PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for ***Wednesday, October 28, 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 Decision** on a Conditional Use Permit request submitted by Darwin Cook, on behalf of the Tooele City Parks and Recreation Department, to expand the existing *Public Buildings, Facilities, and Parks* use to allow construction of a Clam Shell-style stage in the southern open space area of the property containing Pratt's Aquatic Center. The subject property is located at approximately 55 North 200 West within the R1-7 Residential Zoning District.

4. **City Council Reports**

5. **Review and Decision** – October 14, 2026 Planning Commission meeting minutes.

6. **Adjourn**

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

STAFF REPORT

October 22, 2026

To: Tooele City Planning Commission
Business Date: October 28, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: **City Park Clam Shell Stage – Conditional Use Permit Request**

Application No.:	2026082
Applicant:	Tooele City Corporation
Contact:	Darwin Cook
Property Owner:	Tooele City Corporation
Project Name:	City Park Clam Shell Stage
Project Location:	55 North 200 West (NWC, Vine Street & 200 West)
Zoning:	R1-7 Residential Zoning District
Acreage:	11.05
Request:	Request for approval of a Conditional Use Permit (CUP) in the R1-7 Residential Zoning District to allow a Clam Shell-style stage within City Park under the permitted use category of "Public Buildings, Facilities & Parks."

BACKGROUND

The purpose of this report is to evaluate a Conditional Use Permit (CUP) request from Tooele City Parks and Recreation Director, Darwin Cook, to construct a permanent Clam Shell-style stage to replace the existing temporary stage at City Park. The proposed stage would be located in the southwest portion of City Park, on the same property as Pratt's Aquatic Center. The property is located at the northwest corner of Vine Street and 200 West and is zoned R1-7 Residential, where the "Public Buildings, Facilities, & Parks" use requires Conditional Use Permit approval by the Planning Commission.

The proposed stage would occupy an existing event area used for City-sponsored activities, including Friday on Vine, Fourth of July celebrations, and other community events. The proposed hours of operation would follow the current City Park hours of 6:00 A.M. to 11:00 P.M.

ANALYSIS

Zoning. The purpose of the R1-7 zoning district is:

> *to provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single-family dwellings and two-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.*

City Park is a City-owned facility used for public events, recreational activities, and other community functions. The proposed permanent stage would support these established uses by eliminating the need to bring in a temporary trailer-mounted stage for community events. A permanent stage would provide a consistent venue for City-sponsored events and community gatherings while supporting the park's existing public and recreational functions.

The subject property and adjacent properties to the north, east, south, and west are zoned R1-7. Residential uses are located to the north, east, and west, while Tooele High School is located to the south. The proposed stage would be located within an existing event area of City Park and would support the property's established public and recreational uses.

General Plan. The Land Use Map designates the subject property as open space. The General Plan's General Land Use Goals and Objectives include the following:

Goal #7: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

- *Promote public land uses such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.*

The proposed permanent stage is consistent with the General Plan's emphasis on open space and public facilities that encourage community interaction. By providing a permanent venue for City-sponsored events and community gatherings, the stage would support the existing recreational and civic functions of City Park and further the goal of promoting community interaction through public amenities.

Site Plan. The applicant submitted a preliminary site plan showing the approximate location of the proposed Clam Shell-style stage within City Park and its relationship to surrounding park facilities, property boundaries, and nearby streets. The building plans indicate that the proposed stage would occupy approximately 2,100 square feet and include storage rooms and dressing rooms on either side of the stage.

The stage is proposed to be located southeast of Pratt's Aquatic Center, approximately 180 feet from 200 West and 170 feet from Vine Street. The submitted site plan does not identify the distance between the proposed stage and the aquatic center. This distance will need to be clarified during the permitting process. No permanent seating is proposed; the City has routinely provided portable bleachers when needed for events.

The applicant indicated that the stage would face south toward Tooele High School and that no separate exterior lighting fixtures are proposed. Stage lighting will be used to illuminate performances and could potentially affect neighboring properties if light spills beyond the performance area. To help minimize potential impacts, Planning Staff recommends that stage lighting be directed toward the performance area and positioned to minimize light spill onto neighboring properties. If additional exterior lighting is installed in the future, fixtures should be directed downward and properly shielded.

Parking. City Park currently has approximately 220 parking stalls serving existing park uses and special events. The Tooele High School parking lot has also been used to accommodate event parking. Parking is managed on an event-by-event basis, with parking and traffic plans reviewed through the special event permitting process when required. Parking needs should continue to be evaluated based on the nature of each event and the estimated number of attendees to determine appropriate parking and traffic management measures.

Landscaping. City Park is currently landscaped, and the proposed stage would occupy an area that is currently landscaped. The applicant indicated that some trees within the park need to be removed;

however, the applicant stated that the trees identified for removal are not associated with construction of the stage. The Parks and Recreation Department is implementing a 10- to 15-year tree replacement program for City Park. This program is already underway and is expected to continue over several years.

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. Potential Lighting Impacts: Stage lighting used during performances could potentially spill onto neighboring properties. To help minimize this potential impact, stage lighting should be directed toward the performance area and positioned to minimize light spill onto neighboring properties. If any exterior lighting is installed, lighting fixtures shall be directed downward and properly shielded where practicable.
2. Site Plan Clarification: The preliminary site plan does not identify the distance between the proposed stage and Pratt's Aquatic Center. The applicant shall submit a revised site plan identifying this distance so that the relationship between the two structures can be evaluated during the permitting process.

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. The proposed use is consistent with the purpose and intent of the R1-7 Residential Zoning District and the General Plan Land Use Map designation of Open Space.
2. No separate exterior lighting fixtures are proposed; however, stage lighting could potentially create light spill onto neighboring properties. Appropriate lighting design and operation can help minimize this potential impact.
3. The preliminary site plan submitted by the applicant does not identify the distance between the proposed stage and the existing Pratt's Aquatic Center. A revised site plan identifying this distance shall be submitted for review during the permitting process.
4. The applicant indicated that trees identified for removal as part of the Parks and Recreation Department's tree replacement program are not associated with construction of the stage.
5. Parking is managed on an event-by-event basis, with parking and traffic plans reviewed through the special event permitting process when required.

Engineering Review. The City Engineer has not provided any feedback regarding this Conditional Use Permit request.

Public Works Review. Public Works has not provided any feedback regarding this Conditional Use Permit request.

