with the Land Use Map of the Tooele City General Plan. A text amendment conducted by the applicant will permit CSD applications to combine a Land Use Map Amendment and a CSD Zoning Map Amendment into one application. Therefore, the Planning Commission must first evaluate and recommend a commercial land use designation for each property or geographic area involved in the CSD request. This section evaluates each area and a commercial land use designation for each area.

Area “A”: Area “A” is predominantly located adjacent to a recently constructed signalized intersection at 3100 North Main Street (SR-36). The frontage of the properties located within Area “A” are already designated as RC. With the signalized intersection and the proximity of the properties to Tooele City’s largest transportation corridor this area is prime commercial real estate. 3100 North is a major collector street as well. A commercial land use designation for these properties is the highest and best land use and of the greatest benefit to Tooele City as a whole. A Regional Commercial (RC) designation would suit these properties nicely.

Area “B”: Situated immediately north of 1000 North and west of the signalized intersection at 600 West, this area is a prime location for commercial. With a Community Commercial land use designation

already assigned this property is not in need of any re-assignment of land use designation.

Area “C”: Located north of the existing Links at Overlake Golf Course and east of the Tooele City waste water treatment plant one could easily envision this geographical area as being residential. However, Tooele County has plans to construct the proposed 3300 North Parkway extending east to west along Tooele City’s northern municipal boundary. This road will be an arterial collector class road and will bring significant amounts of vehicular traffic travelling east and west between SR-36 and the future Mid-Valley Highway. Given the amount of residential zoning that already exists in the Compass Point RSD and the limited number of residential units available to Perry Homes, as well as the frontage onto a major transportation corridor, this property would be better served and provide greater benefit to Tooele City with a Regional Commercial land use designation.

Area “D”: This long strip of property extending north to south from 1500 North to the City’s waste water treatment facility along the future 1200 West corridor is a bit of an enigma. Perry Homes has included this area in the Compass Point RSD but has indicated within the RSD that this area could very well end up as commercial / light industrial, depending upon the allocation of units per the Settlement Agreement throughout the residential areas. In other words, this may be excess residential property. It also will eventually have frontage on 1200 West, another arterial collector road. Granted it may be 20 years before this property develops. The developer would like this property to also be included in the CSD and in order for that to happen the property must have a commercial land use designation in the Land Use Map of the General Plan. A Regional Commercial designation would suit this property well.

Commercial Special Districts (CSDs).

Commercial Special Districts are authorized by Tooele City Code 7-16a CSD Commercial Special Districts. A CSD is the establishment of a new zoning district applicable to a specific geographical area identified within the CSD. Approval of a CSD shall include both an amendment to the Zoning Map and the adoption of an ordinance to govern development within the CSD.

As per Tooele City Code 7-16a-5 Standard of Review, the Planning Commission and the City Council are under no obligation to approve a CSD and also under no obligation to approve any single feature, element or provision proposed with an application for a CSD. Every CSD application shall be considered for its own merits and the benefits it brings to the City. Approvals for a CSD shall be based upon the following:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

As per Tooele City Code 7-16a-6 Processes and Procedures, a CSD shall not alter or change the approval processes to be employed for land use applications within the CSD. Approval processes shall proceed as required by Tooele City Code and Utah State Code.

CSDs do not change or alter building code and fire code requirements. Building and fire codes are required by State mandates and nothing in the CSD can alter or amend the requirement to adhere to all pertinent building and fire codes.

The Compass Point CSD.

The Compass Point CSD is a 23 page zoning ordinance that will govern future commercial development in Areas A, B, C and D. The proposed document contains the following:

1. **Purpose and Intent:** Establish customized development standards tailored to the unique character and objectives of Compass Point.
2. **Mapping:** A map that demonstrates the geographical locations that will be included in and governed by the CSD.
3. **Permitted and Conditional Uses:** The CSD provides its own list of permissible uses that may occur in the district. Conditional uses will still require Planning Commission approvals and all permitted uses will still be subject to business licensing and building permit requirements.
4. **Development Standards:** This section will govern issues such as lot size, building setbacks, building height and site design.
 - a. Lot sizes: No restriction on lot size and no restriction on lot coverage, however, lot coverage will still be restricted by required parking, building setbacks and required landscaping.
 - b. Building Setbacks: Setbacks are minimal in the CSD. 10 feet on the front and 10 feet on the corner sides with 0 setbacks for the rear and interior sides. Buildings exceeding 4 stories in height shall maintain a setback from residential zones equal to the height of the building.
 - c. Building Height: Up to 8 stories.
5. **Utilities:** The CSD requires that new utility lines shall be buried where feasible.
6. **Landscaping Requirements:** Requires park strip landscaping and street tree installation as well as 10% interior landscaping for each individual commercial lot. Prohibits the use of irrigated sod and requires trees be planted in specific locations in parking lots but otherwise does not provide any landscaping standards above and beyond current City landscaping requirements.
7. **Fencing and Screening:** Specifies approved and prohibited fencing types. Requires 6 foot masonry fencing between residential and commercial properties. Requires screen fencing for vehicle storage areas associated with automobile repair as well as screening of outdoor storage areas, loading docks, mechanical equipment. Requires screen walls to resemble the main structure in color and materials.
8. **Site Lighting:** Requires street lighting to comply with the standards of the North Tooele Special Service District. Interior lighting shall be directed down and into the site and shall take measures to limit light pollution and preserve the “dark sky.” Includes verbiage about monument sign lighting but doesn’t provide any specific standards. Prohibits unshielded light fixtures and prohibits the use of flashing or strobing lights.
9. **Off-street Parking Requirements:** Establishes a standard parking requirement of 4 parking spaces for each 1,000 square feet of gross floor area for all commercial uses. Permits the Community Development Director authority to approve parking requirements for schools, hospitals, flex spaces and warehouse and authorizes shared parking arrangements.
10. **Architectural Design Standards:** The CSD does provide architectural design standards for development within the CSD but doesn’t provide any specific standards to be followed other than some façade articulation along every 70 feet of building façade frontage. It also does require the same design consideration given to all four building facades.
11. **Amenities:** Specifically does not require any public or private amenities. It does authorize the Community Development Director to reduce landscaping requirements if amenities are provided.
12. **Transportation:** Not much here. The CSD simply refers to City standards for road construction and emergency vehicle access requirements.
13. **Signage:** Permits the construction of pylon signs on properties with frontages on 3100 North, SR-36 and Meridian way. Establishes maximum pylon sign height at 35 feet and a maximum

- sign size of 350 square feet. The CSD also permits the construction of a large Compass Point Entry monument sign as well as a Tooele City entry monument sign on the north end of the CSD.
14. **Example Images.** Contains images of what development in the CSD may look like.
 15. Legal descriptions of the properties incorporated into the CSD.

All development standards, uses, and requirements not addressed by the CSD would automatically default back to the standard City code.

Tooele City Staff has worked diligently with the applicant to form a CSD that both satisfies the needs of the developer but also works for the City Staff who will be charged with enforcing the standards of the CSD long after the applicant has moved on from the development. The Planning Commission and the City Council's responsibility with this CSD is to determine that it meets the three approval criteria as described in this staff report above and below. One issue that staff has been working with the applicant to resolve is a clear demonstration that this CSD brings development standards that are above and beyond what are required or permitted by the City's standard commercial zoning districts. There are elements of the CSD that are different from the requirements of the standard zoning districts but are they better? Are they a step up from the standard zoning requirements or are they just different? The applicant's position is that the CSD is a step above the standard zoning code requirements.

Criteria For Approval. The criteria for review and potential approval of a Commercial Special District request is found in Section 7-16a-5 of the Tooele City Code. This section depicts the standard of review for such requests as:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

Tooele City Code 7-16a-3 Residential Special Districts and Size also require that the Planning Commission consider the land use designation of the properties involved in the CSD and that if the CSD is to be approved that the Land Use Map be amended and the designation of the subject properties be re-assigned to a commercial land use designation.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Commercial Special District Map Amendment request and has issued the following comments:

1. If the Planning Commission is to recommend in favor of the CSD the Planning Commission should also recommend the Land Use Map be amended re-assigning the land use designation for Areas A, C and D to Regional Commercial (RC). Area B already maintains a Community Commercial Land Use Map designation.
2. The proposed CSD is good but is it great? Many of the standards proposed in the CSD are the same as current zoning standards in the City's commercial zones. There are reductions in setbacks, increases in building heights and additional screening requirements for certain situations but are these greater and above and beyond what is required by standard zoning codes. The Planning Commission and the City Council ultimately will be the final decision in this regard. Staff feels the CSD is good but that it

could be better with greater architectural and landscaping requirements and amenities to make this area really “pop” as a great contribution to the City acting as a gateway to Tooele City.

3. It has been suggested by others that Tooele City is not a City that deserves something special in regards to what Compass Point could bring. Staff wants to remind the leadership teams that Tooele City is a sum total of the vision of its leaders. If this proposed CSD doesn't meet the 3 criteria listed in this report the Planning Commission and City Council are not obligated in any way, shape or form to approve the CSD as it is currently configured. If City leaders really want something special at the northern entrance to Tooele City, now is the time to get it. You are well within your authorities to grant the CSD as it is or to require more from the applicant in exchange for the CSD. Tooele City may not be Aspen Colorado in terms of its financial situation or location but it is a growing City and is deserving of greater standards and amenities for those residents who have chosen to live here.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have reviewed the proposed CSD extensively and have issued comments that would directly involve public utilities and rights-of-ways. Many of the disclaimers in the CSD referring to existing city codes and standards are a direct result of their comments. Both departments did not issue any recommendations for the language of the CSD for this report, but were involved in the initial reviews.

Tooele City Fire Department Review. The Tooele City Fire Department has been involved in the review of previous iterations of the CSD and have made comments. In general the CSD states that all fire regulations as required by state and local fire codes will be adhered to.

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

STAFF RECOMMENDATION

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

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

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.

8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

The Planning Commission shall also evaluate the proposed CSD against the approval criteria established in Section 7-16a-5 of the Tooele City Code. This section depicts the standard of review for such requests as:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Compass Point Commercial Special District (CSD) Zoning Map Amendment request by Jake Finlinson, representing Perry Commercial, as indicated on the proposed zoning map in Exhibit “A” in this staff report, to re-assign the land use designation for Areas A, C and D to the RC Regional Commercial Land Use designation, and to recommend approval of the text of the Compass Point CSD as proposed in Exhibit “B” in this staff report, application number 2026005, based on the findings listed in the Staff Report dated August 18, 2026.”

1. List any additional findings and conditions...

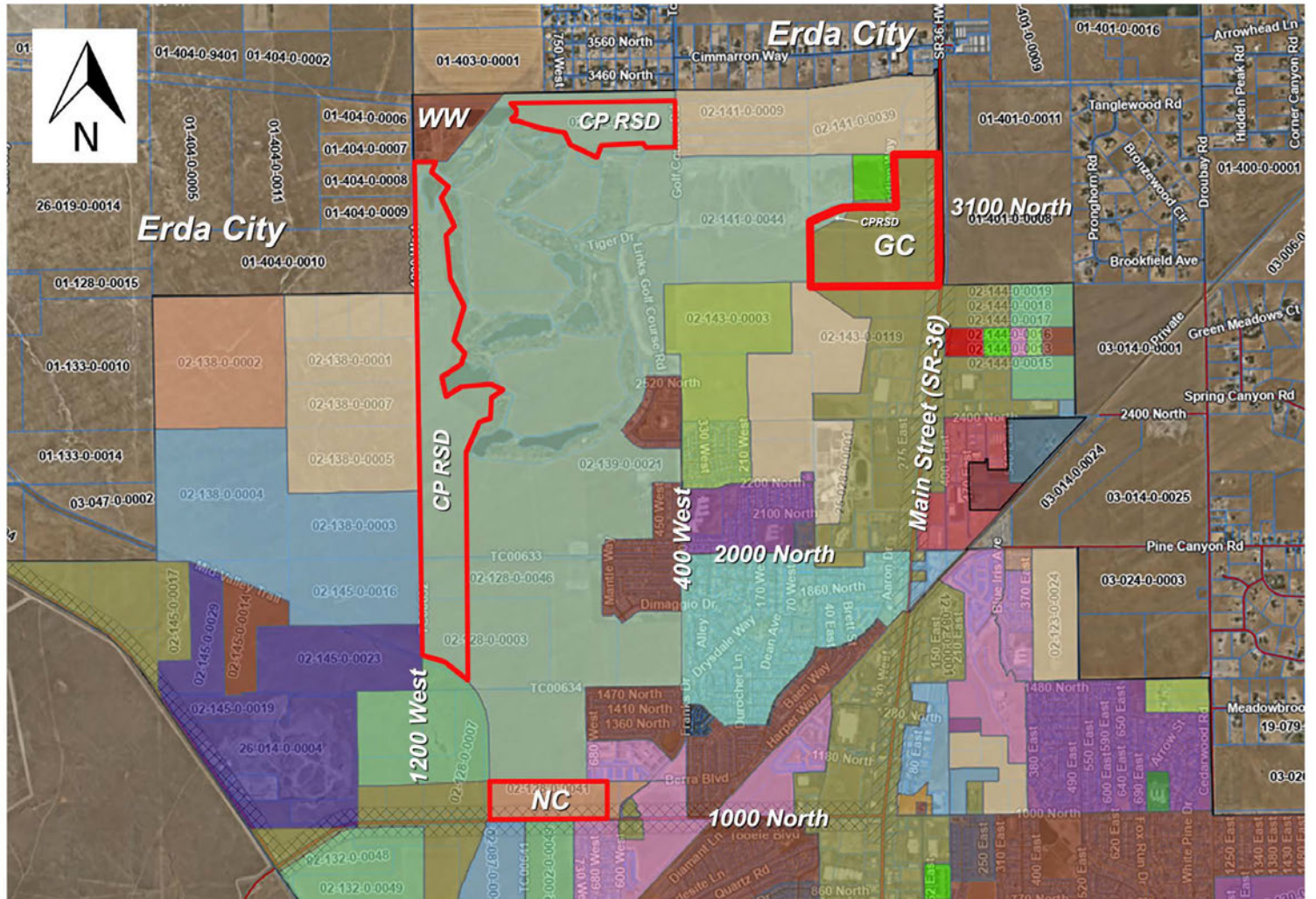
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Compass Point Commercial Special District (CSD) Zoning Map Amendment request by Jake Finlinson, representing Perry Commercial, as indicated on the proposed zoning map in Exhibit “A” in this staff report, to re-assign the land use designation for Areas A, C and D to the RC Regional Commercial Land Use designation, and to recommend approval of the text of the Compass Point CSD as proposed in Exhibit “B” in this staff report, application number 2026005, based on the following findings:”

1. List findings...

EXHIBIT A

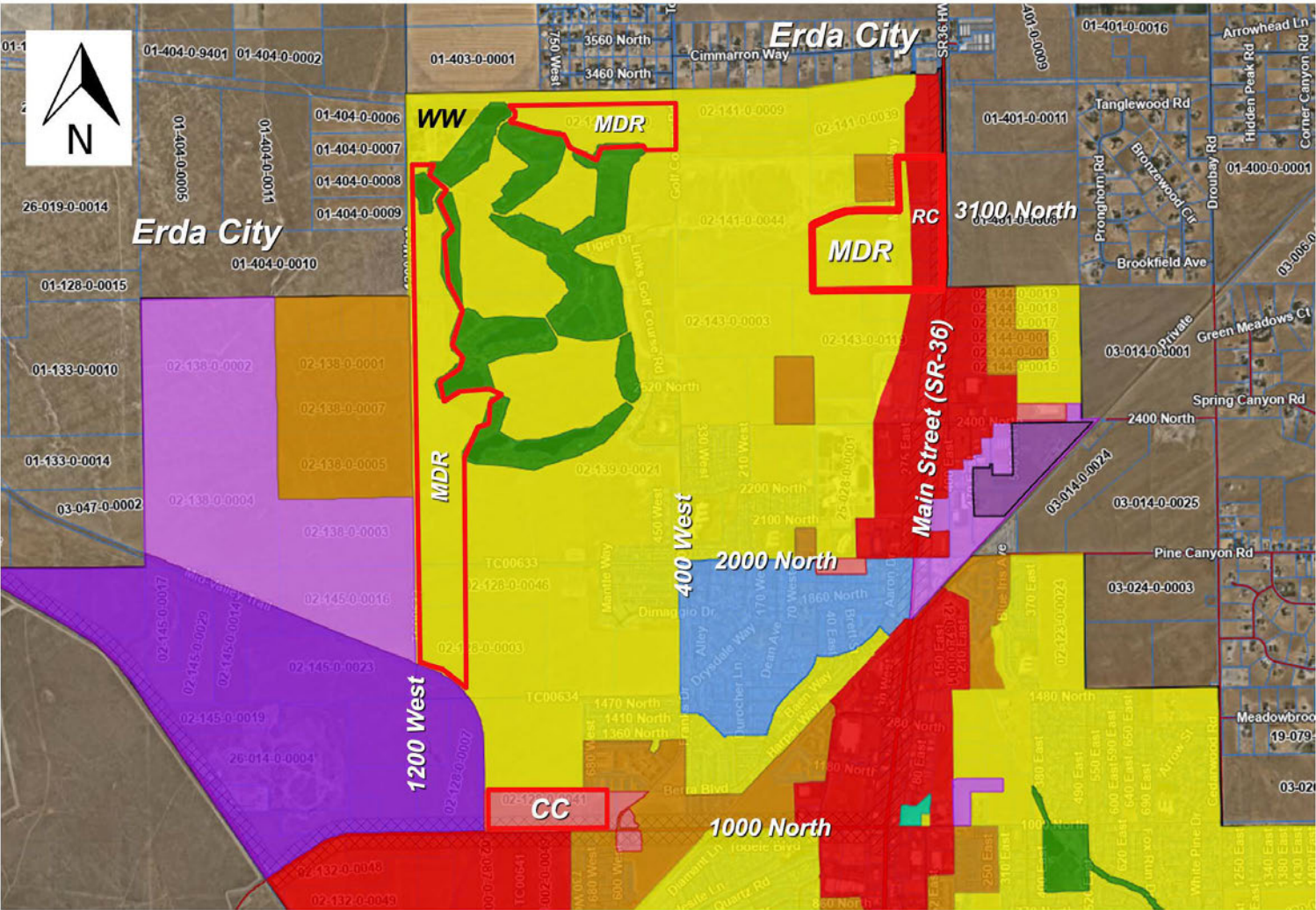
MAPPING PERTINENT TO THE COMPASS POINT COMMERCIAL SPECIAL DISTRICT (CSD) ZONING MAP AMENDMENT