Tooele City Fire Department Review. The Fire Department has not provided any feedback regarding this Conditional Use Permit 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 Darwin Cook, Representing Tooele City Parks and Recreation Department, authorizing the use of "Public Buildings, Facilities, & Parks" located at 55 North 200 West, application number 2026082, subject to the following conditions:

1. Stage lighting should be directed toward the performance area and positioned to minimize light spill onto neighboring properties. If any exterior lighting is installed, lighting fixtures shall be directed downward and properly shielded where practicable.
2. The applicant shall submit a revised site plan identifying the distance between the proposed stage and Pratt's Aquatic Center.

This recommendation is based on the following findings:

1. The proposed use is consistent with the purpose and intent of the Tooele City R1-7 Residential Zoning District, which allows public facilities and parks to serve community needs.
2. The proposed use is consistent with the goals and objectives of the Tooele City General Plan and the Open Space land use designation.
3. The proposed stage would support existing public, recreational, and civic uses within City Park.

4. Potential lighting impacts can be addressed through reasonable conditions intended to minimize light spill onto neighboring properties.
5. The required distance between the proposed stage and Pratt's Aquatic Center will be identified and reviewed during the permitting process to verify compliance with applicable requirements.
6. Parking and traffic management for community events will continue to be evaluated based on the nature and anticipated attendance of each event, with event-specific plans reviewed through the special event permitting process when required.
7. The conditions of approval are intended to mitigate the reasonably anticipated detrimental effects identified in this report, consistent with the requirements of Tooele City Code Sections 7-5-3 and 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – "I move we approve the Conditional Use Permit Request by Darwin Cook, Representing Tooele City Parks and Recreation Department, authorizing the use of "Public Buildings, Facilities, & Parks" located at 55 North 200 West, application number 2026082, based on the findings and subject to the condition listed in the Staff Report dated October 22, 2026:"

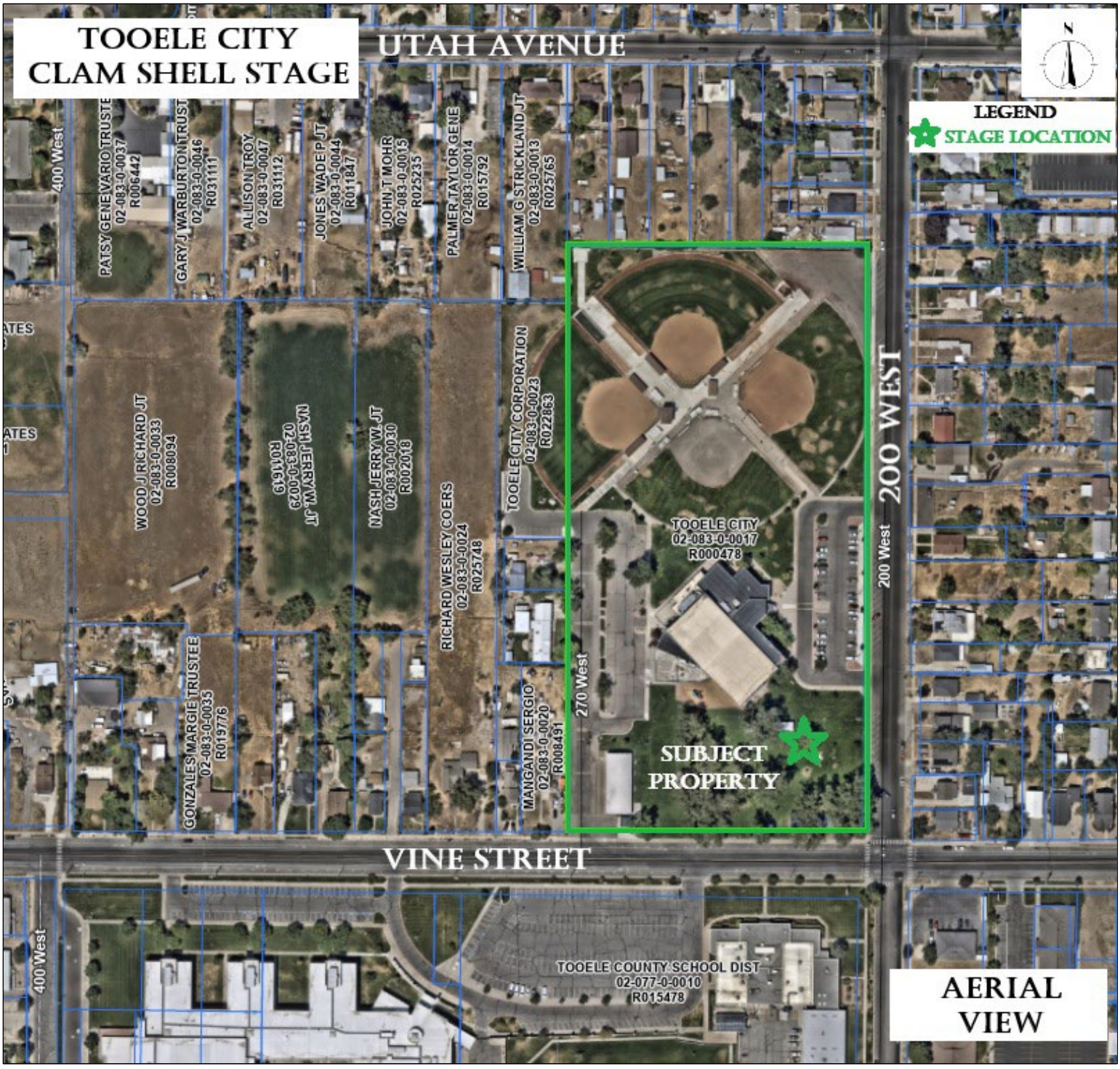
1. List any additional finding and/or condition.