Compass Point CSD Zoning Map Amendment



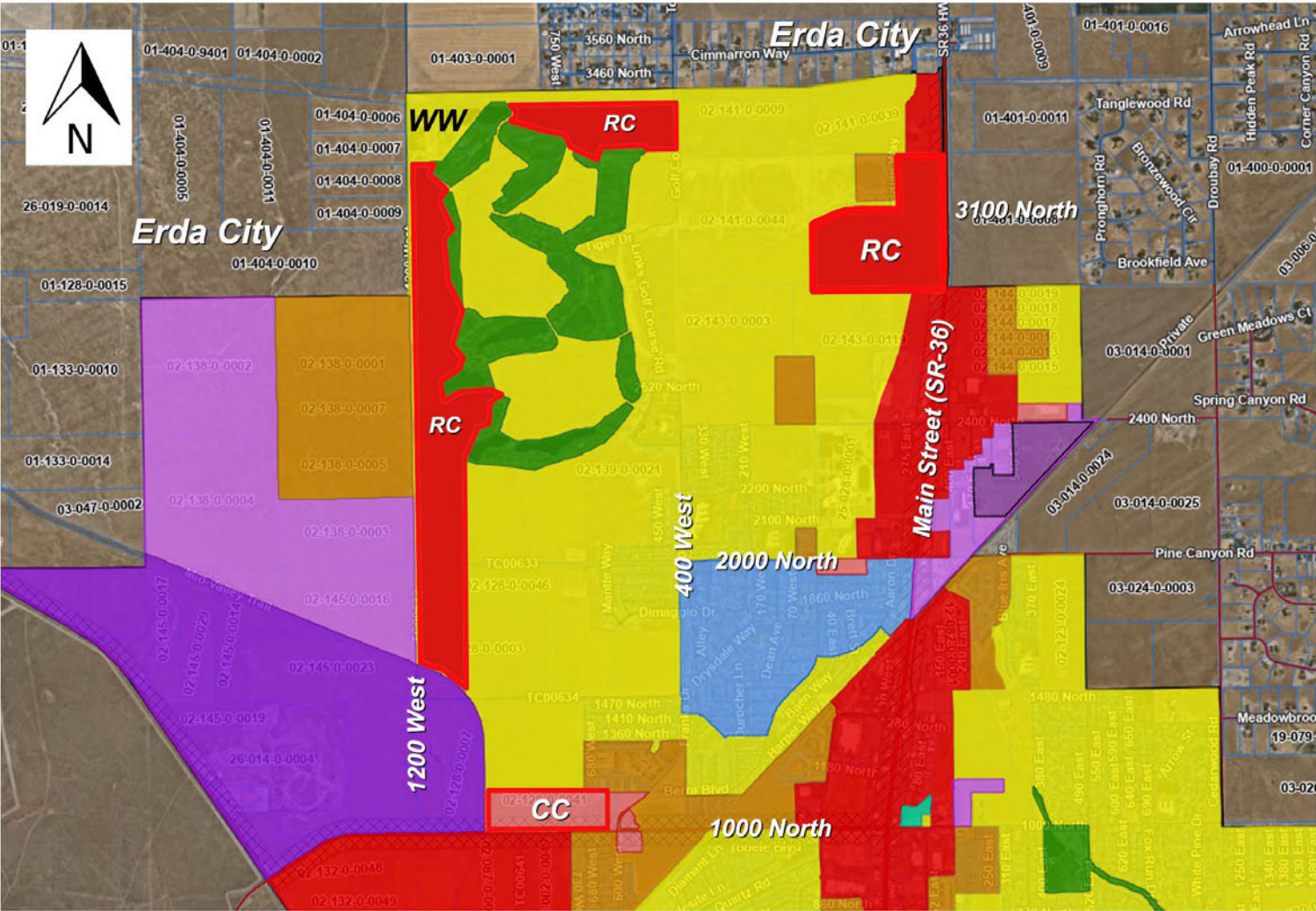
Current Zoning

Compass Point CSD Zoning Map Amendment



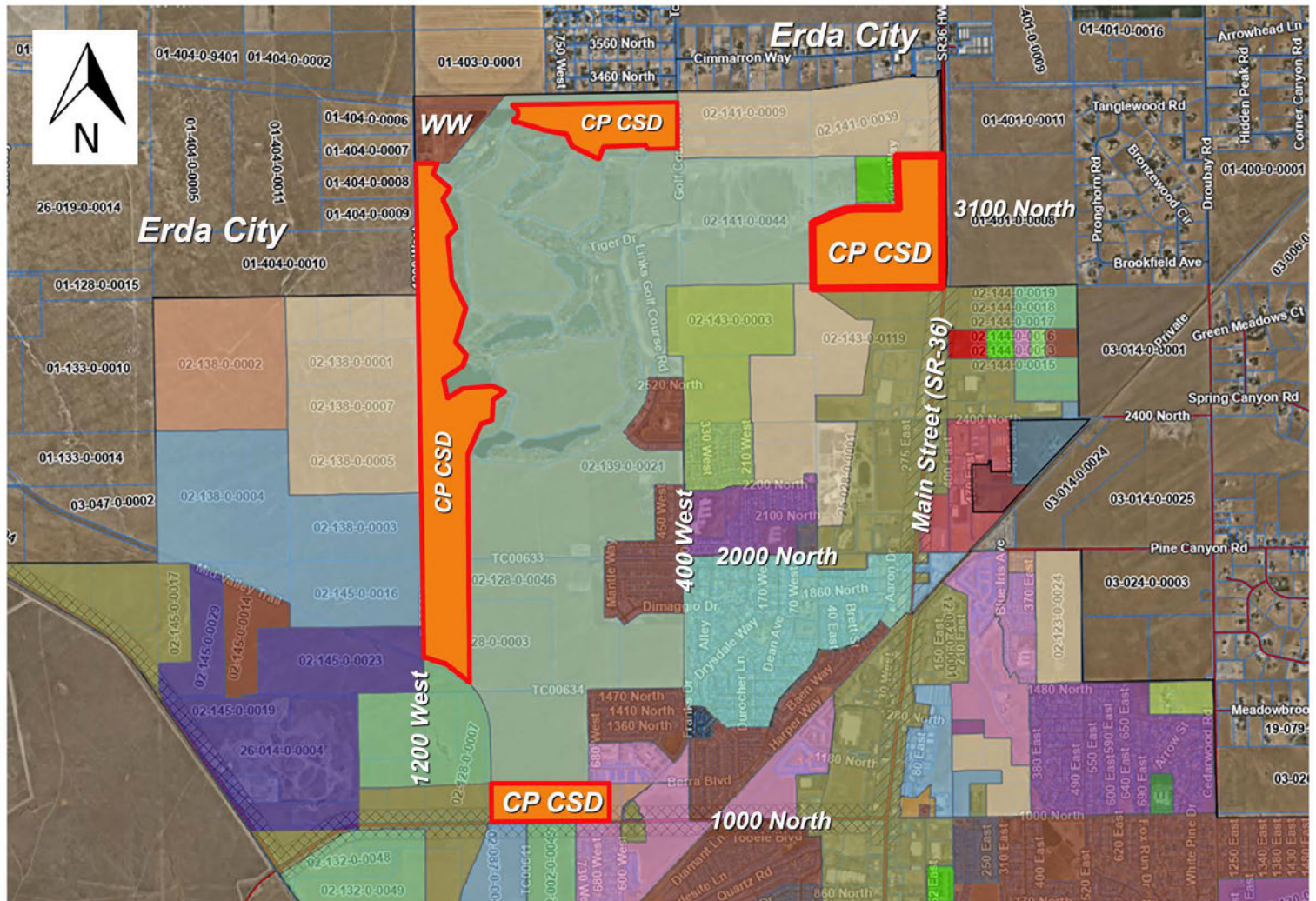
Current Land Use

Compass Point CSD Zoning Map Amendment



Proposed Land Use

Compass Point CSD Zoning Map Amendment



Proposed Zoning

EXHIBIT B

PROPOSED COMPASS POINT CSD



COMPASS POINT

commercial special district



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COMPASS POINT COMMERCIAL SPECIAL DISTRICT

purpose & intent

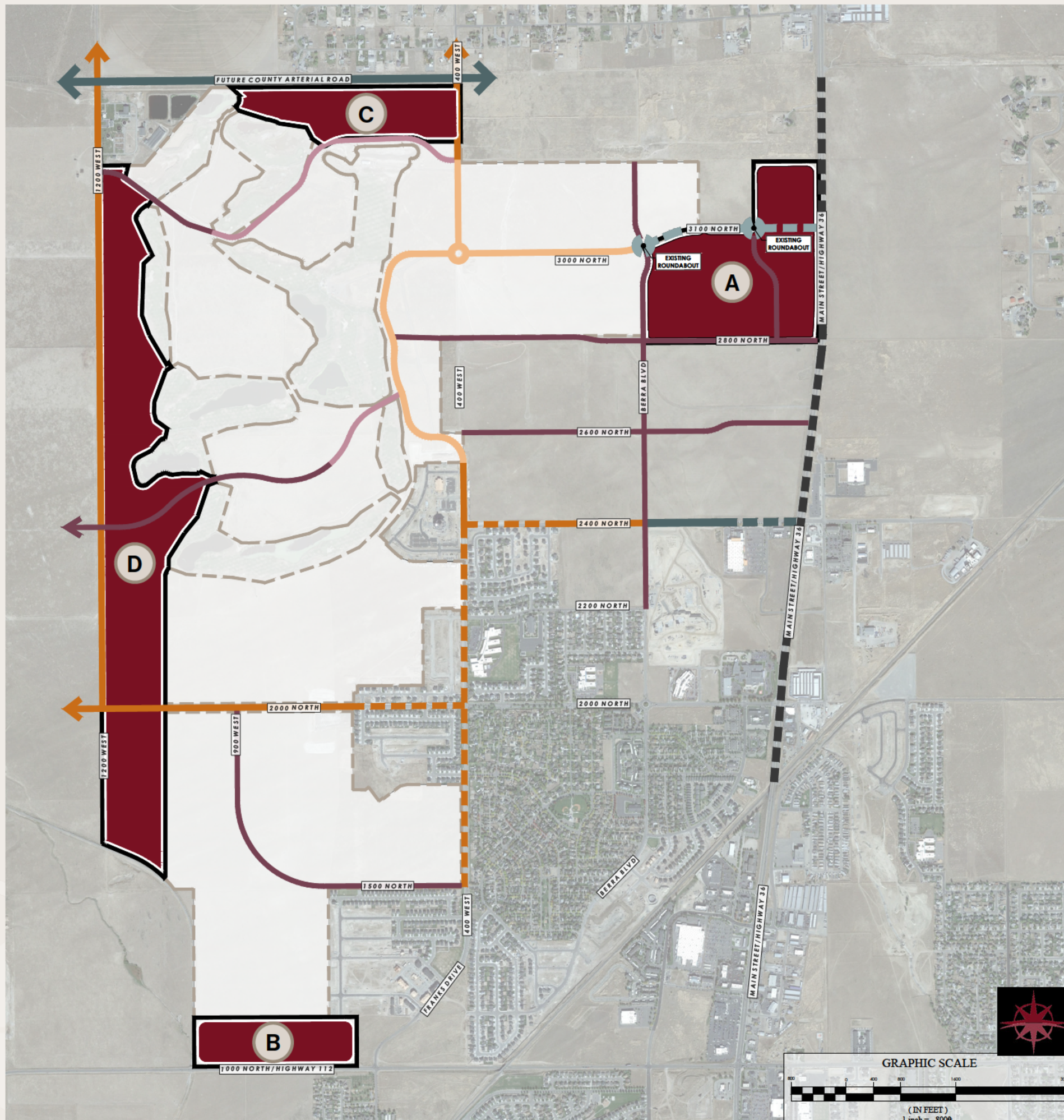
The purpose of the Compass Point Commercial Special District (CSD) is to establish a clear, master-planned framework for commercial development within the broader Compass Point community. Consistent with the intent of the Tooele City Commercial Special District, this CSD establishes customized development standards tailored to the unique character and objectives of Compass Point. These standards provide a coordinated approach to site planning, architecture, landscaping, circulation, and development while allowing flexibility beyond the City's standard zoning regulations to achieve a cohesive, high quality commercial environment. This CSD will provide elevated lighting, landscaping, architectural, screening, and signage standards above that which is in the current commercial ordinance.

The Compass Point CSD is intended to:

- Enable a cohesive commercial environment that supports daily services, employment, and destination-oriented retail/entertainment uses.
- Ensure compatibility with adjacent residential neighborhoods through lighting controls and internal connectivity.
- Provide predictable development standards for future users.

This CSD is the governing document for development standards within the Compass Point Commercial Special District. Development standards not specifically addressed herein shall be governed by the applicable provisions of the Tooele City Code..

PROPOSED BUBBLE PLAN



tabulations

398.1 acres	total acreage
116 acres	area A
38.9 acres	area B
51 acres	area C
192.2 acres	area D - see boundary exhibit

legend

- commercial special district¹
- residential special district
- 66' existing sub- collector
- 66' proposed sub- collector
- 69' proposed sub- collector with trail
- 84' existing major collector
- 84' proposed major collector
- 103' proposed modified major collector
- 106' existing arterial
- 106' proposed arterial
- 125' existing arterial with trail corridors
- project boundary
- project boundary - residential special district

Note:

1. Acreage designated within Area B may be transferred to Area D. Such adjustments shall not result in an increase to the total commercial acreage authorized for commercial or industrial uses within the Overlake Properties. Any commercial acreage transferred from Area B to Area D pursuant to this provision shall thereafter be governed by the Compass Point Residential Special District Plan and applicable residential land use designations and development standards.

PERMITTED & CONDITIONAL USES

Accessory Building	P	Cultural Activities and Uses	P	Heliport	C	Personal Services	P
Accessory Drive Through Facility ¹	C	Day-Care/ Pre-School Center	P	Hotel	P	Pet Shop/Pet Grooming	P
Accessory Dwelling Unit for Caretaker Only	C	Dry Cleaner	C	Hotel (with outdoor use)	C	Pharmacy	P
Accessory Outdoor Sales and Display Incidental to an Allowed Use	C	Fast Food Restaurant	P	Indoor/Enclosed Storage	P	Private Club/Bar	C
Accessory Outside Storage	C	Financial Services	P	Laundromat	P	Professional Office (may be located within an existing structure)	P
Amusement Facility	P	Flex (combination of office and/or retail, with warehousing with docks)	P	Light Manufacturing	C	Public Use	C
Automobile Sales and Rental	C	Funeral Home/Mortuary	P	Liquor Store	C	Public or Private Educational Facility	C
Automobile Service and Repair (with outdoor vehicle storage)	C	Garden Center	P	Medical Cannabis Pharmacy	P	Reception Center (may be located within an existing structure)	C
Bar	P	Hardware and Garden Supply Store	P	Membership Club	C	Recreational Facility (Indoor)	P
Bed and Breakfast Inn	P	Health Care Facility	P	Motel	P	Recreational Facility (Outdoor)	C
Business Office (may be located within an existing structure)	P	Health Care Provider (may be located within an existing structure)	P	Nursing Home, Convalescent Care Facility	P	Recycling Collection Site	C
Conference Center	P	Health Club (with outdoor pool or sports use)	C	Open Space Areas, Trails	P	Repair Shop (household and personal goods with no outside storage)	P
Contractor's Display/Office	C	Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use	C	Park and Ride Facilities	C	Research Facility	P
Convenience Store (with or without gasoline sales)	P	Health Club (no outdoor use)	P	Parking Structure	C	Restaurant (may be located within an existing structure)	P

PERMITTED & CONDITIONAL USES

Retail Sales Accessory to an Allowed Use	P	Temporary Construction Office	P	Theater (Outdoor)	C	Warehouse	P
Retail Store (may be located within an existing structure)	P	Temporary Seasonal Use	C	Tobacco Specialty Store ²	C		
Retail Store or Commercial Center (no maximum or minimum square footage limitations)	P	Temporary Use	C	Utility Service Facility (major or minor)	C		
Shooting Range (Indoor)	C	Theater (Indoor)	P	Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	P		

Note:

1. Drive-through lanes shall be screened from dedicated public rights-of-way with landscaping, berms, decorative fencing, walls, or a combination thereof, as necessary to minimize headlight glare and visual impacts in accordance with Section 4 of the CSD Design Standards.
2. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, or (c) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
3. All uses listed as conditional must receive Planning Commission approval to be permitted within the Compass Point CSD.
4. Any use not listed is therefore not permitted. For definitions of uses, please see Tooele City Code 7-1-5.
5. Outdoor fenced storage may be an accessory use to any permitted or conditionally permitted use, provided it is screened in accordance with Section 4 of the CSD Design Standards.