Sample Motion for Denial – "I move we deny the Conditional Use Permit Request by Darwin Cook, Representing Tooele City Parks and Recreation Department, authorizing the use of "Public Buildings, Facilities, & Parks" located at 55 North 200 West, application number 2026082, based on the findings and subject to the condition listed in the Staff Report dated October 22, 2026:"

1. List any findings of fact.

EXHIBIT A

MAPPING PERTINENT TO THE
CLAM SHELL STAGE IN CITY PARK CONDITIONAL USE PERMIT



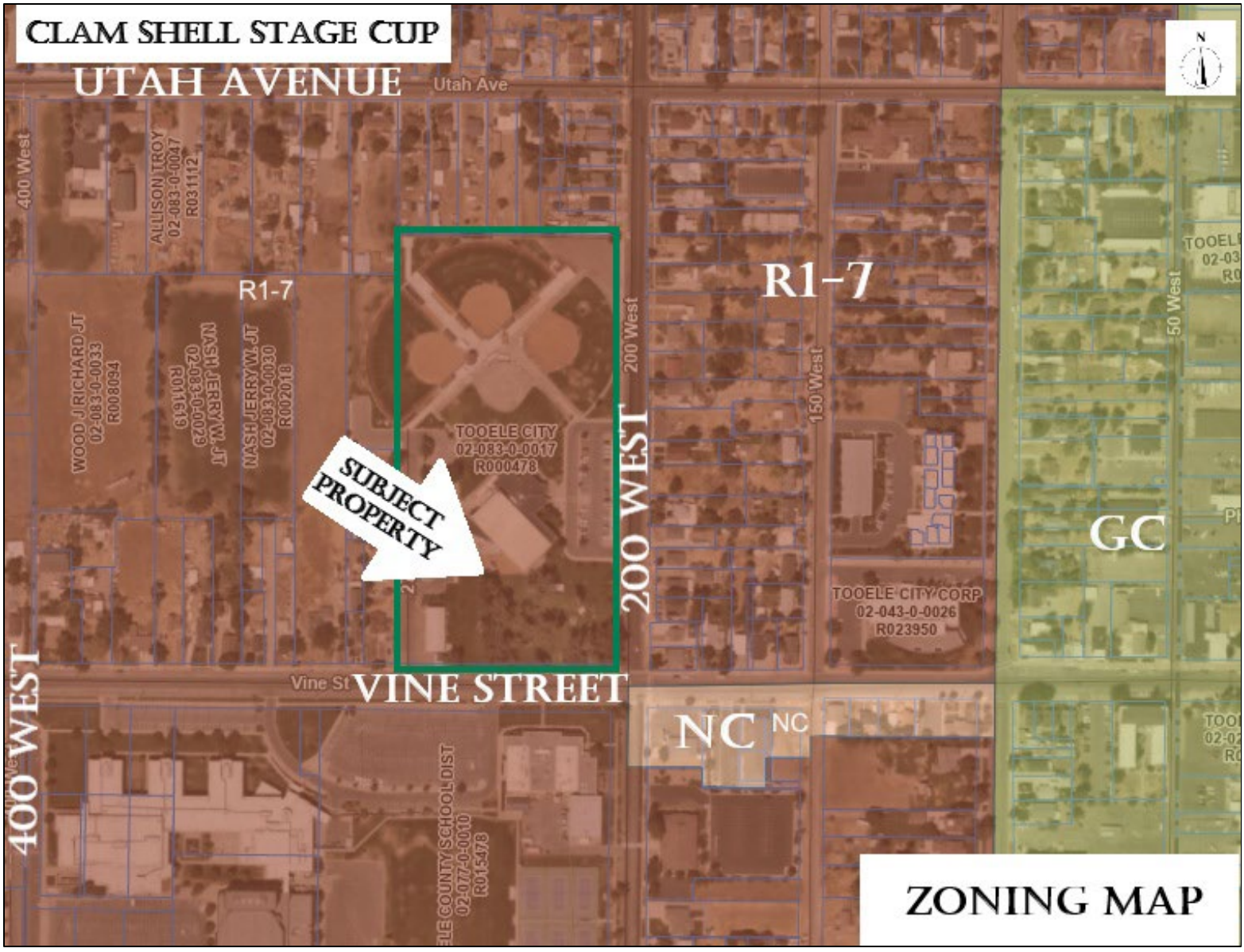

CLAM SHELL STAGE CUP
UTAH AVENUE
Utah Ave
400 West
ALLISON TROY
02-083-0-0047
R031112
R1-7
WOOD J RICHARD JT
02-083-0-0033
R008094
NASH JERRY W. JT
02-083-0-0029
R011619
NASH JERRY W. JT
02-083-0-0030
R002018
TOOELE CITY
02-083-0-0017
R000478
SUBJECT PROPERTY
200 West
200 WEST
R1-7
150 West
50 West
GC
TOOELE CITY CORP
02-043-0-0026
R023950
Vine St
VINE STREET
400 WEST
NC
NC
TOOELE COUNTY SCHOOL DIST
02-077-0-0010
R015478
ZONING MAP

EXHIBIT B

PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

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

Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information

20260902

Date of Submission: 10-06-2026	Current Zoning: R-7	Parcel #(s): 02-083-0-0017
Project Name: Tooele City Clam Shell Stage		Acres: 11.020944
Project Address: 55 North 200 West		Units:

Project Description: Construction of a 35' deep X 80' wide permanent clam shell stage in the city park
Single level, open air stage with two storage rooms for props and gear.

Current Use of Property: Public City Park, Swimming Pool, Pavilions,softball fields, parking lot

Property Owner(s): Tooele City Corp			**Applicant(s):** Darwin Cook		
Address: 90 N Main			Address: 255 S. 100 E.		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-843-2100			Phone: 435-830-1054		
Contact Person: Darwin Cook			Address: 255 S. 100 E.		
Phone: 435-843-2100			City: Tooele	State: UT	Zip: 84074
Cellular: 435-830-1054	Fax:		Email: darwinc@tooelecity.gov		

Signature of Applicant: Darwin Cook

Date 10-5-26

*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: $1,000.00 (213)	Received By:	Date Received:	Receipt #:

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF TOOELE }

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5th day of October, 2024

SHILO BAKER
Notary Public, State of Utah
Commission # 744217
My Commission Expires On
July 23, 2029

(Notary)

Residing in Tooele County, Utah

My commission expires: July 23, 2029

AGENT AUTHORIZATION

I/we, **Maresa Manzione**, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), **Darwin Cook**, 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 5th day of October, 2024 personally appeared before me Maresa Manzione, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

SHILO BAKER
Notary Public, State of Utah
Commission # 744217
My Commission Expires On
July 23, 2029

(Notary)

Residing in Tooele County, Utah

My commission expires: July 23, 2029

- **Are any existing trees proposed to be removed to accommodate the stage?**

  No Trees will be removed for this project. Trees that will be removed are not related to the stage being built

- **Are you proposing any outdoor seating, a designated dance floor, or other amenities to accommodate public gatherings?**

  There are no current plans for outdoor seating, we do on occasion bring in the portable bleachers. This stage is only to replace the current portable stage that is hauled into the site for events.

- **Are there any other proposed site improvements associated with the stage?**

  We are in the process of doing a 10–15-year tree replacement program for the park. This is already in motion and will continue for several years.

- **What are the setbacks for the stage from property lines?**

  Set back from the East property line is 180'. Set Back from the South Property line is 170'

- **Please show an accurate footprint on the site plan of the proposed stage.**

  See attached site plan.

- **What are the intended uses for the stage once it is built?**

  It will mostly be used for City Friday on Vines events, and the Fourth of July Celebration. There are a couple community events that will also be held there. Example "Praise in the Park"

- **Will there be limits to the hours of operations?**

  Hours of operation will follow the current parks hours of 6:00 AM – 11:00 PM

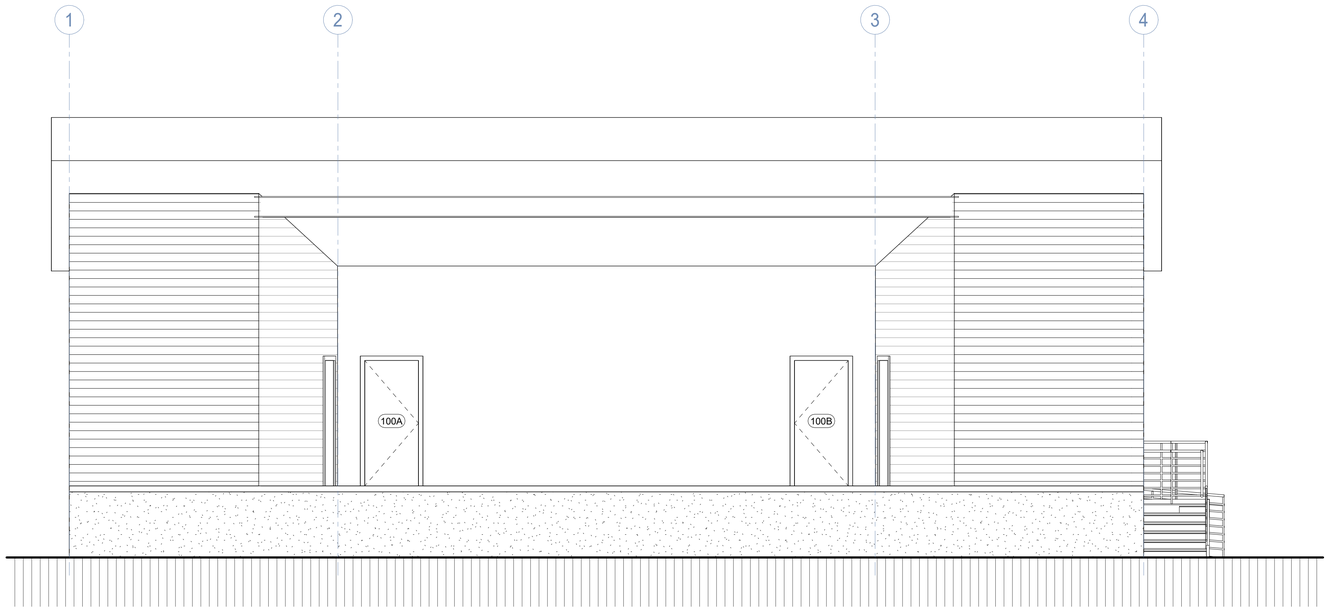
- **It appears that exterior lighting is proposed for the stage and surrounding area. Please provide a lighting plan identifying the location, fixture type, number of fixtures, lumen output, color temperature (Kelvin), and mounting height of all proposed exterior lighting, in addition to the interior stage lighting already shown. Please identify wall-mounted fixtures separately from freestanding fixtures and include pole heights for any freestanding fixtures. Although a photometric plan has been provided for the interior of the stage, exterior lighting information has not been provided. Given the proximity of residential uses, Planning recommends considering fixtures with a color temperature of**

3,500 Kelvin or lower and shielded fixtures that direct light downward to minimize glare and light spill onto neighboring properties. These measures may help mitigate potential adverse impacts associated with the proposed lighting. Please include the exterior lighting information in the revised plans for review.

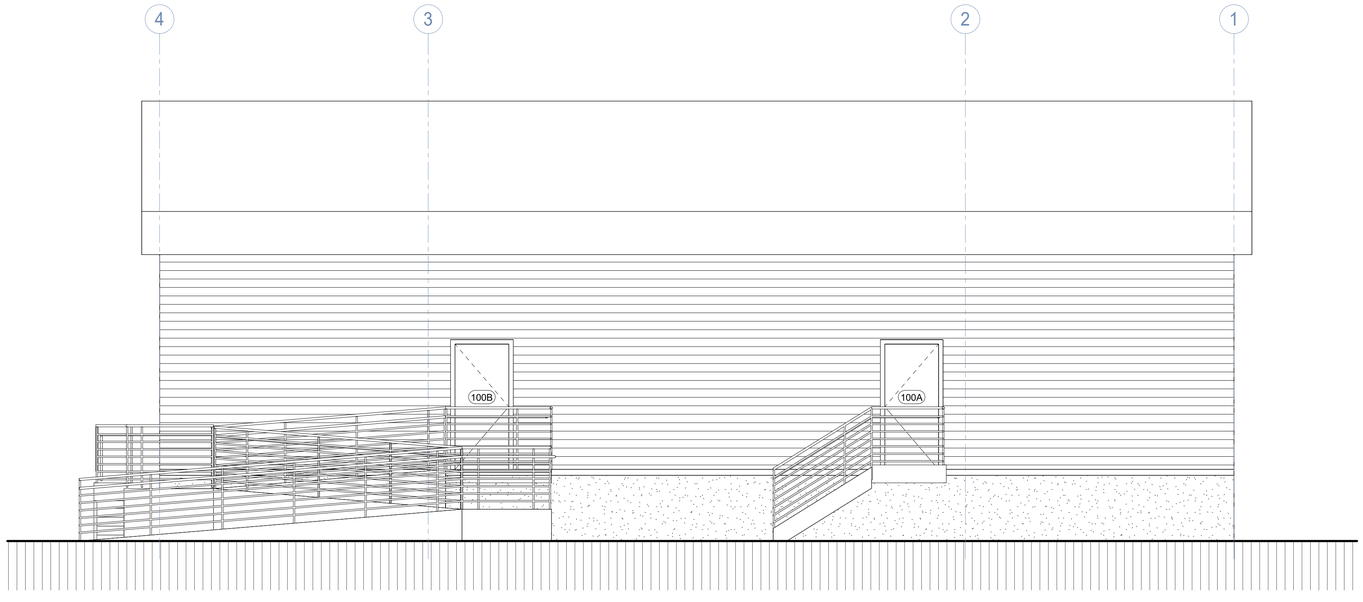
There is no exterior lighting that will affect neighbors, Stage lighting is only theatrical lighting for performances and will be used to enhance the performing area only. Lighting on the stage and in the storage rooms is for lighting the area during use of set up and entry during use of the space. This lighting will be installed to current codes.