DESIGN STANDARDS

1. DEVELOPMENT STANDARDS

The following standards reflect the Compass Point CSD application submittal and are intended to be the baseline district standards. Adherence to these standards shall be reviewed and approved by Tooele City as part of a commercial site plan application. All site plan applications only need to be administratively approved, with no Planning Commission approval, unless otherwise stated for variations or conditional uses.

1.1 Lot / Site Standards

Standard	Requirement
Minimum Lot Size	no restrictions
Lot Coverage	no restrictions
Minimum Lot Width (<i>interior</i>)	60'
Minimum Lot Width (<i>corner</i>)	80'

1.2 Setbacks

Standard	Requirement
Minimum Front Setback	10'
Minimum Side Setback (<i>interior</i>)	0' with provision that alternate PU&DE is provided
Minimum Side Setback (<i>corner</i>)	10' to street side of corner lots (for PU&DE)
Minimum Rear Setback	0'
4+ Story Setback	Buildings exceeding four (4) stories in height shall be setback from any residential use or residential zoning district a distance equal to the height of the building as measured from the nearest residential property line. *Only educational facilities, healthcare facilities, and associated accessory uses shall be permitted to exceed four (4) stories in height.

Note: Buildings shall remain outside of established Public Utility and Drainage Easements (PU&DE) unless otherwise approved by the applicable utility providers and the City. All buildings shall comply with all applicable building and fire code requirements.

1.3 Building Height

Standard	Requirement
Minimum	1 story
Maximum	Permitted to go up to 8 stories – Must comply with Section 4.2 of this CSD. The remainder of the acreage will have a maximum height of 4 stories.

1.4 Site Design

The location and arrangement configuration of buildings shall be approved by City staff at the site plan application.



DESIGN STANDARDS

2. UTILITIES

New utility transmission lines shall be placed underground where feasible and in accordance with applicable City utility requirements. Third-party utility lines shall not be installed within the pavement section of public or private roadways, except for roadway crossings installed within approved conduit.

3. LANDSCAPE

3.1 General Landscaping Requirements

1. All park strip areas, except approved drive approaches, sidewalks, and utility areas, shall be landscaped and maintained.
2. Landscaping within park strips shall consist primarily of hardscape materials, decorative rock, mulch, water-wise shrubs and plantings, or similar low-water landscaping materials approved by the City. Seed, sod, traditional lawn, and artificial turf areas shall be prohibited within park strips.
3. Street trees shall be installed at a maximum spacing of 30 feet on center along all public streets. Tree species shall be selected in accordance with the Tooele City Street Tree Selection Guide.
4. A minimum of two (2) trees shall be planted per park strip frontage. Where a lot abuts public streets along the front and side boundaries, trees shall be installed along both front and side street frontages. Trees shall not be required along rear street frontages.
5. Trees shall be a minimum two inch (2") caliper measured one foot above grade and a minimum six feet (6') in height at the time of planting.
6. Where park strips are less than five feet (5') in width, required trees shall be installed behind the sidewalk on private property.
7. Along Main Street and 3100 North, enhanced landscaping shall be provided to improve corridor aesthetics and soften the appearance of loading docks, outdoor storage areas, refuse areas, and similar service functions. Landscaping shall utilize a combination of trees, shrubs, berming, decorative walls, and layered plantings designed to provide partial screening while maintaining visibility of

3.2 Landscaping for Individual Lots

1. A minimum of ten percent (10%) of each lot shall be landscaped. Required landscaped areas may include parking lot islands, landscaped drainage areas, plazas, trails, pergolas, outdoor gathering areas, and similar amenities approved by the City.
2. The use of sod shall be prohibited except where approved by the City for functional turf areas or public amenities.
3. Parking lot landscape islands with shade trees and approved landscape materials shall be installed at the ends of parking rows.
4. Shade trees shall be incorporated within parking areas to provide enhanced parking lot landscaping and shall be provided at intervals of not more than sixteen (16) parking stalls. Trees shall not be required within parking rows adjacent to buildings.
5. Parking lot trees shall be a minimum two inch (2") caliper at the time of planting.

DESIGN STANDARDS

4. FENCING & SCREENING

4.1 General Standards

1. Fencing shall be constructed of durable materials including masonry, split-face block, decorative metal, vinyl, composite, wood, or other similar materials approved by the City.
2. Chain-link fencing shall be prohibited along public street frontages except where approved for utility, service, temporary construction, or similar uses.
3. Barbed wire, razor wire, electrified fencing, and similar security fencing shall only be permitted where allowed by the Tooele City Code.
4. All fencing shall be maintained in good repair and free from deterioration, leaning, missing materials, or graffiti.

4.2 Commercial Uses Adjacent to Residential Uses

1. Where a commercial use abuts a residential use or residential zoning district along a shared property line, a minimum six-foot (6') tall masonry, concrete, vinyl, composite, or other similar screening fence shall be installed.
2. Required screening fences shall be maintained by the property owner in a safe and orderly condition.

4.3 Vehicle Storage Areas

Outdoor vehicle storage areas associated with automobile repair or similar uses shall be screened from adjacent public streets and residential uses by a minimum six-foot (6') tall fence or wall constructed of masonry, concrete, vinyl, composite, or other similar material.

4.4 Screening of Service Areas

1. Outdoor storage areas, loading areas, mechanical equipment, and refuse containers shall be screened in accordance with the fencing and screening standards of the Commercial Special District.
2. Screening walls and enclosures shall utilize materials and colors compatible with the primary structure.

4.5 Height and Visibility

1. Fence height shall comply with the requirements of the underlying zoning district and applicable provisions of the Tooele City Code.
2. Fencing shall not obstruct required visibility triangles or create vehicular or pedestrian safety hazards.

5. LIGHTING

5.1 Street Lighting

1. Collector and arterial roadways shall comply with the North Tooele Special Service District street lighting standards.
2. Street lighting improvements shall be installed in accordance with applicable Tooele City requirements for commercial development projects.



DESIGN STANDARDS

5. LIGHTING

5.2 Site Lighting

1. Parking lot, pedestrian, and building-mounted lighting shall be designed to provide adequate visibility and safety while minimizing glare, light trespass, and unnecessary upward light spill.
2. Lighting fixtures should utilize full cutoff, fully shielded, or similarly directed fixtures intended to reduce impacts on adjacent properties and the night sky.
3. Lighting shall be directed downward and away from adjacent residential properties and public rights-of-way to the greatest extent practicable.
4. Decorative, architectural, pedestrian-scale, and energy-efficient LED lighting is encouraged throughout the district.
5. Alternative fixture types and lighting designs that achieve the intent of this Section may be approved by the City.

5.3 Signage and Monument Lighting

1. Lighting associated with monument signs, directional signs, tenant signage, and similar commercial identification features may be internally illuminated or externally illuminated in accordance with applicable Tooele City sign regulations.
2. Signage lighting shall be designed to avoid excessive glare onto adjacent properties or public rights-of-way to the greatest extent practicable.

5.4 Prohibited Lighting

1. Unshielded lighting fixtures that create excessive glare onto adjacent properties or public streets shall be prohibited.
2. Flashing, strobing, or excessively bright lighting not associated with public safety or emergency services shall be prohibited unless otherwise approved by the City.

6. OFF-STREET PARKING

6.1 Minimum Parking Requirement

1. Unless otherwise modified by this Section, a minimum of four (4) parking stalls per one thousand (1,000) square feet of gross floor area shall be provided for all commercial uses.
2. Parking requirements for educational facilities, hospitals, flex space, and warehouse uses shall be determined by the Community Development Director based on the anticipated use, operational characteristics, shared parking opportunities, and applicable Tooele City Code standards.

6.2 Administrative Adjustment

The Community Development Director may approve adjustments to the minimum parking requirement where the applicant demonstrates that the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy.

6.3 Compliance with City Code

All off-street parking design, layout, access, and improvement standards shall comply with the applicable provisions of Title 7 of the Tooele City Code unless otherwise stated, including standards for stall dimensions, drive aisles, and accessibility. The Community



DESIGN STANDARDS

6. OFF-STREET PARKING

Development Director may approve adjustments to the minimum parking requirement where the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy. When deemed necessary by the Community Development Director, a site-specific parking and/or traffic study, prepared by a licensed Professional Engineer, shall be provided.

7. ARCHITECTURAL / VERTICAL

These standards are intended to promote high-quality architectural design, visual interest, and compatibility within the district while maintaining the flexibility necessary to support a diverse range of commercial users and development types.

7.1 General Standards

1. Building design shall incorporate changes in massing, material, surface articulation, or finish to emphasize entrances and pedestrian-oriented features.
2. All building elevations shall include variation in architectural treatment, which may be achieved through changes in color, material, texture, modulation, or detailing. Excessively uniform or monotonous façades shall be avoided.
3. Exterior building materials shall be durable, high-quality, and low-maintenance. No specific material palette is mandated in order to preserve flexibility for tenant-specific design and to support long-term economic competitiveness of the district.
4. All sides of buildings shall receive architectural design consideration consistent with the overall building design character.

7.2 Façade Articulation

1. Exterior walls exceeding seventy feet (70') in length shall incorporate façade articulation techniques such as recesses, projections, material changes, or other design features intended to break up massing and reduce visual scale.
2. Exterior walls of buildings that are longer than seventy feet (70') shall have relief features at least four inches (4") deep at planned intervals.

8. AMENITIES

No public or private amenities shall be required within the Commercial Special District. However, the Community Development Director may approve reductions to the minimum landscaping requirements by allowing the square footage occupied by City-approved amenities to be credited toward the required landscaped area.

9. TRANSPORTATION

Unless otherwise stated in the Commercial Special District Plan, street standards will adhere to Tooele City Code Title 4 Chapter 8: *Road and Bridge Construction Standards* as stated at the time of approval.

1. Final roadway alignments, street classifications, access locations, intersection configurations, truck routes, pedestrian connectivity, and related transportation improvements shall be established during the preliminary subdivision and site plan review process.
2. All fire and emergency vehicle access requirements shall be verified for compliance at the time of preliminary plat.

DESIGN STANDARDS

10. SIGNAGE STANDARDS

10.1 Pylon Signage

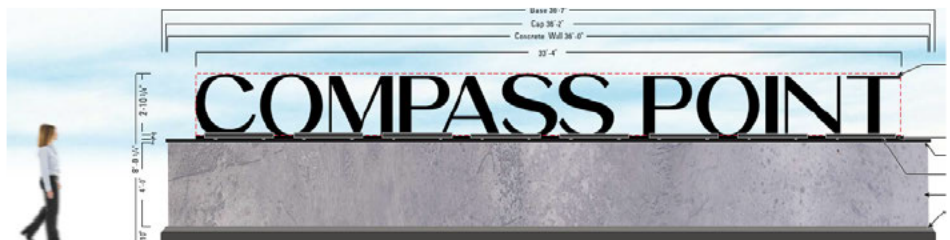
All pylon signage shall have the following maximum dimensions:

Standard	Requirement
Maximum Height	35'
Maximum Width	10'
Maximum Sign Area	350 SF

Pylon Signage shall be allowed along road frontages, including Meridian Way, 3100 N. and SR-36. One pylon sign can be installed for every 500 feet of frontage. Additional pylon sign locations may be approved by the Planning Commission through the applicable site plan review process. Setbacks for signage shall be calculated from the sign footing.

10.2 Masterplan Monumentation Signage

Within 300' of the intersection of 3100 N and SR-36, two monument signs are allowed with a maximum width of 60' and a maximum height of 15'. Sign permit and building permit will be required. Within 3' of the footing of the Masterplan Monumentation Signage, landscaping shall be required.



conceptual signage

10.3 City Entry Monument Signage

Within Lot 1 of the Sage Flats Subdivision, a 20' wide by 15' tall monument sign will be allowed for a Tooele City entry monument.



walkable areas with spaces for rest & relaxation



shade canopies for commercial users



elevations with varying height & multiple material requirements



elevated landscape adjacent to monument signage



elevated landscape in industrial areas



elevated planting at entrances and walking trails

EXAMPLE IMAGES

LEGAL DESCRIPTION

AREA A

Compass Point Special Commercial District Area A Boundary Description

A parcel of land located in the Southeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

Beginning at a Right-Of-Way Marker on the westerly line of State Road 36, said Marker being North 00°28'00" West 2642.99 feet along the Section Line to the West Quarter Corner of said Section 4 and North 89°43'58" East 5214.83 feet along the Quarter Section Line from the Southwest Corner of said Section 4 and running thence along said westerly line the following two (2) courses:

- 1) South 00°25'29" East 1907.55 feet,
- 2) Southerly 730.87 feet along an 8000.00-foot-radius curve to the right through a central angle of 05°14'04", chord bears South 02°11'33" West 730.62 feet to the southerly line of said Section 4; thence South 89°40'13" West 2538.46 feet along said southerly line to the monument marking the South Quarter Corner of said Section 4;

thence North 00°26'52" West 834.12 feet along said Quarter Section Line and along the center line of a proposed 66.0-Foot Wide Road;

thence along said proposed center line the following three (3) courses:

- 1) Northerly 211.69 feet along a 498.87-foot-radius curve to the right through a central angle of 24°18'48", chord bears North 11°42'32" East 210.11 feet,
- 2) Northerly 283.94 feet along a 349.67-foot-radius curve to the left through a central angle of 46°31'37", chord bears North 00°36'08" East 276.21 feet,
- 3) North 22°39'41" West 91.33 feet to the center line of 3100 North Street;

thence along said center line the following three (3) courses:

- 1) North 67°20'19" East 438.44 feet,
- 2) Easterly 405.42 feet along a 1039.00-foot-radius curve to the right through a central angle of 22°21'25", chord bears North 78°31'01" East 402.85 feet,
- 3) North 89°41'44" East 812.00 feet to the center line of Meridian Way (250 East Street);

thence North 00°18'16" West 994.06 feet along said center line to said Quarter Section Line;

thence North 89°43'58" East 942.32 feet along said Quarter Section Line to said Right-Of-Way Marker on the westerly line of State Road 36 and to the Point of Beginning.

Contains 116.076 Acres

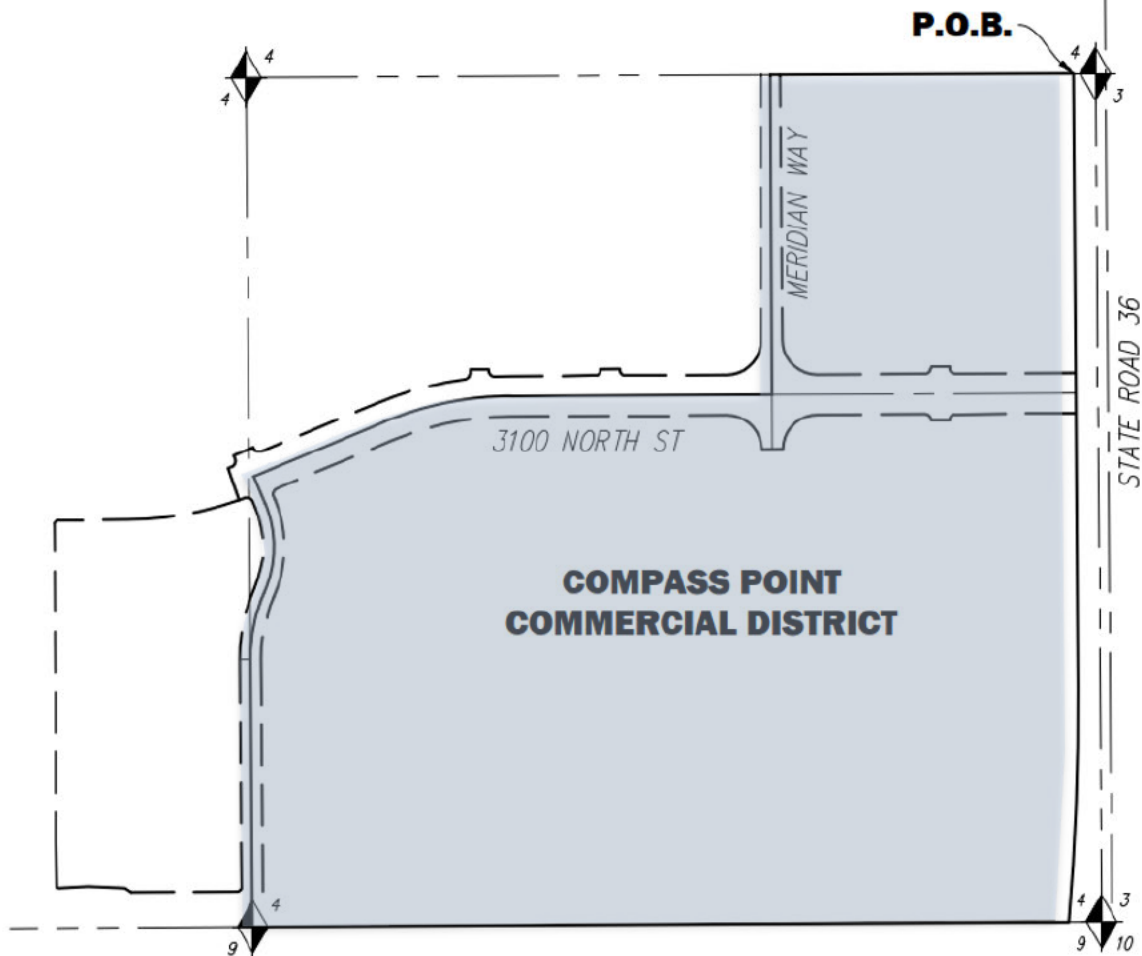


LEGAL DESCRIPTION

AREA A



SCALE: 1" = 500'