- **What is the current total number of available parking spaces? How are you planning on managing parking during public events?**

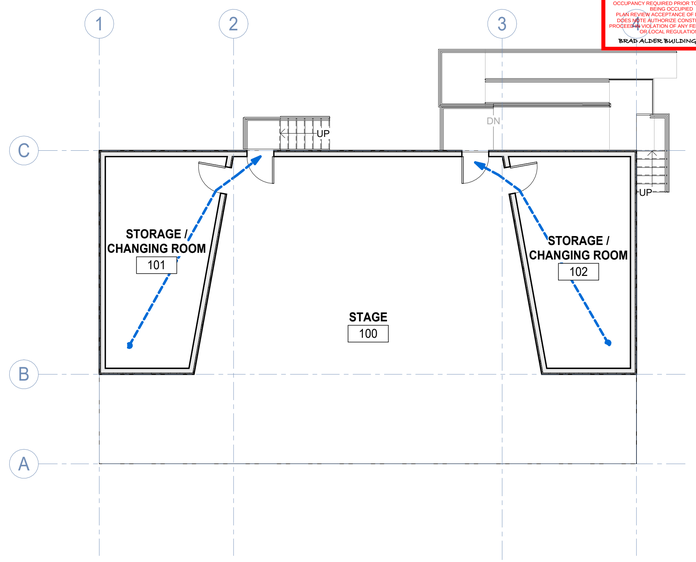
  There are a total of 220 parking stalls on the city property, for any large events parking is also available at the Tooele High School parking lot. Parking management has been addressed on a per event basis, and is also managed through parking and traffic plans when a special event permit is filed and approved.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

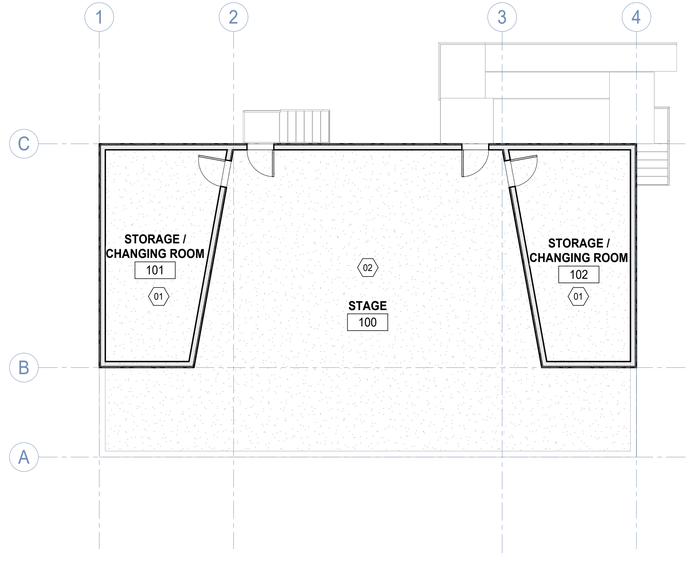


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEVEL 01 - EGRESS PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES - REFLECTED CEILING PLAN
01 GYP. BOARD CEILING
02 OPEN CEILING
* SEE MECHANICAL AND ELECTRICAL PLANS FOR COORDINATION



4 LEVEL 02 - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

2600866

REVIEWED FOR CODE COMPLIANCE

Tooele City

PLANS ARE IN SUBSTANTIAL COMPLIANCE WITH INTERNATIONAL CODES ADOPTED BY TOOELE CITY

APPROVED PLANS MUST BE ON THE JOB SITE FOR ALL INSPECTIONS. CARD TO BE POSTED ON JOB SITE.

FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO STRUCTURE BEING OCCUPIED.

PLAN REVIEW OF CONSTRUCTION DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BRAD ALDER, BUILDING OFFICIAL

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE CITY PARKS & REC
90 NORTH MAIN STREET
TOOELE, UT 84074

TOOELE CITY PARK STAGE

200 WEST VINE STREET
TOOELE, UTAH

NO.	DATE	REVISION

EXTERIOR ELEVATIONS CEILING PLAN EGRESS PLAN

PROJECT NUMBER 8611A
DATE 08-18-2026
PROJECT MANAGER JMC
DESIGNED BY DMP

A200

2600866

REVIEWED FOR CODE COMPLIANCE

Tooele City

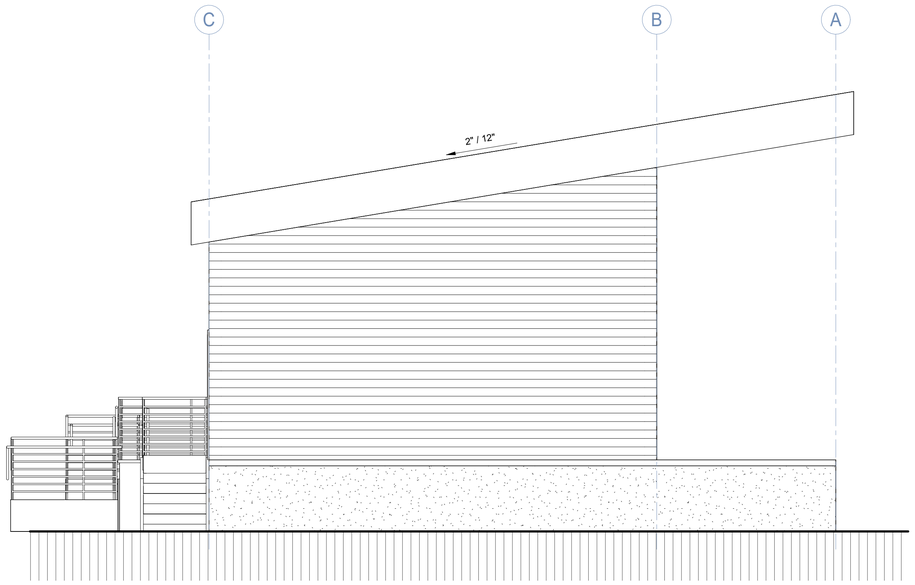
PLANS ARE IN SUBSTANTIAL COMPLIANCE WITH INTERNATIONAL CODES ADOPTED BY TOOELE CITY

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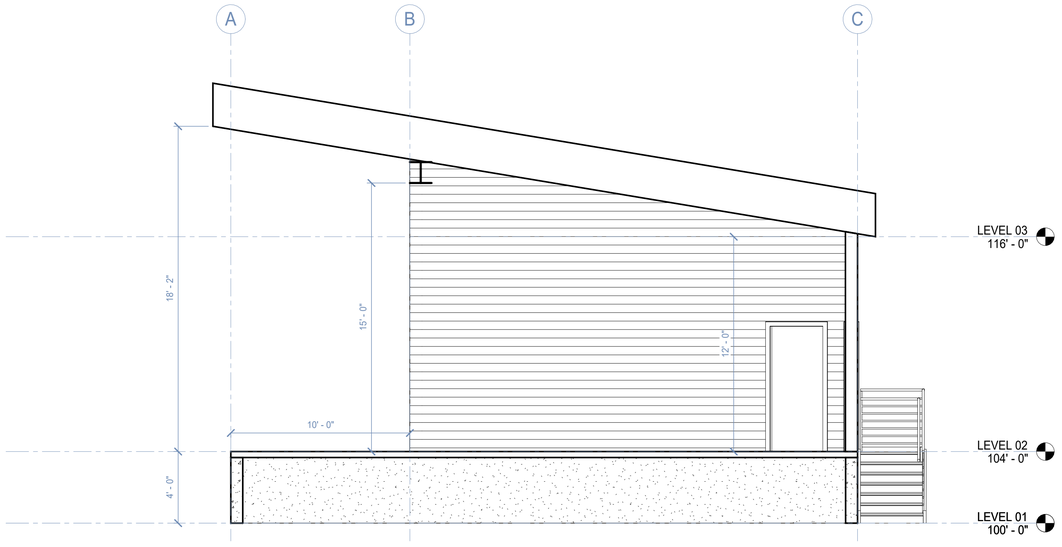
FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO STRUCTURE BEING OCCUPIED

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOTE AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS

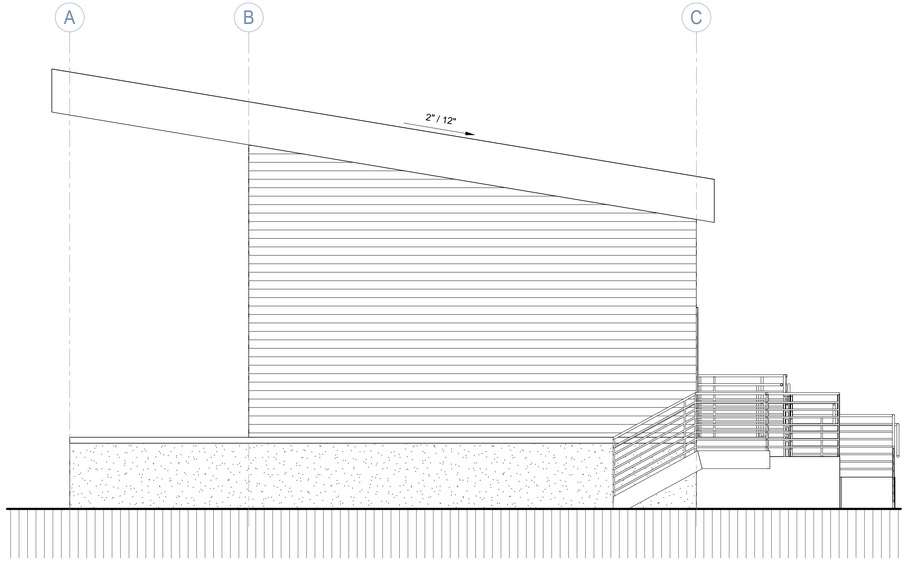
BRAD ALDER, BUILDING OFFICIAL



1 SIDE 1 ELEVATION
SCALE: 1/4" = 1'-0"



3 SECTION VIEW
SCALE: 1/4" = 1'-0"



2 SIDE 2 ELEVATION
SCALE: 1/4" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE CITY PARKS & REC
90 NORTH MAIN STREET
TOOELE, UT 84074

TOOELE CITY PARK STAGE

200 WEST VINE STREET
TOOELE, UTAH

NO. DATE REVISION

EXTERIOR ELEVATIONS

PROJECT NUMBER 8611A
DATE 08-18-2026
PROJECT MANAGER JMC
DESIGNED BY DMP

A210

811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4539.23'

H.P.E., INC. ELECTRICAL ENGINEERS
POWER SYSTEMS, CONTROL & INSTRUMENTATION SYSTEMS
HEGERHORST POWER ENGINEERING INCORPORATED (801) 642-2051
717 NORTH MAIN STREET FAX (801) 642-2154
SPRINGVILLE, UT 84663