1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

COMPASS POINT COMMERCIAL DISTRICT PERRY COMMERCIAL

INCLUDING ALL OF OR PORTIONS OF PARCELS #02-141-0-0016,
-0021, -0022, -0023, 0024, -0025, and -0026
LOCATED IN THE SE 1/4 OF SECTION 4, T.35., R.4W., S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH

DRAWN:
JRC 2026/01/23

PROJECT: 1043033

SURVEY 1043033.dwg

EXB (1)

BNDY EXHIBIT

LEGAL DESCRIPTION

AREA B

LEGAL DESCRIPTION TOOELE CITY, UTAH

March 24, 2026

23-0260

RM/LH

COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA B LEGAL DESCRIPTION

A part of the Southeast Quarter and Southwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

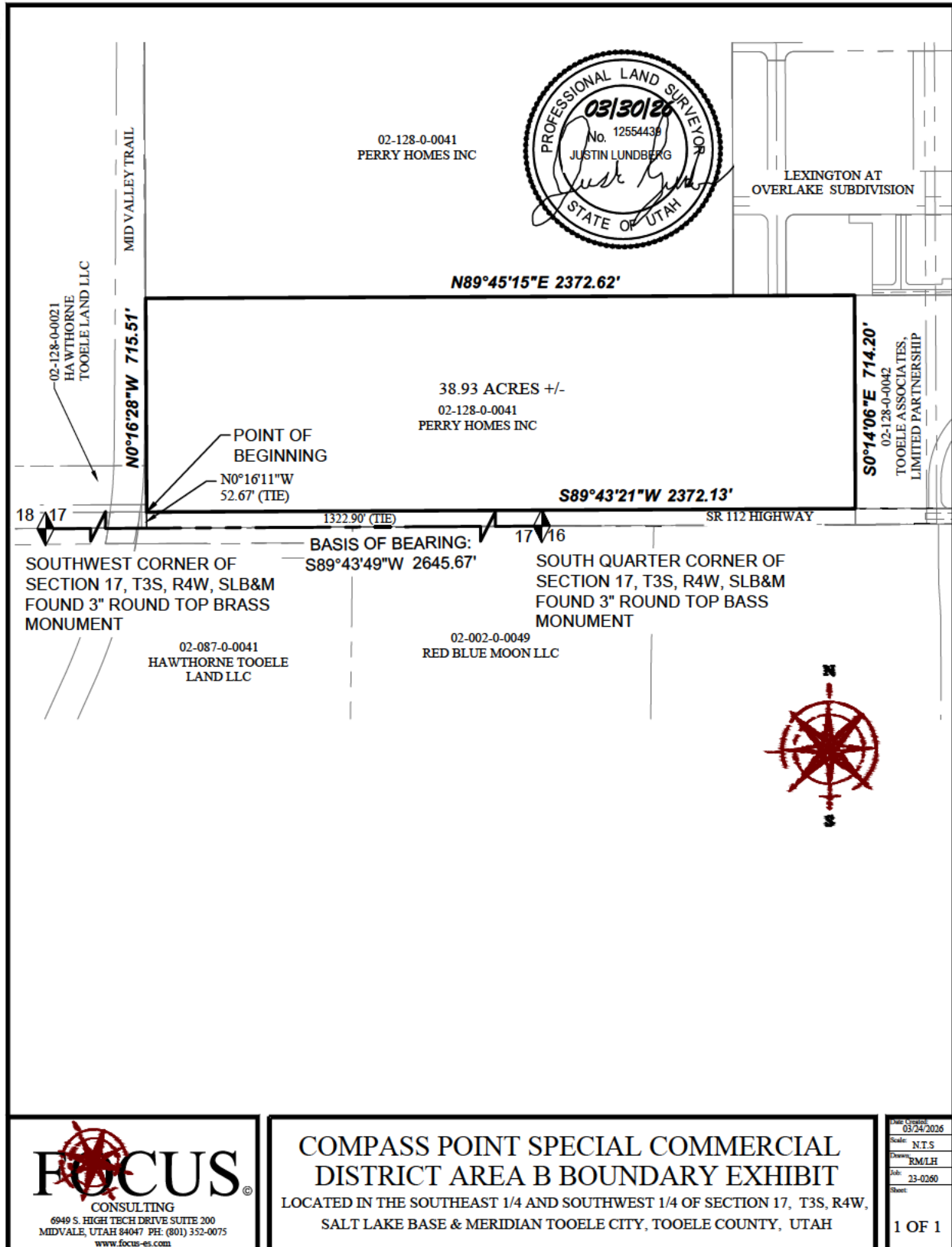
Beginning at a point located S89°43'49"W 1322.90 feet along the Section line and N0°16'11"W 52.67 feet from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N00°16'28"W 715.51 feet; thence N89°45'15"E 2372.62 feet; thence S00°14'06"E 714.20 feet; thence S89°43'21"W 2,372.13 feet to the point of beginning.

Containing 38.93 acres +/-.



LEGAL DESCRIPTION

AREA B



LEGAL DESCRIPTION

AREA C

LEGAL DESCRIPTION TOOELE CITY, UTAH

March 24, 2026

23-0260

LH



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA C BOUNDARY LEGAL DESCRIPTION

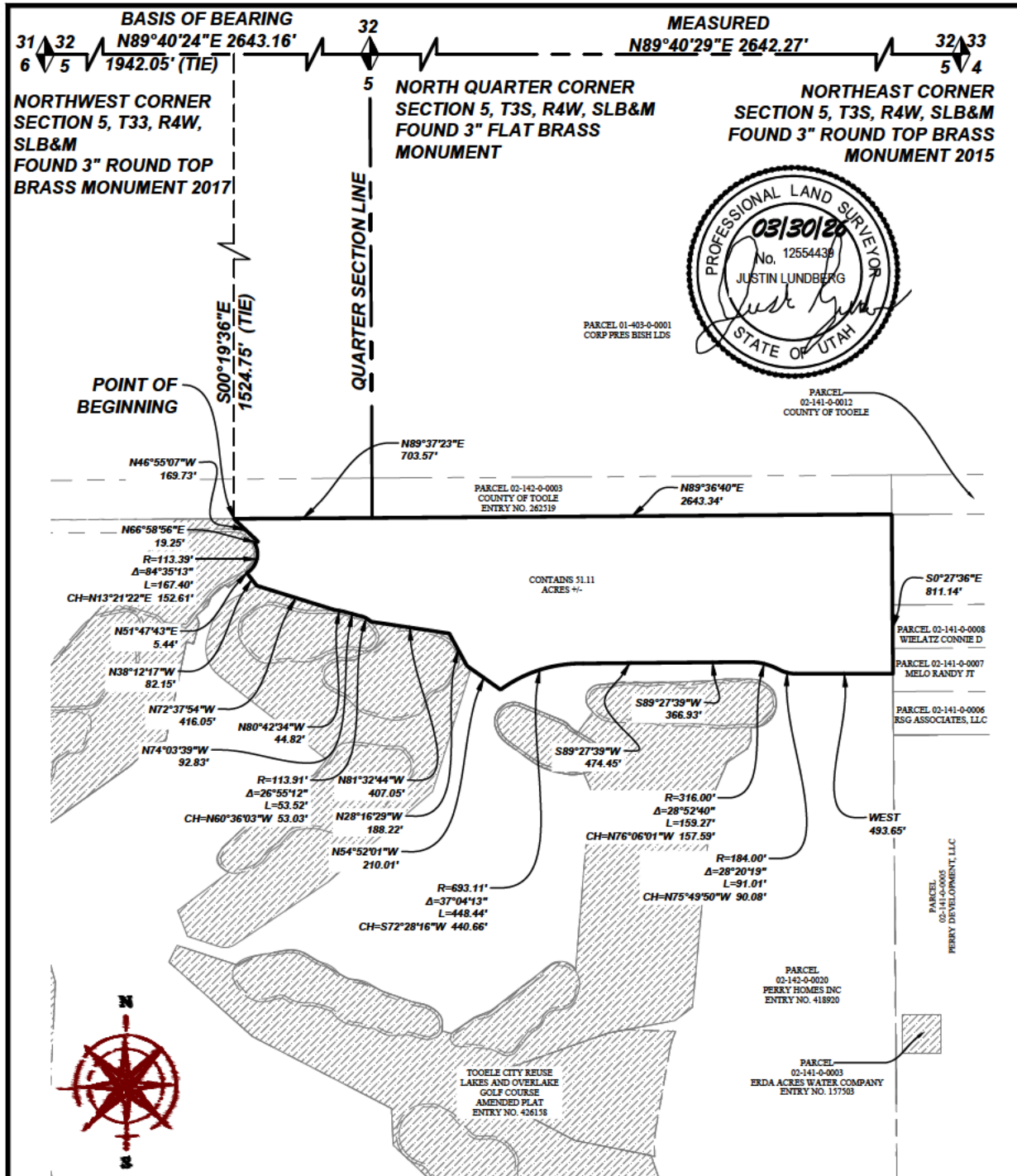
A part of the Northwest Quarter and the Northeast Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the Northerly line of the Warranty Deed recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office said point also being N89°40'24"E 1942.05 feet along the Section line and S00°19'36"E 1524.75 feet from the Northwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along said deed line the following three (3) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet; thence (3) S00°27'36"E 811.14 feet; thence West 493.65 feet; thence along the arc of a curve to the right with a radius of 184.00 feet a distance of 91.01 feet through a central angle of 28°20'19" Chord: N75°49'50"W 90.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 316.00 feet a distance of 159.27 feet through a central angle of 28°52'40" Chord: N76°06'01"W 157.59 feet; thence S89°27'39"W 366.93 feet; thence S89°27'39"W 474.45 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 693.11 feet (radius bears: S01°00'23"W) a distance of 448.44 feet through a central angle of 37°04'13" Chord: S72°28'16"W 440.66 feet; thence N54°52'01"W 210.01 feet to the easterly line of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said plat the following eleven (11) courses: (1) N28°16'29"W 188.22 feet; thence (2) N81°32'44"W 407.05 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the left having a radius of 113.91 feet (radius bears: S42°51'33"W) a distance of 53.52 feet through a central angle of 26°55'12" Chord: N60°36'03"W 53.03 feet; thence (4) N74°03'39"W 92.83 feet; thence (5) N80°42'34"W 44.82 feet; thence (6) N72°37'54"W 416.05 feet; thence (7) N38°12'17"W 82.15 feet; thence (8) N51°47'43"E 5.44 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (10) N66°58'56"E 19.25 feet; thence (11) N46°55'07"W 169.73 feet to the point of beginning.

Containing 51.11 acres +/-

LEGAL DESCRIPTION

AREA C



LEGAL DESCRIPTION

AREA D

**LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1,300 ACRES
TOOELE CITY, UTAH**

July 14, 2026
23-0260
RM



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA D LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Northwest and Southwest of Section 8, Northwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the West Quarter Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N89°32'53"E 432.36 feet to a westerly lot line of Lot 1 of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said Lot 1 the following two (2) courses: (1) S13°58'58"W 195.88 feet; thence (2) S54°48'07"E 504.11 feet; thence S36°07'58"W 133.52 feet to a northerly lot line of Lot 3 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 3 the following ten (10) courses: (1) N78°08'34"W 24.68 feet; thence (2) S51°20'33"W 105.57 feet; thence (3) S36°43'04"W 86.21 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 78.47 feet (radius bears: S50°34'59"E) a distance of 87.89 feet through a central angle of 64°10'26" Chord: S07°19'48"W 83.37 feet; thence (5) S24°45'18"E 561.58 feet; thence (6) S46°35'33"W 174.46 feet; thence (7) S02°00'32"W 754.40 feet; thence (8) S20°44'57"E 311.45 feet; thence (9) S30°18'49"E 490.08 feet; thence (10) N57°13'18"E 37.99 feet; thence S32°48'15"E 74.99 feet to a northerly lot line of Lot 6 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 6 the following twenty-three (23) courses: (1) S57°11'45"W 96.69 feet; thence (2) S20°16'36"W 480.65 feet; thence (3) S01°41'58"W 167.36 feet; thence (4) S14°56'09"E 113.43 feet; thence (5) S54°22'20"E 202.34 feet; thence (6) S12°59'46"W 145.94 feet; thence (7) Westerly along the arc of a non-tangent curve to the left having a radius of 89.76 feet (radius bears: S05°09'16"W) a distance of 84.47 feet through a central angle of 53°55'15" Chord: S68°11'38"W 81.39 feet; thence (8) S41°09'39"W 175.60 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 135.22 feet (radius bears: N48°47'11"W) a distance of 51.78 feet through a central angle of 21°56'19" Chord: S52°10'58"W 51.46 feet; thence (10) S63°09'09"W 167.19 feet; thence (11) Southwesterly along the arc of a non-tangent curve to the left having a radius of 150.12 feet (radius bears: S26°55'10"E) a distance of 199.63 feet through a central angle of 76°11'26" Chord: S24°59'07"W 185.24 feet; thence (12) S13°06'36"E 183.16 feet; thence (13) Easterly along the arc of a non-tangent curve to the left having a radius of 97.99 feet (radius bears: N76°51'26"E) a distance of 199.08 feet through a central angle of 116°24'10" Chord: S71°20'39"E 166.56 feet; thence (14) N50°34'51"E 194.34 feet; thence (15) N67°31'40"E 79.43 feet; thence (16) Easterly along the arc of a non-tangent curve to the right having a radius of 109.85 feet (radius bears: S22°29'18"E) a distance of 91.97 feet through a central angle of 47°58'17" Chord: S88°30'09"E 89.31 feet; thence (17) Easterly along the arc of a non-tangent curve to the left having a radius of 114.83 feet (radius bears: N25°28'49"E) a distance of 64.34 feet through a central angle of 32°06'08" Chord: S80°34'15"E 63.50 feet; thence (18) N83°22'37"E 136.02 feet; thence (19)

LEGAL DESCRIPTION

AREA D

S89°22'57"E 218.36 feet; thence (20) Easterly along the arc of a non-tangent curve to the left having a radius of 64.68 feet (radius bears: N00°41'33"E) a distance of 51.90 feet through a central angle of 45°58'33" Chord: N67°42'16"E 50.52 feet; thence (21) N44°43'04"E 14.86 feet; thence (22) S63°53'51"E 142.98 feet; thence (23) S81°18'06"E 63.05 feet; thence S12°15'54"E 83.35 feet to a northerly lot line of Lot 8 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 8 the following five (5) courses: (1) S67°54'50"W 112.80 feet; thence (2) S18°40'42"W 493.75 feet; thence (3) S39°23'25"W 300.27 feet; thence (4) S32°23'21"W 423.77 feet; thence (5) S01°18'15"W 148.48 feet; thence S29°19'01"W 69.12 feet; thence along the arc of a curve to the left with a radius of 110.00 feet a distance of 56.28 feet through a central angle of 29°19'01" Chord: S14°39'31"W 55.67 feet; thence South 4,125.83 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 2,612.50 feet (radius bears: S36°11'27"W) a distance of 360.85 feet through a central angle of 7°54'50" Chord: N57°45'58"W 360.56 feet; thence N61°43'23"W 695.57 feet to the Section line; thence along said Section line N00°17'29"W 1,668.81 feet to the Southwest Corner of Section 8; thence N00°21'40"W 2,641.98 feet to the West Quarter Corner of Section 8; thence N00°21'37"W 2,642.10 feet to the Southwest Corner of Section 5; thence N00°17'49"W 2,631.28 feet to the point of beginning.

Containing 198.73 acres +/-.

Less and excepting Lot 2 of the of Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office.