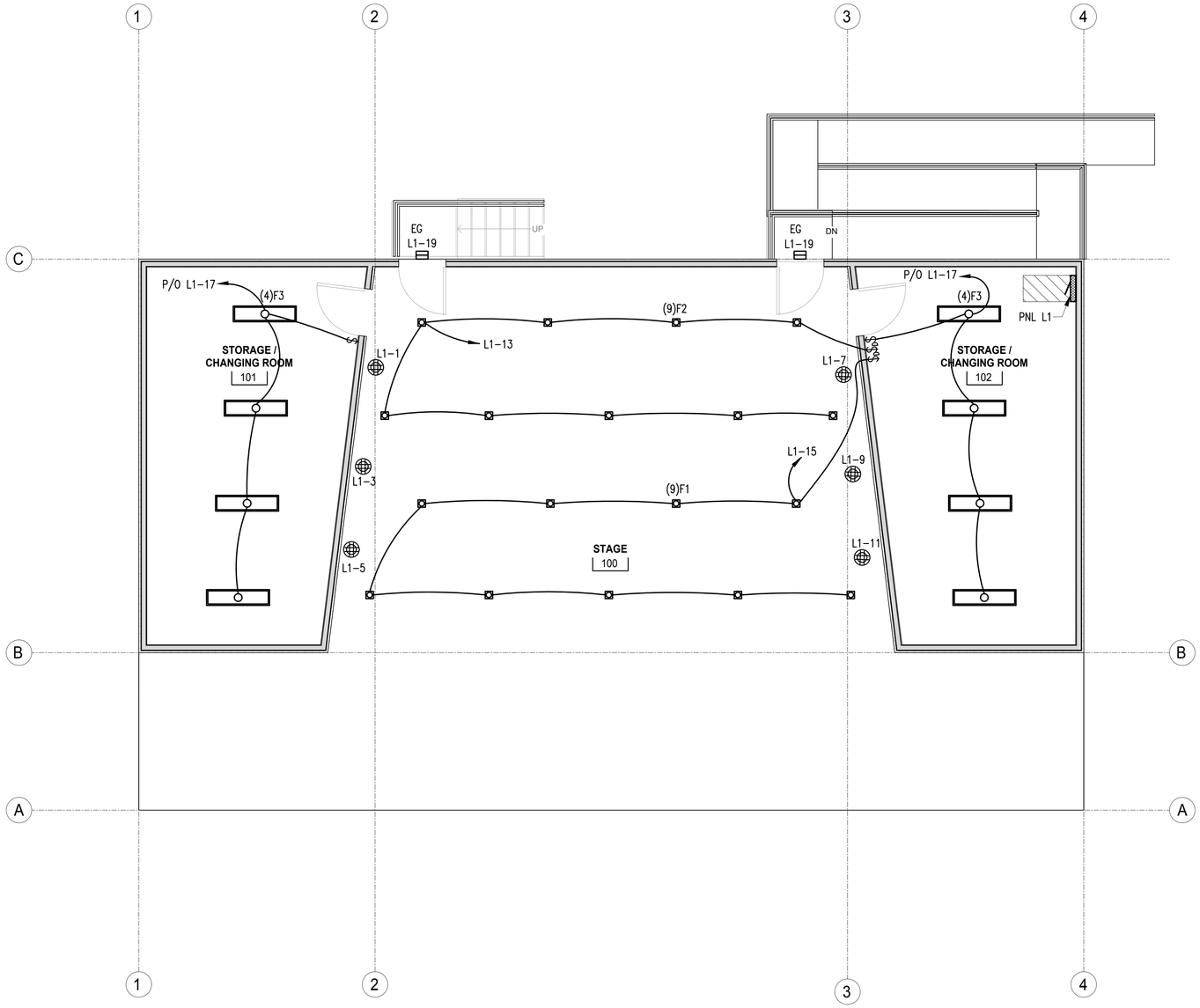
©2026
HPE PROJECT: 26.036
FOR INFORMATION ABOUT THIS JOB, PLEASE CONTACT: **BEN SORENSON**

GENERAL NOTES:

1. NOT USED.

SHEET KEYNOTES:

1. NOT USED.



1 LIGHTING PLAN
SCALE: 0 4' 8' 12'
1/4" = 1'-0"

NORTH

2600866

REVIEWED FOR CODE COMPLIANCE
Tooele City
PLANS ARE IN SUBSTANTIAL COMPLIANCE WITH INTERNATIONAL CODES ADOPTED BY TOOELE CITY
APPROVED PLANS MUST BE ON THE JOB SITE FOR ALL INSPECTIONS ADDRESS TO BE POSTED ON JOB SITE
FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO STRUCTURE BEING OCCUPIED
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOTE AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY LOCAL, FEDERAL, STATE OR LAND USE ORDINANCES
BRAD ALDER, BUILDING OFFICIAL

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE CITY PARKS & REC
90 NORTH MAIN STREET
TOOELE , UT 84074

CONTACT:

PHONE:

TOOELE CITY PARK STAGE

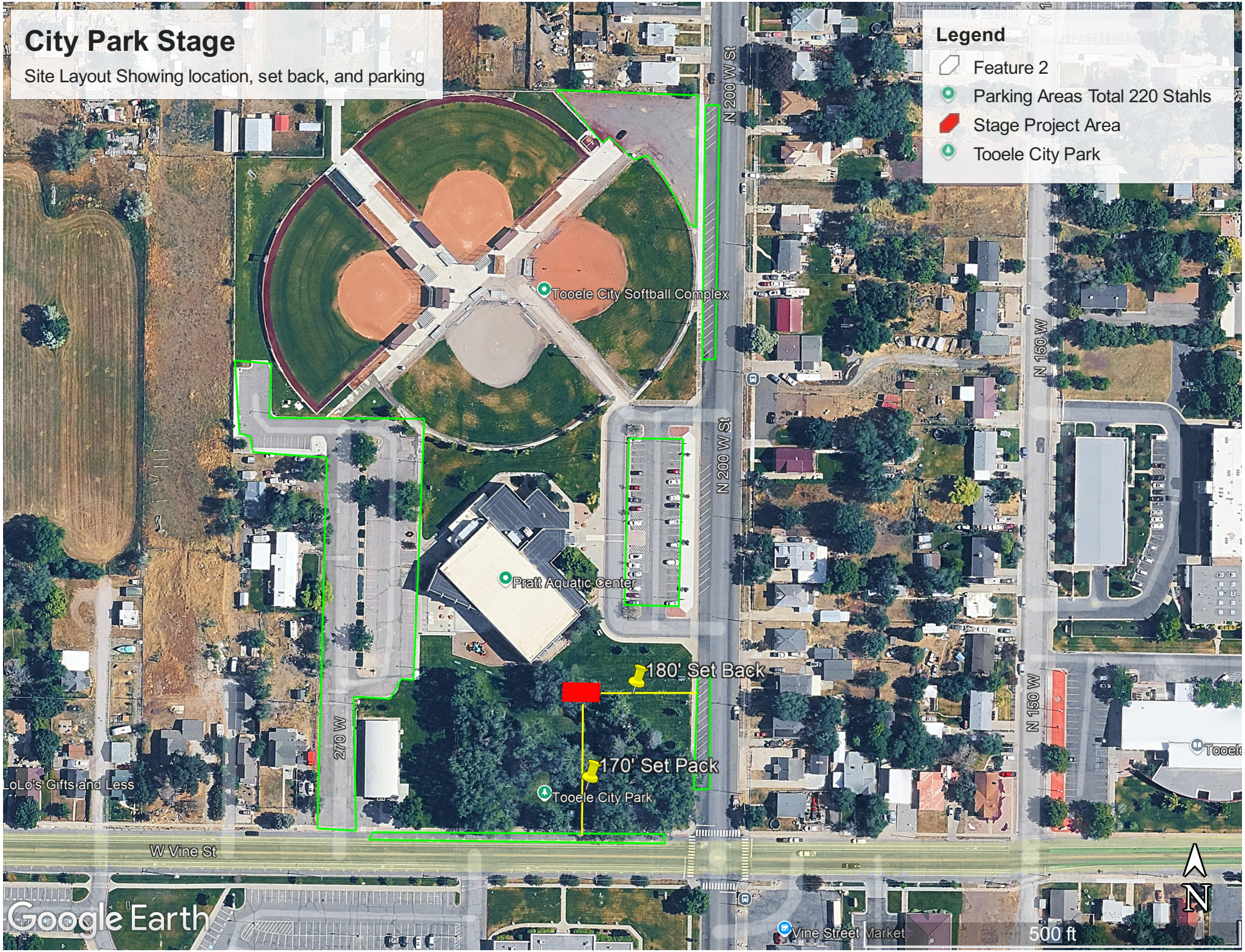
200 WEST VINE STREET
TOOELE, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 86-7214-2202
KEITH B. HEGERHORST
08/06/2026
STATE OF UTAH