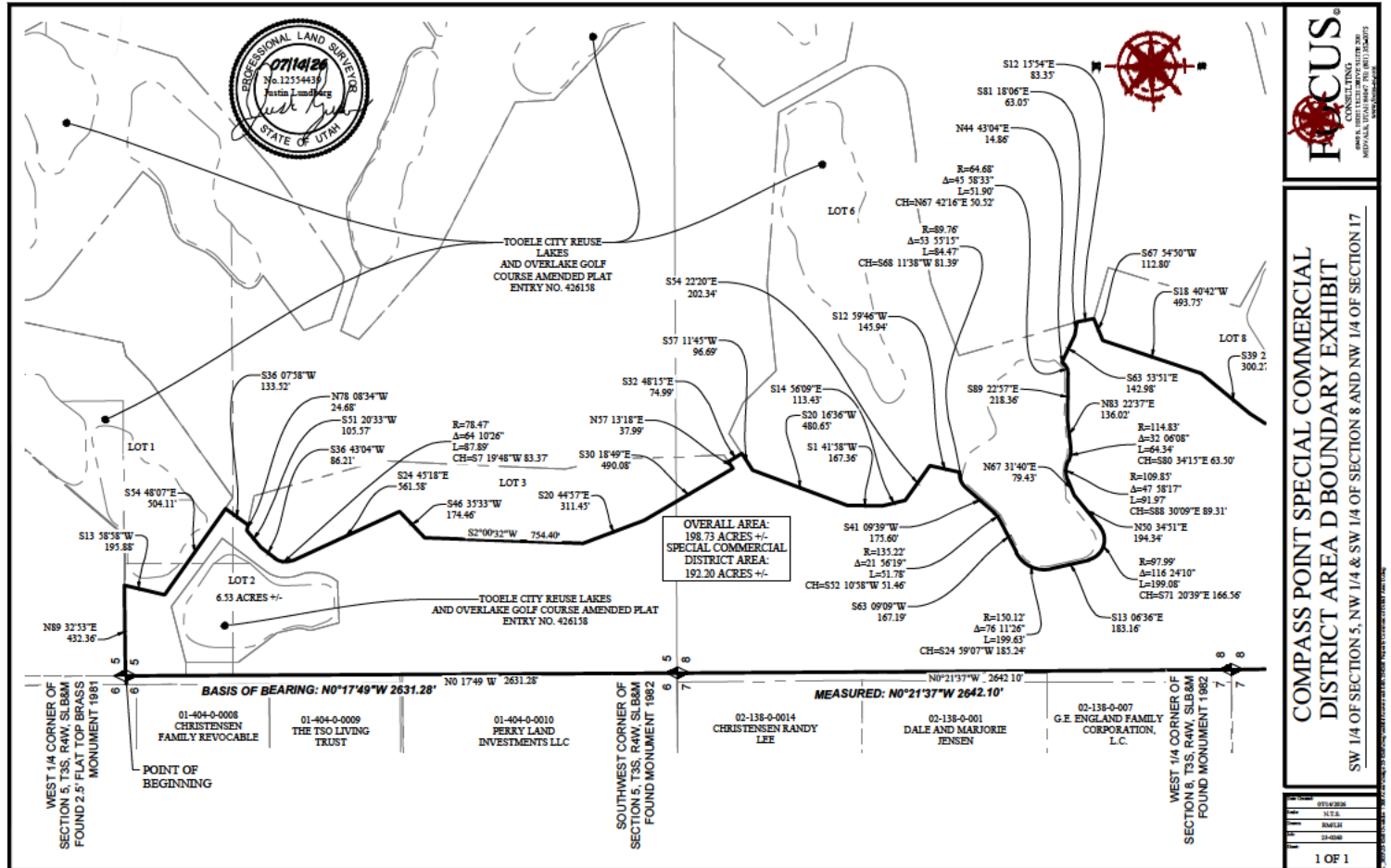
Containing 6.53 acres +/-.

SPECIAL COMMERCIAL DISTRICT AREA 192.20 ACRES +/-



LEGAL DESCRIPTION

AREA D



AREA D

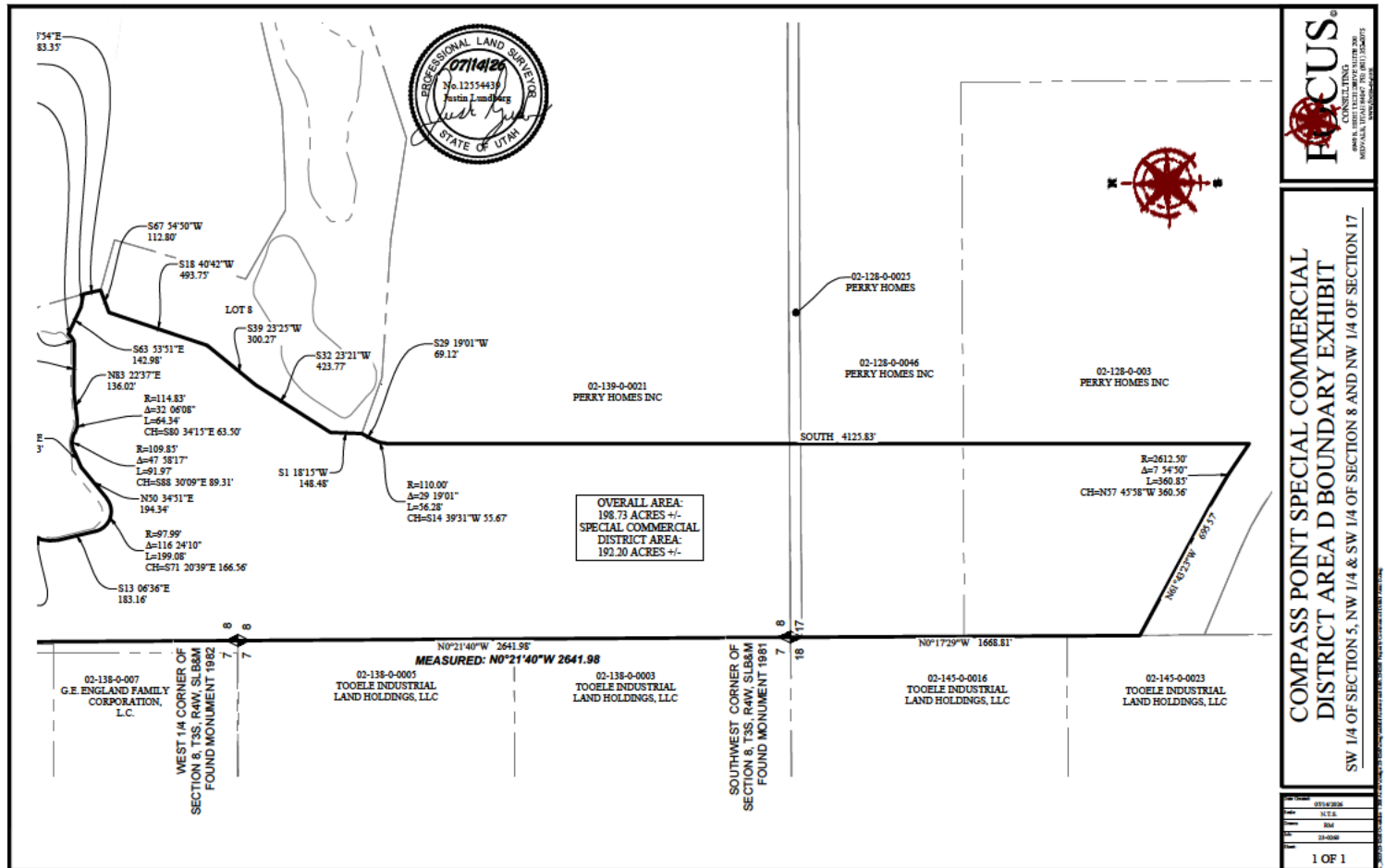


EXHIBIT C

APPLICANT SUBMITTED INFORMATION

Commercial Special District Application

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



Notice: The applicant must submit copies of the text amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a Commercial Special District proposal is submitted, the proposal is subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the proposal is found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted Commercial Special District proposals shall be reviewed in accordance with the Tooele City Code. Submission of a text 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			
Date of Submission: 2/11/2026		Applicant Name: Jake Finlinson	
Address: 17 E Winchester St. Murray, UT 84107			
Phone: [REDACTED]	Alternate Phone: [REDACTED]		Email: [REDACTED]
Project Site Address: See legal description attached.			
Brief Summary of Proposal: As part of the Compass Point planned commercial, we would like change the commercial standards to allow for maximum flexibility. We believe these changes will help to incentivize many national and regional users to be a part of Compass Point and Tooele.			
Applicant Signature: 			

*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:

Commercial Special Districts are approved by ordinance. Any change to an approved Commercial Special District requires an amendment by ordinance for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending Commercial Special District may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the desired amendments and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

STAFF REPORT

August 15, 2026

To: Tooele City Planning Commission
Business Date: August 26, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: **Kibbles & Cuts – Conditional Use Permit Request**

Application No.: 202661
Applicant: Dallas Rowberry
Project Location: 756 North Main Street
Zoning: GC General Commercial Zone
Acreage: 1.64 Acres (Approximately 71,438 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorization of uses of “*pet shop/ pet grooming*” business located within an existing structure.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.64 acres located at 756 N Main Street. The property is currently zoned General Commercial (GC). The applicant is requesting that a Conditional Use Permit be approved to authorize the use of a “*pet shop/ pet grooming*” service that is located within an existing structure next to an office use and coin laundry.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the subject property as Regional Commercial. The property is zoned General Commercial (GC). Properties to the north, south, and west are also zoned General Commercial, while the property to the east, across 100 East, is zoned MR-16 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” of this report.

In the General Commercial zone “*pet shop/ pet grooming*” services require a Conditional Use Permit, regardless of whether they are proposing the construction of a new building or locating within an existing building. In this case the applicant wishes to open a small business that specializes in the selling of pet supplies in the area facing the window and parking area at the front of the store and pet grooming towards the rear of the unit.

The applicant is proposing a pet grooming operation with nine (9) grooming tables and three (3) bathing tubs. The application does not specify whether live animals will be sold at the location. Given the size and capacity of the proposed grooming operation, multiple animals may be present on the premises at the same time while receiving or awaiting grooming services. However, the temporary holding of animals as part of the grooming service should be distinguished from animal boarding, daycare, kennel services, or other extended animal-holding activities.

Tooele City Code Defines Pet Shop/ Pet Grooming” as:

Pet Shop/Pet Grooming – a retail establishment involved in the sale of domestic animals and/or grooming of such animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals,

such as horses, goats, sheep and poultry. The boarding of domestic animals on the premises would be considered an accessory use and allowed as a conditional use, with limits on the number and type of animals to be boarded.

The code defines Kennel as:

Kennel – Any lot or premises or portion thereof on which four or more dogs, cats, and other household domestic animals, more than six months old, are maintained, boarded, bred, or cared for in return for compensation or kept for sale.

Based on the proposed use and the information provided with the application, staff recommends that the Conditional Use Permit be limited to the pet grooming and customary retail sale of pet supplies described in the application and that animals be kept on the premises only for the period reasonably necessary to provide or receive grooming services. Live-animal sales are not included in the current approval because they were not identified in the application, and any future addition would require City review. Because a kennel is not an allowed use in the General Commercial zone, approval of this Conditional Use Permit shall not be construed as authorizing a kennel or boarding facility.

Site Plan Layout. The subject property contains an existing building and site. Because the proposed use will occupy an existing tenant space and no exterior site improvements are proposed as part of this request, a separate site plan was not submitted with the application. The aerial photograph included in Exhibit “A” accurately depicts the existing site conditions and provides the applicable site context for the proposed use.

The applicant submitted a floor plan showing where the retail space, grooming tables and bath tubs will be located for the business. Due to the need for additional water for this type of business, the applicant will need to work with the City Engineer to verify the water usage and any cost associated as a condition of approval.

Parking. A Pet Shop/Pet Grooming use is not specifically listed in the parking table found in Section 7-4-4 of the Tooele City Code (TCC). However, Section 7-4-3 of the TCC allows the Community Development Director to determine the required parking for a use that is not specifically identified in the parking table by using the parking requirement for the use that most closely resembles the proposed use.

For purposes of calculating required parking, the proposed Pet Shop/Pet Grooming use most closely resembles a retail use. The proposed use is also being established within an existing tenant space, and the use will not result in a change to the required parking for the site. Therefore, no additional parking spaces are required as part of this Conditional Use Permit.

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. Animal-Related Activity and Potential Noise Impacts - The Conditional Use Permit shall be limited to pet grooming and customary retail sales of pet supplies as described in the application. Animals may be present on the premises only for the period reasonably necessary to provide or receive grooming services. Overnight boarding, animal daycare, kennel services, and other extended animal-holding activities shall not be permitted unless separately reviewed and authorized by the City.
2. Odor, Sanitation, and Animal Waste - The applicant shall maintain the premises in a clean and sanitary condition and shall properly dispose of animal waste and other materials generated by the grooming operation in accordance with applicable City requirements.
3. Water Usage and Utility Impacts - Prior to or as a condition of approval, the applicant shall coordinate with the City Engineer to verify the anticipated water usage and determine whether any additional utility requirements, fees, or improvements are necessary to accommodate the proposed use.
4. Potential Expansion into Boarding or Kennel Activities - The Conditional Use Permit shall not authorize a kennel, boarding facility, animal daycare, or other extended animal-holding use.

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 comments:

1. There is more than sufficient onsite parking available to accommodate the applicant's *pet shop/ pet grooming* business inside the existing structure.

Engineering and Public Works Divisions Review. The Tooele City Engineering Division and Public Works Division have not issued any comments regarding the proposed conditional use permit.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request.

Noticing. The applicant has expressed their desire to obtain a 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 Dallas Rowberry, for a *pet shop/ pet grooming* business application number 202661, subject to the following conditions:

1. The Conditional Use Permit shall be limited to pet grooming and customary retail sales of pet supplies as described in the application.
2. The applicant shall maintain the premises in a clean and sanitary condition and shall properly dispose of animal waste and other materials generated by the grooming operation in accordance with applicable City requirements.
3. The applicant shall coordinate with the City Engineer to verify the anticipated water usage and determine whether any additional utility requirements, fees, or improvements are necessary to accommodate the proposed use.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The 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 Dallas Rowberry, authorizing the use of *pet shop/ pet grooming* business located at 756 North Main Street, application number 202661, based on the findings and subject to the condition listed in the Staff Report dated August 15, 2026:”

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

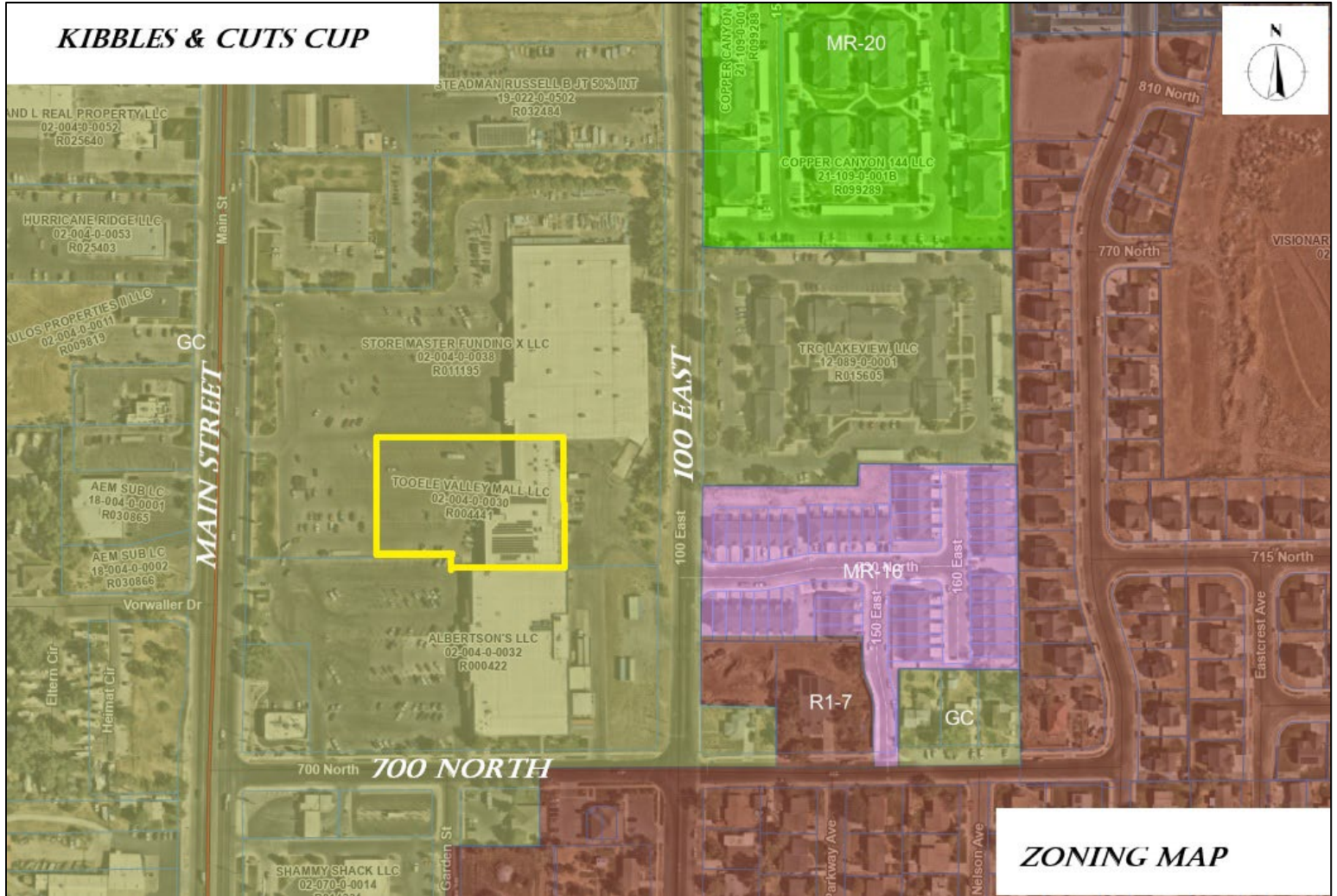
Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Dallas Rowberry, authorizing the use of *pet shop/ pet grooming* business located at 756 North Main Street, application number 202661, based on the following findings:”

1. List findings of fact ...

MAPPING PERTINENT TO THE KIBBLES & CUTS CONDITIONAL USE PERMIT



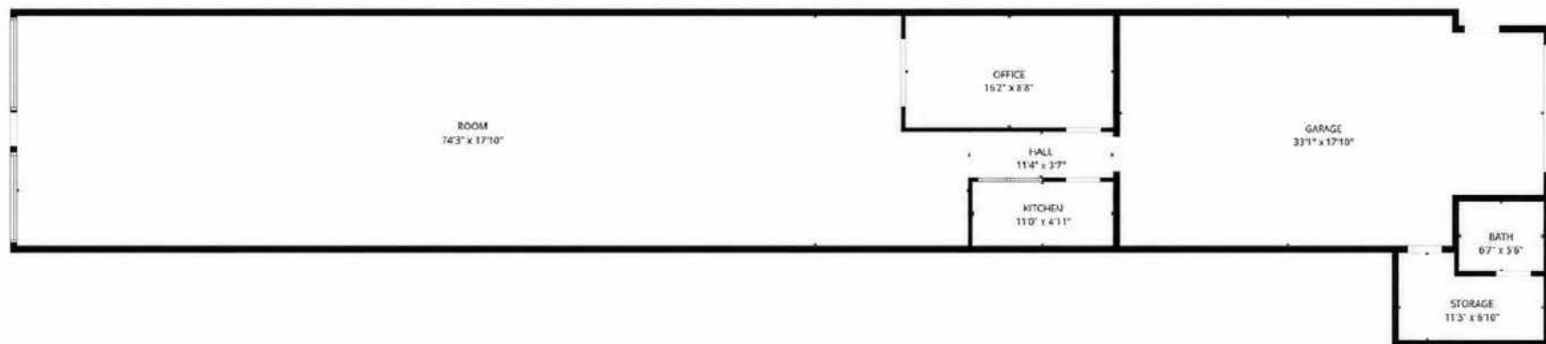
KIBBLES & CUTS CUP

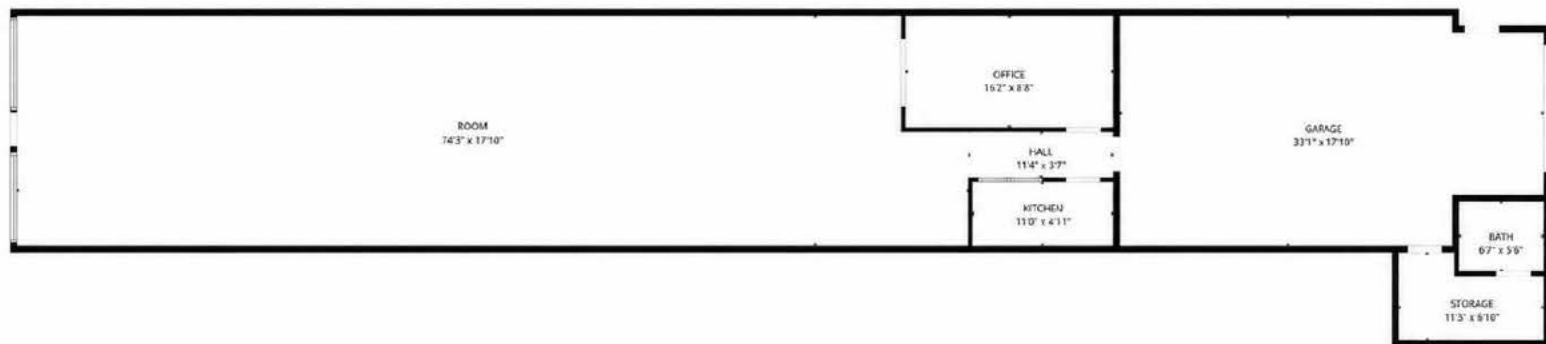


ZONING MAP

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.org



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					
Date of Submission:		Current Zoning:		Parcel #(s):	
Project Name:				Acres:	
Project Address:				Units:	
Project Description:					
Current Use of Property:					
Property Owner(s): <i>Tooele Valley Mall LLC</i>			Applicant(s):		
Address: <i>PO BOX 153</i>			Address:		
City: <i>Riverton</i>	State: <i>Ut</i>	Zip: <i>84065</i>	City:	State:	Zip:
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: <i>Sean Hogan</i>			Address:		
Phone: [REDACTED]			City:	State:	Zip:
Cellular: <i>801-843-2132</i>	Fax:		Email: [REDACTED]		
Signature of Applicant:					
Date					

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

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Amber Davis, 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.

Amber Davis
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 31 day of July, 2026



Tiffany Marshall
(Notary)

Residing in Salt Lake County, Utah
My commission expires: 11-18-2026

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: _____

STAFF REPORT

August 20, 2026

To: Tooele City Planning Commission
Business Date: August 26, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Ledger Cove Apartments – Amended Site Plan Design Review & Approval

Application No.: 23-576
Applicant: Ledger Cove, LLC
Contact: Howard Schmidt
Property Owner: Ledger Cove, LLC
Project Location: near intersection of 1000 N. & Franks Drive
Zoning: MR-16
Acreage: 15.98
Request: Site Plan Amendment regarding a change in location for an on-site pickle ball court.

BACKGROUND

Ledger Cove is now under construction with Phase 1 nearing completion. The applicant is proposing to relocate the proposed pickle ball court from the location approved by the Planning Commission as part of the Site Plan Design Review process to a location closer to the eastern property line of the development raising concerns from adjacent property owners in the adjacent single-family residential subdivision.

ANALYSIS

The Ledger Cove project will eventually include 228 multi-family residential units. This project was approved by the Planning Commission at its May 14, 2025 business meeting. During that meeting the Site Plan was presented to the Planning Commission and staff confirmed that the site plan as presented at that time complied with all of requirements for site plan design review as required by Tooele City Code 7-11a Design Standards: Multi-Family Residential, as well as other pertinent zoning codes and standards for residential development such as Tooele City's Off-Street Parking ordinance.

The applicant has chosen to construct the project in phases and Phase 1 is nearing completion. Phase 1 consists of 30 town houses, interior roads, landscaping for common areas, a parking lot, and one amenity, a single pickle ball court. The original submittals for phase 1 show the pickle ball court being located exactly in the same location as was presented to and approved by the Planning Commission on May 14, 2025. However, the applicant has decided to relocate the pickle ball court to another location in Phase 1.

The new location will move the pickle ball court to the north east and place it immediately adjacent to the eastern property line of Phase 1 of the project and immediately south of the Quay Court parking area. This does result in the pickle ball court being placed immediately adjacent to existing residential homes and a property owner in this residential subdivision has raised concerns about the pickle ball court being in close proximity to the existing homes.

There is almost no language in the City code regarding the placement of amenities for multi-family residential developments. Meaning, the developer of a project has flexibility to place amenities in locations that will benefit the residents. Staff does not dictate to a developer the location of the amenities because of the lack of ordinance requirements. However, in this case, there is one vague requirement regarding the placement of amenities and it is found in Tooele City Code 7-11a-22-6, Design Standards: Common areas. In paragraph 6 the following is stated:

(6) Amenities. Centrally located amenities shall be provided for all multi-family projects.

Ordinarily, when a developer makes an in the field change to an approved site plan, if there are no ordinance mandates on the subject being changed the proposed change will be approved administratively. However, in this case there is an ordinance requirement that all amenities shall be “centrally located.”

Staff’s interpretation of this code is that the amenity should remain as close to the center of the project as possible, thus making the facility easier to access for those who reside along the perimeter of the project. This is the legislative intent of the ordinance. The applicant has a different view of the requirement and has stated that they wish to include two pickle ball courts at each end of the development thus providing the residents greater flexibility and choice as to where they will play pickle ball. In the approved overall site plan the two pickle ball courts have been highlighted in red demonstrating that the approved locations place the pickle ball courts in central areas to each side of the development. The locations as approved complied with the ordinance requirement.

Because there is an ordinance that does place a vague mandate on where the amenities can be located Staff was not comfortable approving the change administratively and wanted to bring the proposed site plan amendment back to Planning Commission for discussion and decision.

Detrimental Impacts. As mentioned above the relocation of the pickle ball court from the original approved location to its new location places the pickle ball court in immediate proximity of the rear yards of existing single-family residential homes. One of the property owners in close proximity to the proposed new location of the court has stated that the pickle ball courts will generate negative impacts to their property in that the noises of the ball hitting the racket as well as groups of people gathering at the sport court will have a detrimental impact on their ability to enjoy their property and property values (no evidence has been provided indicating property values will decrease because of pickle ball court has been presented to staff).

The applicant has already indicated to staff that the pickle ball courts will not be lighted so there will not be any night time activity at the court, at least in terms of pickle ball games. Staff also needs to emphasize that existing noise ordinances prohibit noise generating activity between the hours of 7:00 a.m. and 10:00 p.m. Noise ordinances are enforced by the Tooele City Police Department.

Tooele City Staff cannot provide any information regarding the noise generated by a game of pickle ball or if the noise is generally disruptive to adjacent property owners. The matter is entirely subjective as one person may enjoy the noise generated by the activity where others might find it detracting.

Tennis Courts. In Tooele City Code 7-2-13 Tennis Courts, there is language that does limit where a tennis court may be established but pickle ball courts are not described in the ordinance. Tennis courts may be constructed as an accessory use to a principle building within the side or rear yard as long as it is setback four feet from property line and 30 feet from a neighbor’s dwelling. The code also requires a 15 foot setback when adjacent to a vacant lot. The code also authorizes up to 18 feet for tennis court fencing and does authorize court lighting as long as it is directed down and into the site. But, again, this ordinance is for tennis courts, not for pickle ball courts or basket ball courts.

This ordinance does require some setback information for sports courts in residential zones, but, as long as these minimum requirements are met anyone can construct a tennis court on their property.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Amended Site Plan Design Review submission and has issued the following comments:

1. The single-family residential uses were there first and consideration should be given to that fact.
2. Tennis Courts can be built on any residential property as long as it meets the setback requirements established by code. The proposed location of the pickle ball court meets the minimum setback requirements both from property lines and from adjacent residential dwellings.
3. Noise pollution from a pickle ball courts cannot be quantified.
4. The applicant is varying from a Planning Commission approved site plan and there is the question of if moving the pickle ball court to the perimeter of the project violates the “centralized” requirement of the code.
5. Would staff have approved the new location of the pickle ball court had it been included in the original submittal? Staff would have requested the pickle ball court be re-located to a more central location, farther away from the property line. During the initial review City Staff supported the centralized locations of both pickle ball courts.
6. Staff recommends that the applicant adhere to the approved site plan and relocate the pickle ball court back to the original approved location.

STAFF RECOMMENDATION

Staff recommends DENIAL for an Amended Site Plan Design Review by Howard Schmidt, representing Ledger Cove, LLC, application number 23-576, subject to the following conditions:

This recommendation is based on the following findings:

1. The ordinance is clear that amenities are to be central to a multi-family residential development or as close to center as possible. Legislative intent of the ordinance is enable residents residing at project perimeters easier access to the amenities without having to travel from one end of the project to another.
2. There is no clear reason or benefit from removing the court from its more centralized location to its new location at the eastern perimeter boundary.
3. The single-family residential uses located to the east were there prior to Ledger Cove construction and the impacts to those homes should be considered.

MODEL MOTIONS

Sample Motion for Approval – “I move we **deny** the Amended Site Plan Design Review request by Howard Schmidt representing Ledger Cover, LLC, thus requiring the sports court to remain in its originally approved location in compliance with City Code, application number 23-576, based on the findings listed in the Staff Report dated August 20, 2026:”

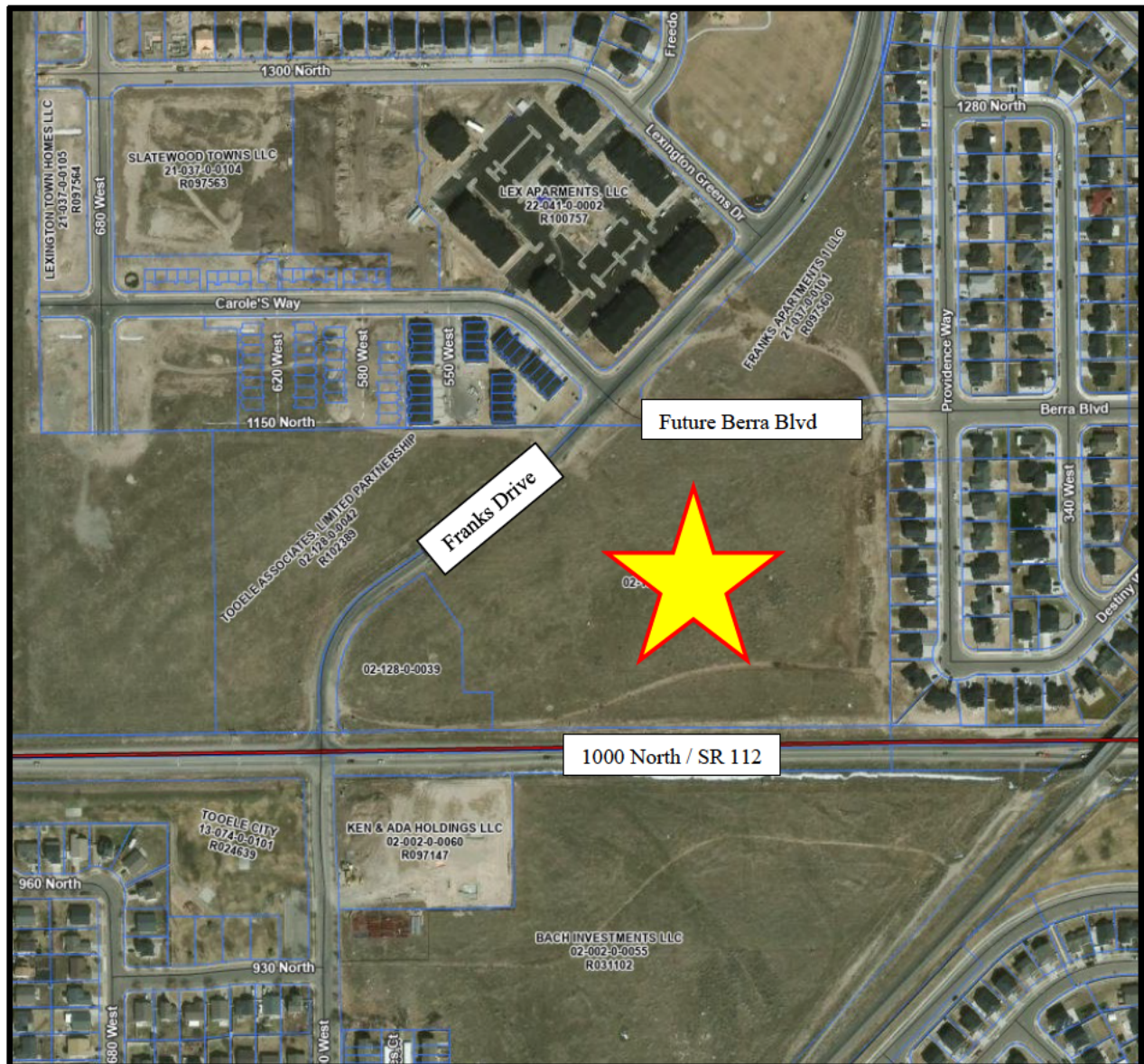
1. State any other additional finding and/or condition.

Sample Motion for Denial – “I move we **approve** the Amended Site Plan Design Review request by Howard Schmidt representing Ledger Cover, LLC, thus permitting the pickle ball court to be relocated to the new proposed location near the eastern boundary of the Ledger Cove project, application number 23-576, based on the findings listed in the Staff Report dated August 20, 2026:”

1. State any other additional finding and/or condition.

EXHIBIT A

AERIAL



ZONING

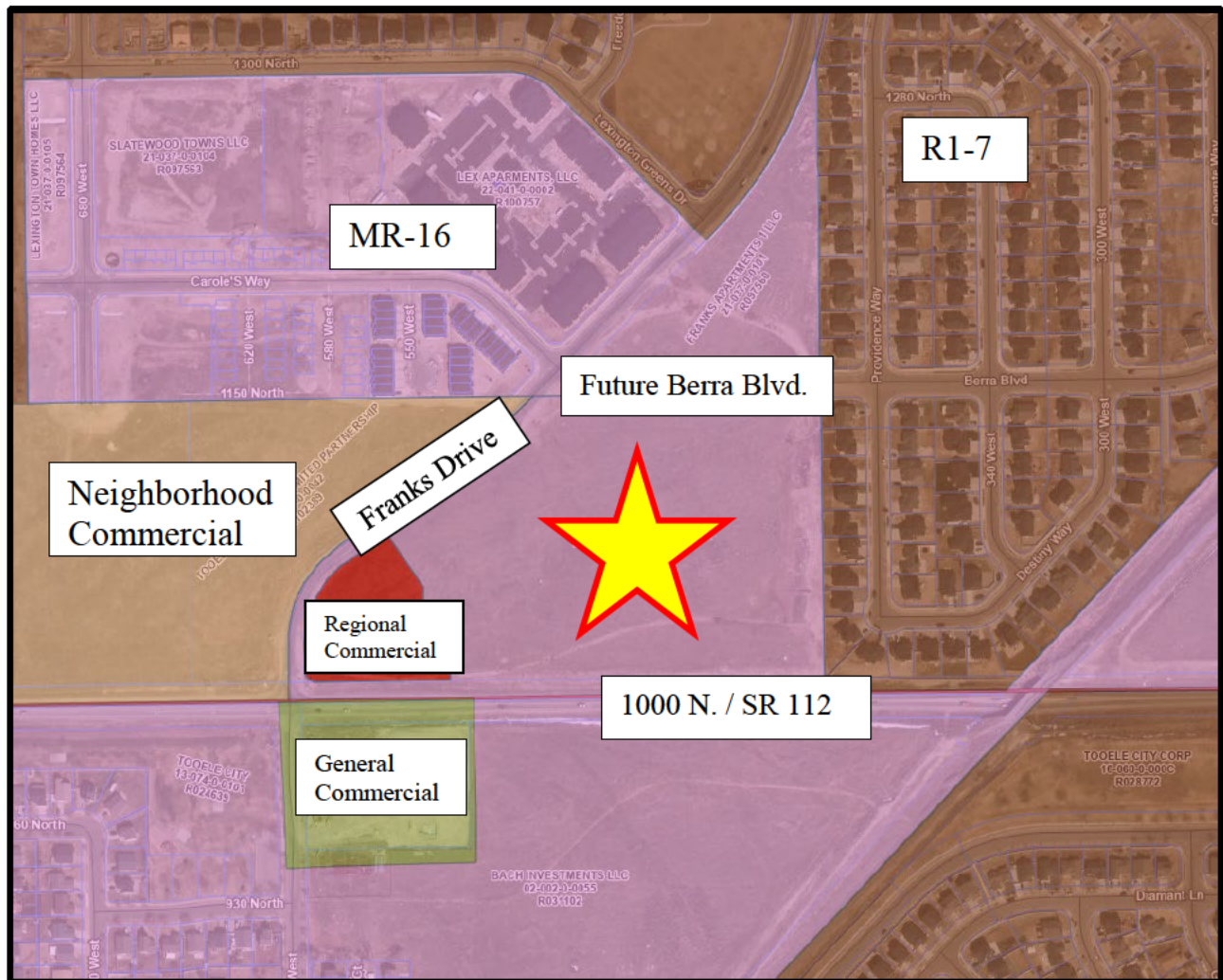


EXHIBIT C

OVERALL SITE PLAN

Ledger Cove Approved Overall Site Plan

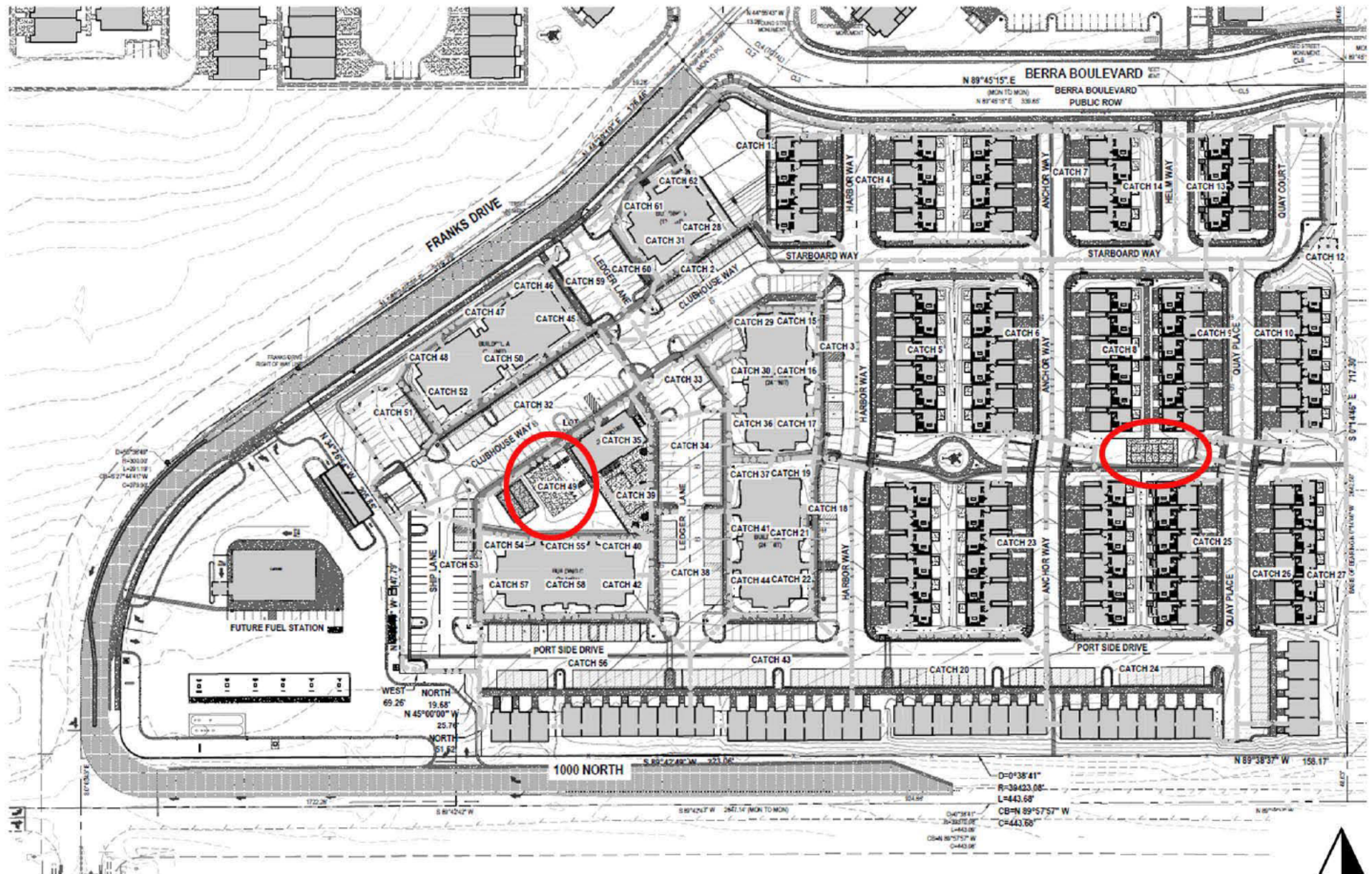
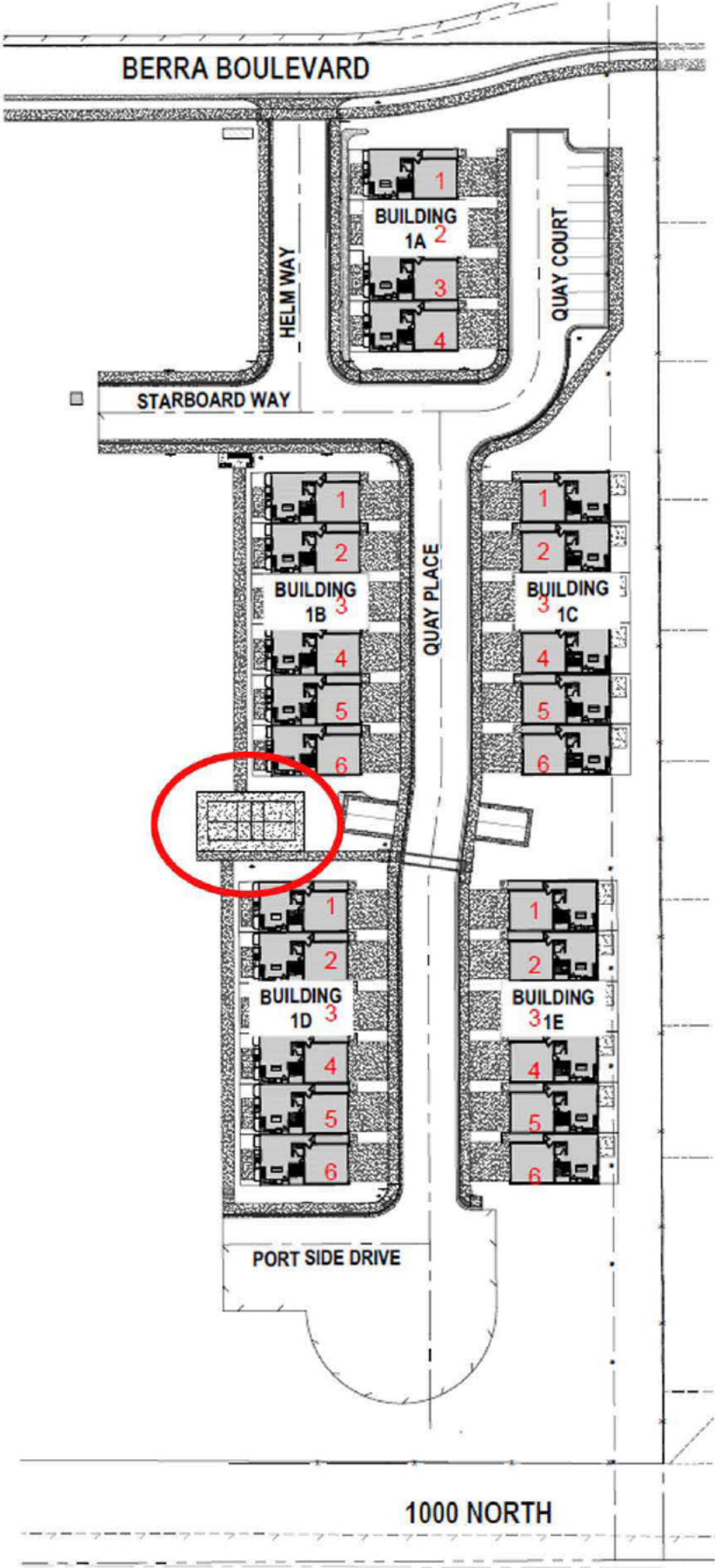


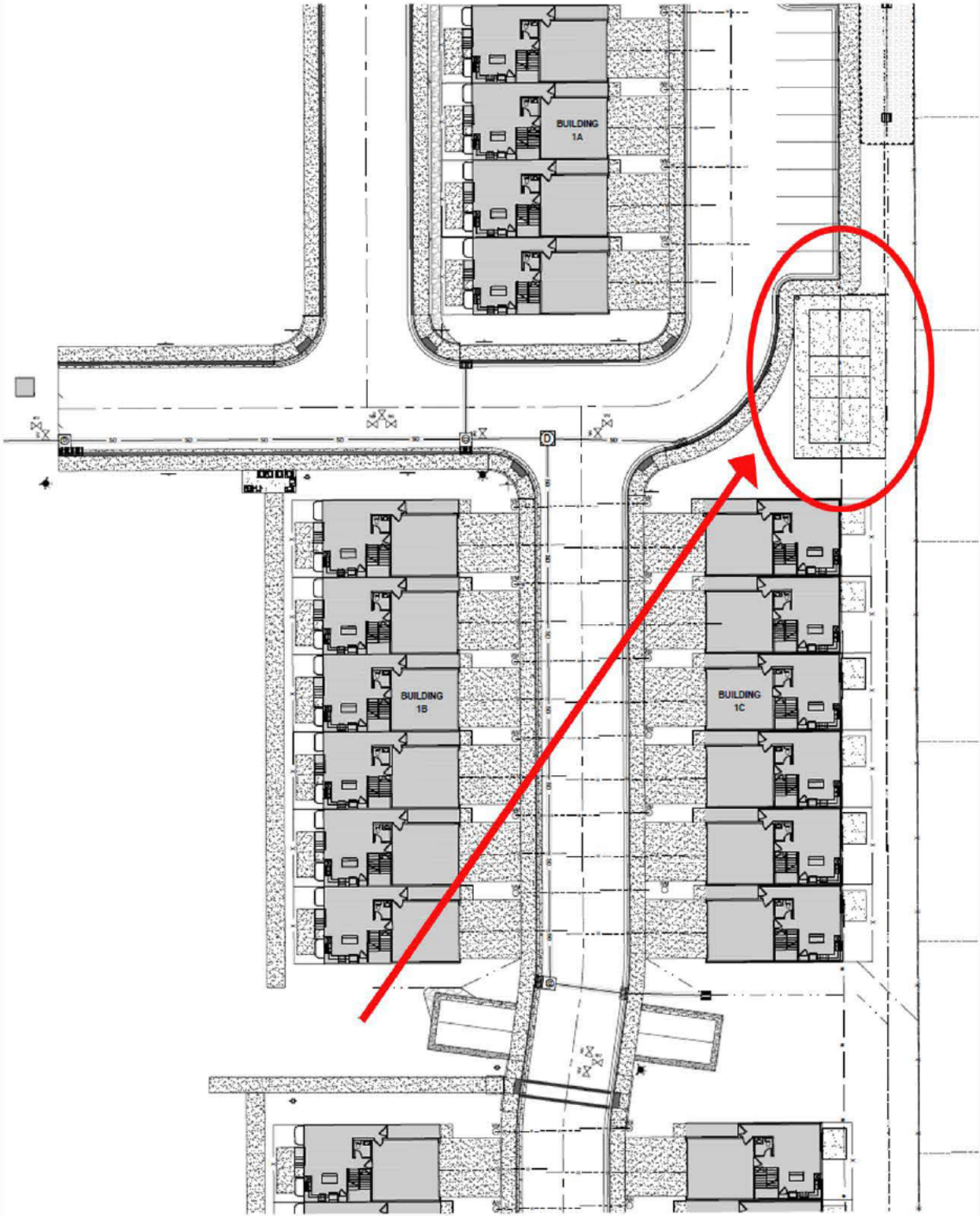
EXHIBIT D
PROPOSED CHANGES

Ledger Cove Approved Overall Site Plan



**Current
Location**

Ledger Cove Approved Overall Site Plan



Proposed Location

EXHIBIT E

APPLICANT SUBMITTED INFORMATION

Andrew Aagard

From: Brett Lovell <lovelldevelopmentgroup@gmail.com>
Sent: Monday, August 17, 2026 6:50 PM
To: Andrew Aagard
Cc: howard; Braemarco; Connor O'Leary; Garrett Schmidt; Tyler Miles
Subject: Fwd: FW: Ledger Cove Phase on Pickball Court Move - Copy.pdf
Attachments: Ledger Cove Phase on Pickball Court Move.pdf

[External Email]

Andrew,

Thank you for taking my call today.

As we discussed, the amenity in question is the pickleball court. Because this is private property, our understanding was that as long as we maintained the required amenity, we had some flexibility to locate it where it works best within the overall project.

We also reviewed the code you previously sent us regarding amenities being centrally located and easily accessible. We believe our revised plan actually improves on that intent. Rather than providing one pickleball court in the middle of a larger project, we are proposing two pickleball courts—one on each end of the development. This gives residents better access to the amenity throughout the entire project.

We are hopeful we can stay on track to be heard by the Planning Commission next week. Please let us know what you need from us, or if there is anything we need to address, so we can make that happen.

Thank you again for your help.

----- Forwarded message -----

From: **Corey Child** <cchild@ensignutah.com>
Date: Mon, Aug 17, 2026 at 11:09 AM
Subject: FW: Ledger Cove Phase on Pickball Court Move - Copy.pdf
To: Braemarco <jordan@braemarco.com>
Cc: Howard Schmidt <howard@braemarco.com>, Brett Lovell <lovelldevelopmentgroup@gmail.com>

Jordan,

Here is the updated site plan.

Thanks

STAFF REPORT

August 19, 2026

To: Tooele City Planning Commission
Business Date: August 26, 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.

UPDATES ROM AUGUST 12, 2026 MEETING

Proposed architectural standards were presented to the Planning Commission during the August 12th Planning Commission meeting. During that meeting the Planning Commission raised concerns regarding the following issues:

1. Requiring architectural standards for commercial development in Light Industrial and Industrial Services zoning districts as well as the Downtown Overlay.
2. Requiring renovated buildings to comply with the required architectural standards.
3. What triggers architectural standards on renovations and why did staff identify 25% as the trigger point for compliance with the architectural standards.
4. Franchise and corporate branding.
5. Requiring more than 2 exterior materials per wall façade.
6. The prohibition of certain colors.
7. Wall facades consisting entirely of brick.
8. The cost of an appeal to the architectural standards and the amount of time to complete such an appeal.

City Staff have made amendments to the proposed standards in an attempt to address the concerns of the Planning Commission. Those changes are described as follows:

1. The references to zoning districts have been removed. Architectural standards will now only apply to any commercial development that is adjacent to a public street, a public space, a residential dwelling or future residential area. Building facades that do not meet these visibility criteria shall not be required to adhere to the architectural standards. Staff has also included a specific exemption to these standards for the Downtown Overlay and heavy industrial zoning district. That being said, staff strongly encourages that properties in the Downtown Overlay be required to meet these architectural standards based upon what is in the Tooele City General Plan regarding buildings in the Downtown Overlay (see excerpts provided below).
2. Staff has removed the 25% requirement and has added language that if a building renovation requires a building permit the renovation shall then comply with the standards. Painting a building doesn't require a permit but re-facing a building with stucco or brick does require a permit. For smaller renovations such as doors and windows that require a permit but do not alter the building exterior, staff has provided a specific exemption to these standards.
3. Staff has provided an exemption for buildings that are constrained by franchise agreements and

corporate branding requirements. The ordinance does require that the applicant provide documentation of such corporate requirements.

4. Staff has removed the section of the ordinance requiring more than 2 exterior materials for all new and renovated buildings but has maintained the 75% maximum coverage requirement for one exterior material (these two sections were redundant). A specific exemption for brick and stone facades, not including cinder and hew block, has been added to the ordinance.
5. Staff has removed the prohibition on neon and bright colors.
6. Staff has inserted language that an appeal shall not cost the applicant additional fees. An appeal shall be considered as part of the site plan design review process and the fees that were paid for the application.

Tooele City General Plan. The Tooele City General Plan encourages architectural standards in numerous locations throughout the plan text. Architectural standards and design guidelines serve to help the City achieve the goals of the Tooele City General Plan and this General Plan was approved by the City Council AFTER a positive recommendation from the Planning Commission. Staff has included and highlighted a few excerpts below for the Planning Commission to consider and reference:

1. Page 2.1, **Tooele City's Mission:** Tooele City is a community that preserves its unique identity and heritage, and provides protection and services for its citizens. Tooele City is committed to building and maintaining an attractive community. This commitment is reflected in active citizen involvement and a proactive approach to creating and building the city of the future through efforts such as City Code provisions and design standards. This commitment is also embodied in specific development standards that reflect the City's history, character, and natural context. As Tooele continues to experience growth through development and redevelopment, the General Plan is intended to reaffirm the City's long-term commitment to creating and sustaining a quality built community.
2. Page 2.1, **Mission Of The General Plan:** The mission of the General Plan specifically is to help guide the community as it transitions through growth dealing with land development, reuse, and redevelopment with a focus on land maintenance and management. This General Plan reaffirms Tooele's long-standing commitment to physical development and standards that enhance the quality of life and visually reflects a vital yet maturing, attractive, and unique city.
3. Page 2.5, **Quality Land Development.** High quality land development is demanded by Tooele leaders and citizens. Developments that preserve open space and natural features are more attractive to residents and help to protect natural areas for the enjoyment of future generations. Extensive, mature, and conscientious landscaping are examples of high quality development features in both residential and commercial areas. In residential areas, open spaces, maintenance of natural features, recreational facilities, sidewalks, and high architectural quality are features that contribute to the quality of developments. In commercial areas, adequate sidewalks, street lighting, high architectural quality, reasonable signage, and landscaped parking areas are features that contribute to the quality of developments. Characteristics that tend to detract from quality of life values include clearing of natural vegetation, too much or too little exterior lighting, large expanses of asphalt, and large dominant structures.
4. Page 2.7, **A Vision For The Future Of Tooele City:** Tooele's vision for itself over the next 20- to 25-year horizon is one of a progressive, sensitively-developed community which is visually attractive and livable.
5. Page 7.2, **Tooele's Economic Values:** Business entities that complement Tooele's community characteristics such as quality design standards, mountain environment, and friendly community lifestyle.
6. Page 7.7, Goal #9, **Implement strategies to protect and enhance the historic downtown area:** Encourage the upgrading of buildings in the downtown area to encourage higher end retail development.
7. Page 9.5, **Visual Appearance Priorities** (next five years): Modify the downtown commercial zoning to emphasize historical design and consider adopting design standards.

Developer Requests. It is very common for applicants of new development to approach Tooele City and request architectural design standards. When staff informs them that there are not any design standards and that they can build whatever they want they are usually surprised. Developers expect design guidelines. They prefer design guidelines. They desire to comply with the City's desires for their buildings.

Frequent complaints. Tooele City Community Development Staff as well as the Mayor's office often receive complaints and concerns from residents of Tooele City about the overall appearance of the City. From run-down blighted buildings to poorly maintained landscaping many citizens would like to see Tooele City take the necessary actions to improve the general appearance of the City, or, at least give staff some ability to improve the general appearance of the City. Architectural standards for commercial development may not resolve all of the City's problems but it is certainly a good place to start.

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 (ORIGINAL DRAFT)

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.

EXHIBIT B

PROPOSED ARCHITECTURAL STANDARDS (PLANNING COMMISSION RECOMMENDED EDITS)

Title 7 Chapter 11c Design Standards: Commercial

7-11c-1. Applicability.

1. The building design standards in this Chapter shall be applicable to all new commercial buildings and new qualifying renovations, permitted after the date of this ordinance adoption, with exterior wall facades ~~open to public view from adjacent to~~ a public right-of-way, public space, ~~adjacent residential dwellings,~~ or future residential area ~~for all new construction~~. Commercial buildings located in the historic Downtown Overlay zone and Industrial zone shall be exempt from these architectural standards. ~~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.~~ any commercial building façade requiring architectural design consideration as defined in the previous Section, and undergoing qualifying renovations shall be limited to exterior renovations that require a building permit, not including the replacement of doors and windows, shall comply with the requirements of this chapter.
3. Consideration shall be given to commercial businesses limited to franchise and corporate branding requirements as much as possible. Applicants shall provide documentation of such franchise and branding requirements to City Staff as part of the site plan design review process.

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 ~~or angular~~ to the primary wall façade.
3. Cantilevered wall sections.
4. Columns and pilasters.
5. Other architectural features that ~~satisfy this requirement~~ provide sufficient wall façade depth and variation.

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~~ in this Section.
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 façade requiring architectural design consideration shall consist of one material or color.
 - a. A building that uses an all brick or stone façade, not including cinder or hewn block, shall be exempt from this requirement.
5. The roof shall not be considered a material or a color in terms of this Section.
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 an 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~~ to assist in obscuring vehicle queuing lanes from public 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, ~~or~~, 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~~ ~~limit the view~~ 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.
5. No additional fees shall be required to submit an appeal but shall be considered as part of the site plan design review application.

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.

EXHIBIT C

PROPOSED ARCHITECTURAL STANDARDS (FINAL DRAFT)

Title 7 Chapter 11c Design Standards: Commercial

7-11c-1. Applicability.

1. The building design standards in this Chapter shall be applicable to all new commercial buildings and new qualifying renovations, permitted after the date of this ordinance adoption, with exterior wall facades adjacent to a public right-of-way, public space, residential dwellings, or future residential area. Commercial buildings located in the historic Downtown Overlay zone and Industrial zone shall be exempt from these architectural standards.
2. For purposes of this Chapter, qualifying renovations shall be limited to exterior renovations that require a building permit, not including the replacement of doors and windows, shall comply with the requirements of this chapter.
3. Consideration shall be given to commercial businesses limited to franchise and corporate branding requirements as much as possible. Applicants shall provide documentation of such franchise and branding requirements to City Staff as part of the site plan design review process.

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 or angular to the primary wall façade.
3. Cantilevered wall sections.
4. Columns and pilasters.
5. Other architectural features that provide sufficient wall façade depth and variation.

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 in this Section.
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. No more than 75% of any building façade requiring architectural design consideration shall consist of one material or color.
 - a. A building that uses an all brick or stone façade, not including cinder or hewn block, shall be exempt from this requirement.
3. The roof shall not be considered a material or a color in terms of this Section.
4. 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 an exterior building material, and shall not satisfy the building exterior materials requirement of this Section.

5. 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 assist in obscuring vehicle queuing lanes from public 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, or, 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 limit the view 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.
5. No additional fees shall be required to submit an appeal but shall be considered as part of the site plan design review application.

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.

**Tooele City Planning Commission
Business Meeting Minutes**

Date: August 12, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

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

Excused:

Amanda Cordova

Council Member Liaisons:

Ed Hansen
Jon Gossett, Excused

Staff Present:

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

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

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

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

2. Roll Call

Melanie Hammer, Present

Chris Sloan, Present
Jon Proctor, Present
Frank Linford, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

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**

Ms. Anglin presented a request for a Conditional Use Permit for a detached accessory structure at 346 East 200 South in the R1-7 Residential Zone. The proposed structure would increase the combined detached accessory structure coverage to 17.2% of the lot, exceeding the 8% limitation; however, total lot coverage would remain below the 35% maximum allowed in the R1-7 zone. The proposal would remove an existing non-complying shed and replace it with a structure that meets all applicable setbacks, separation, and utility easement requirements. Planning Staff noted that detached garages and accessory structures of varying sizes are common in the older neighborhood and did not anticipate significant adverse impacts to surrounding properties. Planning Staff recommended approval, subject to limiting the detached accessory structure coverage to the approved 17.2% and requiring all applicable building permits and inspections.

Chairman Hamilton opened the public hearing at 7:05 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:06 p.m.

Motion: Commissioner Linford moved to 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. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Linford, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

Commissioner Sloan suggested that the Planning Commission consider revisiting the 8% limitation on detached accessory structures while maintaining the existing 35% maximum total lot coverage. He noted that allowing greater accessory structure coverage could provide property owners more flexibility and reduce the need for extensive landscaping, while still maintaining the overall lot coverage restriction. Planning Staff indicated they could research how other cities regulate accessory structures and bring the information back for the Commission's consideration.

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**

Mr. Aagard and the Planning Commission discussed the applicant's proposed text amendment to the Commercial Special District (CSD) ordinance. Mr. Aagard explained that the applicant had revised the proposal since the Planning Commission's previous review, including a request to allow the land use map amendment to be considered as part of the CSD application. The applicant, Jake Finlinson with

Perry Commercial, explained that the proposed changes would allow several areas to be included within one CSD and would help plan for a potential future transportation corridor.

The primary discussion centered on the proposed limitation of no more than three parcels. The applicant explained that this restriction would require multiple CSD applications and would be more cumbersome. Planning Commissioners discussed the distinction between individual parcels and larger continuous tracts of land and agreed that the wording could create confusion. The Planning Commission generally supported removing the three-parcel limitation while maintaining a 30-acre minimum and using clearer terminology such as “tract of land” or “geographical area.” Planning Staff was asked to wordsmith the amendment to clearly reflect the Planning Commission’s intent.

The applicant also explained that combining the land use map amendment with the CSD application would make the process more consistent with the residential special district process and eliminate an additional application and waiting period.

The discussion concluded with the Planning Commission generally supportive of the proposed changes, with staff to clarify the language before the item proceeds to the City Council.

Chairman Hamilton opened the public hearing at 7:25 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:25 p.m.

Motion: Commissioner Sloan motion to move 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 requirement to qualify for a Commercial Special District. To include the staff-recommended changes to remove the language “includes not more than three parcels” and to replace the term “parcel” with “geographical tract” or other appropriate terminology as determined by the City Attorney. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Linford, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

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**

Ms. Anglin presented a request to vacate a 20-foot strip of excess right-of-way along the south side of Utah Avenue. The City supports the vacation because the railroad crossing to the west is not expected to be expanded, so the additional right-of-way is not anticipated to be needed for future roadway improvements. The vacated area would be joined with the property to the south.

The primary concern raised during the noticing process involved an existing gas line and the associated utility easement. The proposed ordinance reserves a perpetual public utility easement over the vacated area, protecting existing and future utilities. Planning Staff found no anticipated impacts to transportation, emergency access, or other public functions and determined that the statutory criteria for

the vacation were met. Planning Staff recommended approval of the ordinance by the Planning Commission and City Council.

Chairman Hamilton opened the public hearing at 7:30 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:30 p.m.

Motion: Commissioner Jensen 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 finding contained in the Staff Report dated August 5, 2026. Commissioner Linford seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Linford, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

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**

Mr. Aagard presented proposed amendments to Title 7, Chapter 11c establishing architectural design standards for commercial development. The proposed standards are intended to maintain the quality and appearance of commercial development already occurring in the City rather than create unnecessary burdens for developers. The standards address building facades, roofline variation, exterior materials, mechanical equipment screening, dumpster enclosures, drive-through screening, commercial accessory structures, and shipping containers.

The Planning Commission discussed several concerns and potential revisions, including how the standards would apply to the downtown overlay and historic buildings, clarification of the language for drive-through screening, the 75% limitation on a single building material or color, and how the standards would apply to visible versus less-visible building facades. Planning Commissioners also discussed the treatment of existing buildings and major renovations and whether older structures should receive an exemption or be treated differently.

The Planning Commission generally supported the concept of having architectural standards but expressed concern about unintended consequences and the possibility of overly restrictive or subjective requirements in the future. Planning Commissioners discussed using the appeal process as a way to address unique buildings, corporate branding, historic structures, or other circumstances that do not fit the standard requirements.

The Planning Commission ultimately identified several items for Planning Staff to review and clarify before moving forward, including a possible downtown overlay or historic-building exemption, revised drive-through screening language, clarification of the 75% material requirement, identification of which building facades are subject to the standards, and consideration of a date-based exemption for existing structures. The item was discussed as a potential candidate to be tabled while Planning Staff makes the requested revisions.

Chairman Hamilton opened the public hearing at 8:11 p.m.

Dave Staple, who identified himself as being involved with the Tooele Flexplex, spoke in support of considering the zoning context when applying the proposed architectural standards. He explained that in some industrial areas, particularly those zoned L1, metal buildings are common because they are often necessary to make projects financially feasible. He expressed concern that requiring extensive architectural features such as columns, arches, or enhanced facades in an area already dominated by metal industrial buildings could make a new building look out of place and inconsistent with the surrounding development.

At the same time, Mr. Staple acknowledged the value of architectural standards in areas where the surrounding development has a different character. He agreed that a metal building placed in an area where more attractive or traditional architectural features are expected may appropriately require a facade treatment or other design elements.

Mr. Staple suggested that the City take a closer look at which zoning districts and areas the proposed architectural standards would apply to, rather than applying the same requirements uniformly. He specifically noted that imposing requirements designed for more commercial or visually prominent areas on industrial areas such as the Depot could result in buildings that do not fit the existing character of the area and could create unnecessary costs. He encouraged the Planning Commission to consider the existing development and character of each area when determining the appropriate architectural standards.

Seeing no other members of the public, Chairman Hamilton closed the public hearing at 8:12 p.m.

Motion: Commissioner Linford moved to forward a positive recommendation to the City Council to adopt the proposed Tooele City Code Title 7, Chapter 11c, Design Standards for Commercial Ordinance, as included in Exhibit A of the report. The motion included recommendations to revise the wording regarding “screening” and to clarify the definition of the building sides/facades subject to the standards. Commissioner Linford stated that the remaining concerns could be addressed through the ordinance’s existing appeal process. Commissioner Hammer seconded the motion.

Planning Commissioners, Councilman Hansen, and Mr. Aagard discussed the proposed commercial architectural standards and how they should apply to different areas of the City. Councilman Hansen raised concerns about applying the standards to industrial areas where metal buildings may be necessary to make projects financially feasible. The discussion focused on whether the standards should be modified or limited in industrial zones while still addressing the appearance of buildings that are highly visible from public rights-of-way and major City gateways.

The group generally agreed that the intent of the ordinance is to improve the appearance of development as viewed from public areas rather than unnecessarily restrict businesses or dictate how they design their buildings. Councilman Hansen emphasized the importance of balancing property rights and development costs with the City's goal of maintaining attractive gateways. The discussion also addressed established corporate branding, with IKEA used as an example, and whether the ordinance's corporate-branding provision would allow distinctive designs without requiring an appeal.

The Planning Commissioners and Councilman Hansen also discussed how the standards could affect older and existing buildings when structural renovations are made. Concern was expressed that requiring older buildings to meet new architectural standards could create significant financial burdens

for property owners. The possibility of grandfathering provisions or other language to address existing buildings was discussed.

Mr. Aagard and the Planning Commission also considered whether additional revisions were needed regarding industrial zones, visibility from public rights-of-way, corporate branding, existing buildings, and the overall purpose and scope of the ordinance. The discussion recognized that the proposed standards are new and may need to be adjusted over time as the City gains experience applying them. Councilman Hansen indicated that he was comfortable with the Planning Commission forwarding its recommendation to the City Council, where the Council could further review and revise the ordinance as needed.

The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Nay”; Commissioner Proctor, “Nay”; Commissioner Linford, “Aye”; Commissioner Jensen, “Nay”; Commissioner Anderson, “Nay”; and Chairman Hamilton, “Nay”. Motion was 2-5. Motion did not pass.

Motion: Commissioner Sloan moved to table the proposed commercial architectural standards ordinance to allow Mr. Aagard additional time to review the Planning Commission’s comments and refine the proposed ordinance. The motion was intended to allow staff to further develop the proposal rather than send it to the City Council before the Commission was comfortable with the language. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Linford, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed to table 7-0.

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**

Ms. Anglin presented a request to reapprove the Millennial Park Phase Two Site Plan. The Planning Commission originally approved the project in December 2023, but that approval has since expired. The proposed development includes 24 individual townhome lots, common landscaped areas, a children’s play area, and required parking. Due to the proximity of the northern private drive to Henwood Drive, the applicant has agreed to restrict the connection to one-way ingress and emergency access only.

Planning Staff determined that the proposed development meets or exceeds the City’s multifamily design standards and recommended approval, subject to outstanding Engineering and Public Works comments being addressed as a condition of approval. During the discussion, Commissioner Linford declared a conflict of interest and requested an ex parte exclusion from the dais. He stated that he would abstain from voting on the item.

Motion: Commissioner Proctor moved to 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. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Linford abstained due to conflict of interest; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 6-0.

8. **City Council Reports**

Councilman Hansen provided an update on the recent City Council discussion regarding data centers. He noted that the City Council recently voted not to allow data centers at this time, while allowing the City to evaluate the issue in the future as more information becomes available.

He also reported that the long-discussed property between the Masonic Temple and the Depot has changed direction. The previously anticipated development will no longer move forward following the City Council's approval of changes involving the property donation to the City. The City will now retain the property, providing an opportunity for a future public use, potentially including a park.

9. **Review and Decision – July 22, 2026 Planning Commission Meeting Minutes**

There were no corrections to the minutes.

Motion: Commissioner Anderson moved to approve the July 22, 2026 Planning Commission Meeting Minutes. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Linford, "Aye"; Commissioner Jensen, "Aye"; and Commissioner Anderson, "Aye." Chairman Hamilton was absent from the July 22, 2026 meeting and did not participate in the vote. The motion passed 6-0.

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 8:35 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

Tyson Hamilton, Tooele City Planning Commission Chair