LIGHTING PLAN

PROJECT NUMBER 8611A
PRINT DATE 08/06/2026
PROJECT MANAGER JMC
DESIGNED BY BES

E3.2


City Park Stage
Site Layout Showing location, set back, and parking
Legend
Feature 2
Parking Areas Total 220 Stahls
Stage Project Area
Tooele City Park
N 200 W St
N 150 W
Tooele City Softball Complex
Pratt Aquatic Center
180' Set Back
170' Set Pack
270 W
Tooele City Park
W Vine St
LoLo's Gifts and Less
Vine Street Market
Google Earth
500 ft
N

Tooele City Planning Commission
Business Meeting Minutes

Date: October 14, 2026
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners Present:
Chris Sloan
Jon Proctor
Tyson Hamilton
Amanda Cordova
Kelley Anderson

Excused:
Weston Jensen
Melanie Hammer

Absent:
Sarah Faircloth, Alternate
Frank Linford, Alternate

Council Member Liaisons:
Jon Gossett
Ed Hansen, Excused

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

Minutes Prepared by Teresa Young

DRAFT

1. **Pledge of Allegiance**

   Chairman Hamilton opened the meeting at and led the Pledge of Allegiance.

   Following 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**

Commissioner Sloan, Present
Commissioner Proctor, Present
Commissioner Cordova, Present
Commissioner Anderson, Present
Chairman Hamilton, Present

Chairman Hamilton recognized the staff members present, including Councilman Gossett, Mr. Johnson, Ms. Young, Mr. Hansen, Ms. Anglin and Mr. Aagard and noted that Commissioner Hammer and Commissioner Jensen were excused.

3. **Public Hearing and Decision on a Conditional Use Permit request by Chris Podina, representing Tire Revolution/ Action Sound, to authorize the use of "Automobile Repair and Service" and "Accessory Outside Storage" to occur at the property located at 85 North Main Street in the General Commercial (GC) zoning district on 1.01 acres. Pursuant to Section 7-16-3 of the Tooele City Code, an automobile repair facility is permitted as a conditional use within the General Commercial (GC) zoning district.**

Ms. Anglin presented the conditional use permit request for an automobile service business proposed to operate within the existing commercial suite currently occupied by Action Sound. The proposed business would offer tire replacement, oil changes, minor vehicle repairs, and brake replacement, with both businesses operating within the same suite. She explained that Planning Staff needed additional site plan information, including a floor plan identifying the location and square footage of each proposed use, to document the business operations and verify compliance with parking requirements. Although the applicant had submitted a lease agreement for additional off-site parking, the floor plan remained necessary to complete the review.

Ms. Anglin explained that the primary concern was the proposed outdoor storage of used tires. The Fire Department determined that the proposed storage arrangement was unsuitable due to fire hazards, limited space between buildings, proximity to an emergency access road, and required setbacks. Planning Staff recommended tabling the application until the applicant could coordinate with the Fire Department to establish an acceptable method for storing or disposing of the used tires.

Ms. Anglin noted that the proposed use was generally consistent with the General Plan and surrounding commercial zoning. However, if the Planning Commission elected to approve the application, Planning Staff recommended conditions requiring the applicant to submit a floor plan and parking calculations, obtain Fire Department approval of the used tire storage or disposal method, install any new lighting to minimize glare and light pollution, and store vehicles awaiting repairs at the rear of the property behind the existing fence.

Chairman Hamilton opened the public hearing at 7:11 p.m. Seeing no members of the public coming forward. Chairman Hamilton closed the public hearing at 7:11 p.m.

Motion: Commissioner Sloan moved to table the application until all required information is provided and outstanding issues are resolved to the City's satisfaction, particularly the used tire storage plan, which must be approved by the Fire Department. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye",

Commissioner Cordova, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 5-0.

4. **City Council Reports**

   Councilman Gossett reported that the City Council had conducted budget discussions and other business. He highlighted Paul Hansen’s, City Engineer, presentation on water conveyance and depletion, noting that the item was approved and that public questions were addressed during the presentation.

5. **Review and Decision – September 23, 2026 Planning Commission Meeting Minutes.**

   There were no corrections to the minutes.

   Motion: Commissioner Proctor moved to approve the September 23, 2026 Planning Commission Meeting Minutes. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Sloan, "Aye"; Commissioner Proctor, “Aye”, Commissioner Cordova, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 5-0.

6. **Planning Commission Training – Subdivision and Site Plan Review and Approval Processes**

   Chairman Hamilton excused those who were not required to attend the training at 7:14 p.m.

   There were no minutes taken during the training.

7. **Adjourn**

   Chairman Hamilton adjourned the meeting at 8:15 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 October, 2026

_____
Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT