

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 8, 2025** 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.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on a Land Use Map Amendment request by Tooele 90, LLC to reassign the Land Use Designation for approximately 10 acres located at approximately 900 South Main Street (south side of SR-36) from Medium Density Residential to High Density Residential.
4. **Public Hearing and Recommendation** on a Zoning Map amendment Request by Tooele 90, LLC to reassign the zoning for approximately 38 acres located at approximately 900 South Main Street (south side of SR-36) from R1-7 Residential to MR-8 PUD Multi-family Residential and R1-7 PUD Residential zoning districts and to establish the conditions of the One O'Clock Hill PUD.
5. **Public Hearing and Decision** on a Conditional Use Permit request by Guaranteed Auto and Sales, LLC, to authorize the use of "Automobile Sales and Rental" to occur on .16 acres located at approximately 375 North Main Street in the GC General Commercial Zoning district.
6. **Decision** on a Preliminary Subdivision Plan request by Entellus, Inc. for the Sage Flats Subdivision consisting of two lots proposed to be located at approximately 3100 North 250 East in the GC General Commercial and MR-20 Multi-Family Residential zoning district on 37.3 acres.
7. **Decision** on a request for a six month site plan approval extension request by Sandrock Development for the 50th Place development proposed to be located at 350 North 50 West in the MR-8 Multi-Family Residential zoning district.
8. **City Council Reports**
9. **Business Item** – Election of a new Planning Commission chair for the remainder of 2025.
10. **Review and Decision** – Minutes of the Planning Commission meeting held September 24, 2025.
11. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director, prior to the meeting at (435) 843-2132.

STAFF REPORT

October 2, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: One O'Clock Subdivision – Land Use Map Amendment Request

Application No.: 2025084
Applicant: Jason Boal, representing Tooele 90, LLC
Project Location: Approximately 900 South Main Street
Zoning: R1-7 Residential Zone
Acreage: 9.96 Acres (Approximately 433,857 ft²)
Request: Request for approval of a Land Use Map Amendment in the R1-7 Residential zone to reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR).

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 10 acres located at approximately 900 South Main Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Land Use Map Amendment be approved to reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) to facilitate development and construction of town house style residential units on the 10 acres of property.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties to the east are designated as MDR and Open Space (OS). Property to the south is designated as OS and MDR. Property to the north is designated as Community Commercial (CC). Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The MDR land use designation is a land use that permits the construction of single-family residential, two-family residential and Accessory Dwelling Units (ADU). The City has three zoning districts that comply with the MDR designation of the Land Use Map. Those are, the R1-7, R1-8 and R1-10 Residential zoning districts. Each zoning district permits a maximum density of about 5 units per acre, give or take a few thousand square feet. The MDR land use designation does NOT permit commercial other than minor ancillary home occupations and it also does not permit the construction of multi-family residential units such as condominiums, townhomes and apartment buildings.

The HDR land use designation is a land use that permits the construction of condominiums, townhomes and apartment buildings. The HDR does not permit the construction of any detached single-family

residential structures, only multi-family residential. The City has four zoning districts that comply with the HDR designation of the Land Use Map. Those are, the MR-8, MR-12, MR-16 and MR-20 Multi-Family Residential zoning districts. Each zoning district varies greatly in density ranging from 8 units per acre up to 20 units per acre. The HDR land use designation does not permit commercial other than some minor ancillary home occupations.

The purpose of the Land Use Map Amendment is to evaluate the use of this property as HDR. Is this an appropriate land use for this property? Is it a benefit to Tooele City to have HDR on this property? That is up to the Planning Commission and City Council to decide.

It should be noted that the developer owns about 178 acres of property but only 37 acres of property immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.

Previous Applications: This property went through a Zoning Map Amendment a few years ago to reassign the zoning to the R1-7 Residential zone to facilitate a large single-family residential rental home development. A Preliminary Subdivision Plan was also submitted and approved by Tooele City. A Final Subdivision Plat was submitted by the applicant but the application included only a handful of lots immediately adjacent to Settlement Canyon Road. That subdivision plat was never recorded and the property has been on the market for sale during that time.

Utilities: One major issue that developers of this property will need to address is the numerous Rocky Mountain Power transmission lines that cross the property. It was previously determined and approved by Rocky Mountain Power that central transmission lines would be moved and co-located with transmissions lines extending along the perimeter of the site immediately adjacent to SR-36 and closer to One O'Clock mountain. Those transmission lines have not been relocated.

Sensitive Area Overlay: This property rests at the terminus of the slope of the Oquirrh Mountains and as such presents some unique geologic considerations such as slope concerns, drainage concerns, alluvial fans, soils, bedrock, seismic faults and so forth. During the original application to change the zoning of the property, studies addressing these concerns were conducted and provided to Tooele City for review. Those studies are still available and still have relevance as the geologic conditions of the property have not changed. Those studies are available for the Planning Commissioners' review if so desired.

It should also be noted that the original Zoning Map Amendment application removed the subject property from the Sensitive Area Overlay district. Those standards and specifications are no longer required for this property, however, many of the sensitive issues still exist and will need to be addressed and reviewed during subdivision development according to the provided studies and recommendations.

Water Rights: This property has a City well located thereon. There is an agreement that was previously made when the City purchased property to build a well that allocated a certain number of water rights to the property owner. However, one stipulation of that agreement is that the water rights must be utilized on the subject property and are not able to be transferred to other properties for use. In short, the available water rights MUST be used on this property. The available amount of water rights does result to a need for increased density in order to fully utilize the available water rights. The City Engineer can provide additional information on water rights if desired by the Commissioners.

Criteria For Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Section 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) In considering a proposed amendment to the Tooele City General Plan, 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 General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;
 - (c) Consistency and compatibility with the existing uses of adjacent and nearby properties;
 - (d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;
 - (e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Land Use Map Amendment submission and has issued the following comments concerning this application.

1. Studies concerning seismic issues, drainage issues, slope issues, rock fall issues, soil issues and so forth have been conducted and submitted to Tooele City and are available for review if so desired by the Planning Commissioners. These studies will be utilized during subdivision and site plan review processes.
2. The developer actually owns about 178 acres of property but only about 37 acres immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.
3. It is the Planning Commission and City Council's responsibility to determine if this location is suitable for HDR type of land uses. MDR land uses are already permissible on the property. Will a pocket of HDR result in any significant issues that the MDR wasn't already going to create?

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as a LUMA. However, they are very familiar with the property, having reviewed previous land use applications for the property and are familiar with the studies and issues that exist on the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as a LUMA. However, they are very familiar with the property, having reviewed previous land use applications and are familiar with the studies and issues that exist on the property.

Noticing. The applicant has expressed their desire to reassign the land use designation 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 the Planning Commission carefully weigh this request for a Zoning 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.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the One O’Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential , application number 2025084.

1. List any findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the One O’Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential , application number 2025084

1. List findings...

EXHIBIT A

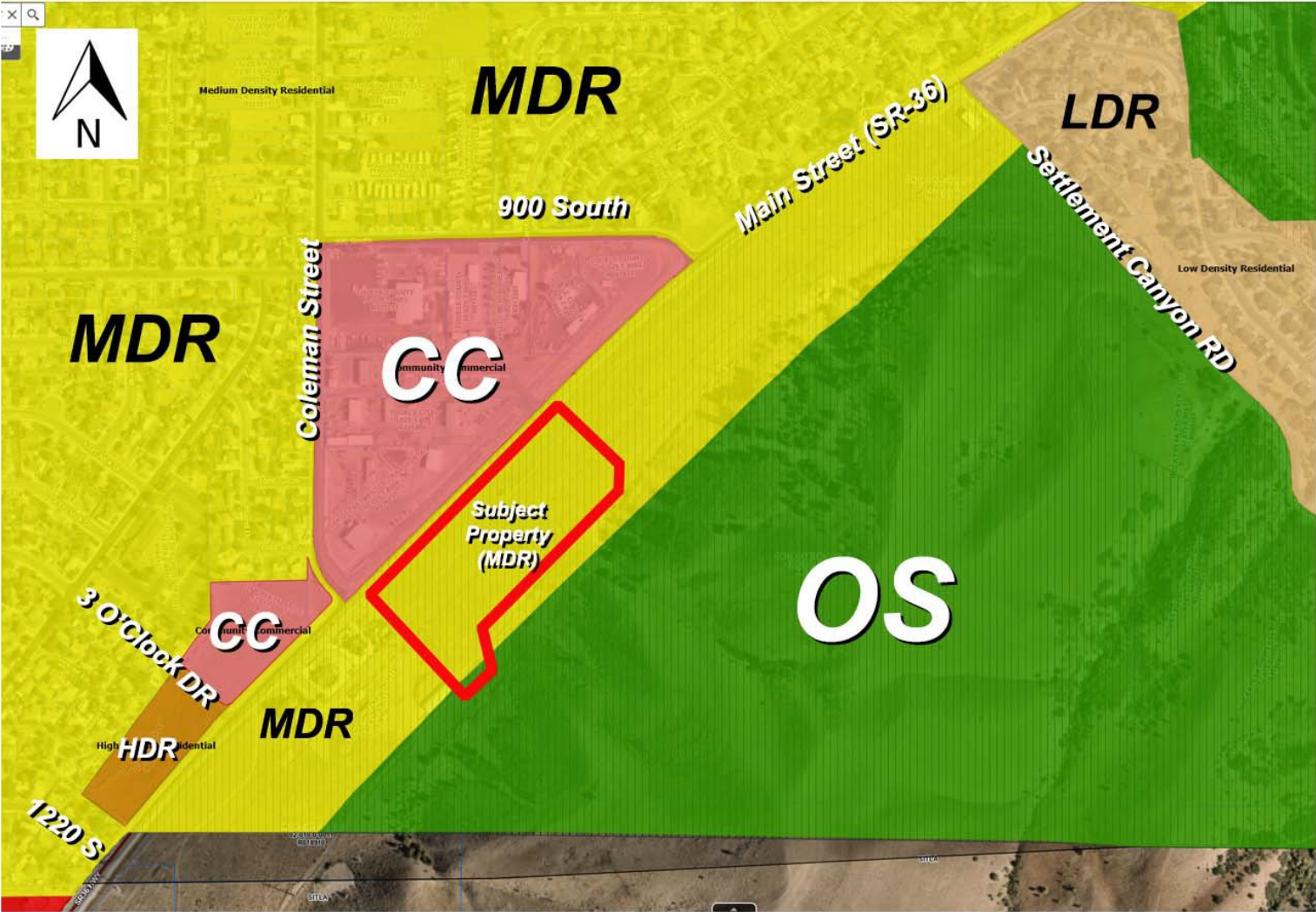
**MAPPING PERTINENT TO THE ONE O'CLOCK SUBDIVISION LAND USE MAP
AMENDMENT**

One O'Clock Hill Subdivision Land Use Map Amendment



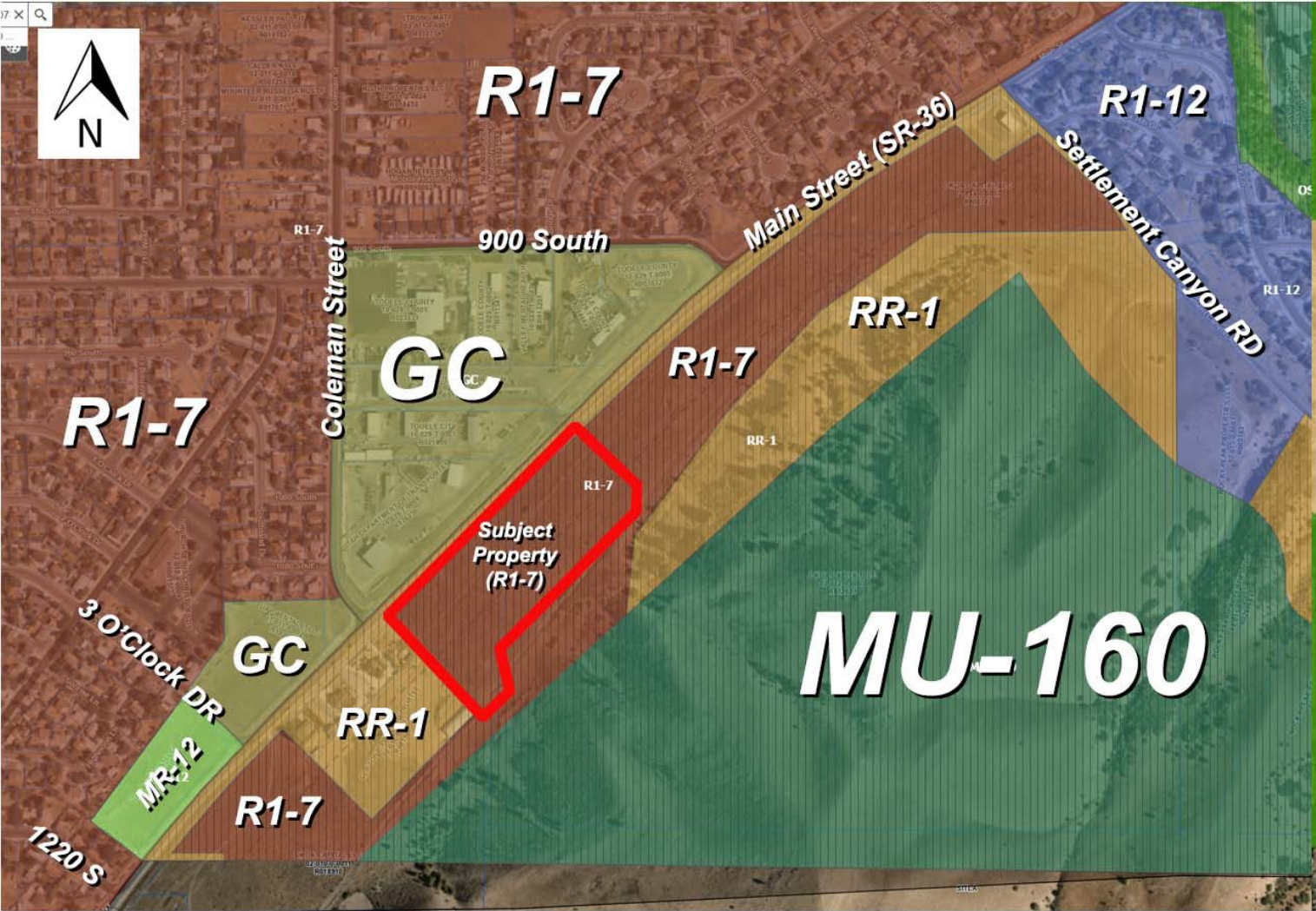
Aerial View

One O’Clock Hill Subdivision Land Use Map Amendment



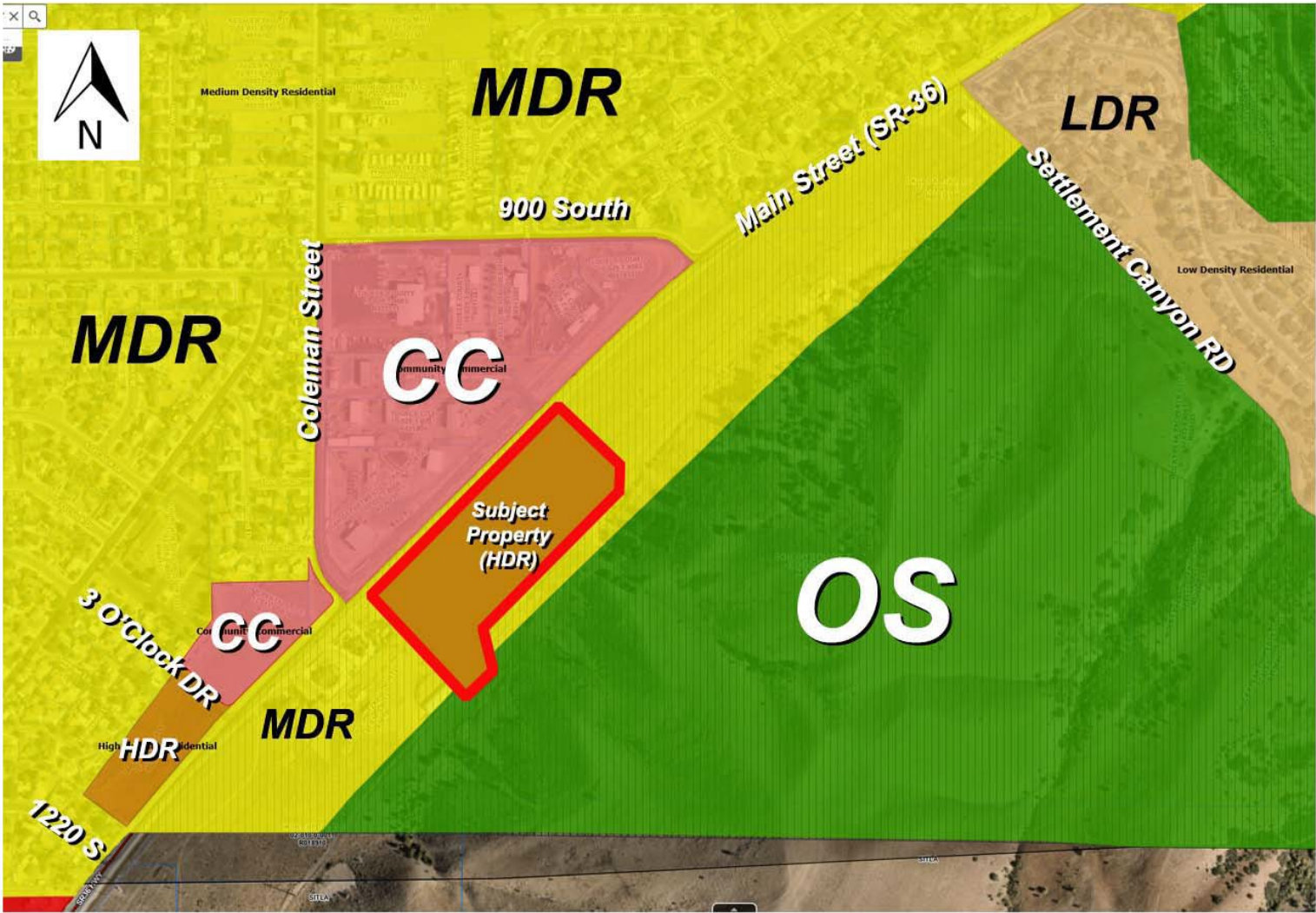
Current Land Use

One O’Clock Hill Subdivision Land Use Map Amendment



Current Zoning

One O’Clock Hill Subdivision Land Use Map Amendment



Proposed Land Use

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Land Use Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 9/18/2025		Current Land Use Designation: Med Den		Proposed Land Use Designation: High Den	
Project Name: 1 O'clock Hill Subdivision				Parcel #(s): 02-012-0-0005 02-010-0-0011	
Project Address: Approx. SR-36 & Settlement Canyon Rd.				Acres: 16.13	
Brief Project Summary: The proposal is to modify the Land Use Map for 16.13 acres from Medium Density to Hight Density.					
Property Owner(s): OKOA CAPITAL LLC			Applicant(s): Tooele 90, LLC		
Address: 311 SOUTH STATE STREET SUITE 450			Address:		
City: Salt Lake City	State: UT	Zip: 84111	City:	State:	Zip:
Phone:			Phone:		
Contact Person: Jason Boal, AICP (Snell & Wilmer)			Address: 15 W South Temple, Suite 1200		
Phone: 901.257.1917			City: Salt Lake City	State: UT	Zip: 84101
Cellular:	Fax:		Email: jboal@swlaw.com		

*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:

Land Use Map designations are made by ordinance. Any change Land Use Map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

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

September 18, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

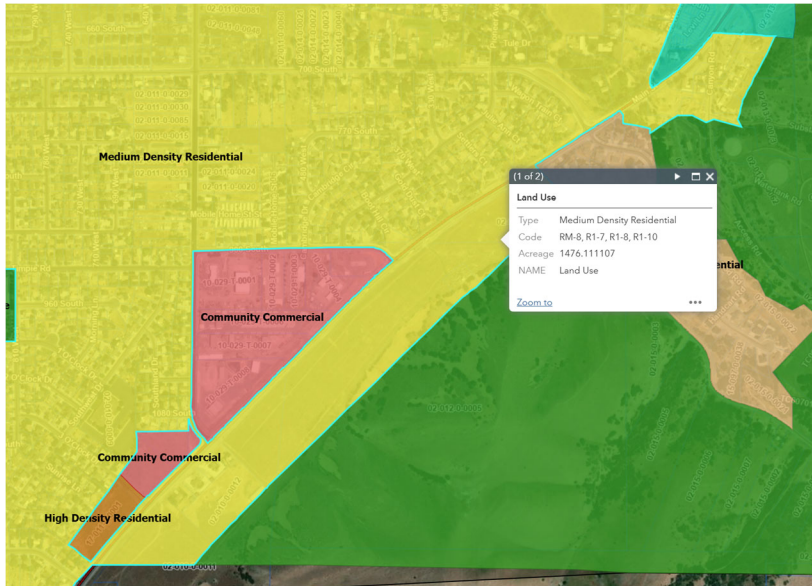
Re: One O’Clock Hill - Proposed Land Use Map Modification from Medium Density to High Density

Dear Mr. Aagard

This firm represents Tooele 90, LLC (“**Tooele 90**”), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah (“**Property**”). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone the Property in order to provides the opportunity for diverse and attainable housing types. We understand the city wishes to modify the Land Use map designation to High Density in conjunction with the rezone application. This letter intends to outline how the High Density designation, is appropriate for the approximately 16.13 acres of the 178.4 Tooele 90 seeks to rezone to MR-8, in order to construct single family attached homes or townhomes.

1. Present Land Use Designation of the Subject Property

The Tooele City General Plan currently designates the subject property as **Medium Density Residential** (*See Tooele City Land Use Map Below*). This designation supports housing at approximately 4–6 units per acre, generally in the form of conventional single-family subdivisions and some limited attached housing. While appropriate at the time of adoption, the Medium Density designation does not fully align with the community’s evolving housing needs, regional growth trends, or the site’s location adjacent to major transportation corridors.



Tooele City Land Use Map

2. Compatibility with Surrounding Land Use Designations

The property is located in a transitional area with a range of existing land use designations and zoning districts. To the northeast is established low-density single-family residential (R1-12). Across SR-36 to the west are residential districts (R1-7 and MR-12) and general commercial zoning. The proposed **High Density Residential** designation is compatible with these surrounding uses because:

- It places higher-intensity housing, townhomes, along SR-36 and Settlement Canyon Road, corridors designed to carry larger volumes of traffic.
- It provides a transition between conventional single-family neighborhoods adjacent to a commercial corridor.
- The new High Density Designation is adjacent to an area that is already designated as High Density.
- It balances density with **11.23 acres of open space** that serve as buffers and community amenities, reducing potential impacts on adjacent lower-density residential areas.

3. Anticipated Use of the Land

The proposed amendment would allow development of a thoughtfully designed, mixed-residential neighborhood that includes:

- **110 townhomes (MR-8 zoning)** providing attached, moderate-density housing options.

- **151 smaller cottage-style single-family lots (R1-7 PUD zoning)** that offer alternatives to larger-lot subdivisions.
- **Significant open space amenities** including trails, parks, and gathering areas that promote community interaction and enhance neighborhood quality of life.

This mix addresses a wide spectrum of housing needs while preserving the character of Tooele's residential areas.

4. Effects on the Property, Surrounding Properties, and Tooele City

For the property itself, the change provides the flexibility to create a cohesive, master-planned development that integrates open space, trails, and diverse housing options.

For surrounding properties, the amendment ensures compatibility by:

- Locating higher-intensity housing near SR-36, reducing traffic impacts on local streets.
- Offering housing types that complement, rather than duplicate, existing stock.

For Tooele City, the proposed designation:

- Expands the range of housing opportunities to better serve residents across income levels.
- Improves the likelihood of expanded UTA service along SR-36 by concentrating residents near transit corridors.
- Enhances community livability through high-quality amenities and efficient infrastructure use.

5. Promotion of Tooele City Goals and Objectives

The proposed High Density Residential designation directly advances the goals of the Tooele City General Plan and Moderate Income Housing Plan:

- **Housing Choice & Affordability:** Creates diverse options—townhomes, smaller single-family lots, and rental opportunities—supporting more attainable housing.
- **Transit-Oriented Growth:** Concentrates residents near an existing UTA bus stop (within $\frac{3}{4}$ mile) and along a major transportation corridor, consistent with regional mobility goals.
- **Balanced Land Use Pattern:** Integrates higher-density housing with open space to ensure a sustainable and livable neighborhood.
- **Resource Conservation:** Directs growth to an area already served by utilities and infrastructure, discouraging sprawl.

- **Community Identity:** Incorporates trails, parks, and gathering areas that foster neighborhood cohesion and strengthen Tooele's identity.
- **Preserve Open Space:** Allows the clustering of development below 1 O'Clock Hill in order to preserve open space important to the community.

Summary

The requested amendment to the Land Use Map from **Medium Density Residential to High Density Residential** provides the regulatory framework to meet Tooele City's housing, transportation, and growth objectives. It enables a master-planned community with diverse housing types, significant open space, and strong connections to regional transportation corridors—ensuring compatibility with adjacent uses while advancing the long-term goals of the City.

The proposed 11.23 acres of open space further supports the land use goals by creating community amenities, enhancing livability, and ensuring a balanced development pattern. The overall density of the property will be 1.48 units per acre, which is lower than the 4-6 units per acre identified for the Medium Density Residential Land Use Category. *See page 3.10 of the Tooele City General Plan.*

Sincerely,

SNELL & WILMER L.L.P.



Jason Boal, AICP

Attachments:

- Proposed Land Use Map Change
- New Land Use Map Legal Description

STAFF REPORT

October 2, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: One O'Clock Hill Subdivision – Zoning Map Amendment Request

Application No.: 2025085
Applicant: Jason Boal, representing Tooele 90, LLC
Project Location: Approximately 900 South Main Street
Zoning: R1-7 Residential Zone
Acreage: 38 Acres (Approximately 1,655,280 ft²)
Request: Request for approval of a Zoning Map Amendment in the R1-7 Residential zone regarding reassigning the zoning of the subject property to MR-8 PUD Multi-Family Residential and R1-7 PUD Residential.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 38 acres located at approximately 900 South Main Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the development to MR-8 PUD Multi-Family Residential and the R1-7 PUD Residential zoning districts to facilitate development on the property as townhomes and detached single-family residential on cottage style lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The subject property being considered for rezoning is long and narrow extending from south west to north east and is adjacent to wide range of zoning districts. On the north side of the property there is GC General Commercial zoning and R1-7 Residential. To the west properties are zoned GC General Commercial and MR-12 Multi-Family Residential. To the south property is located in unincorporated Tooele County or zoned MU-160 Multiple Use. To the east properties are zoned R1-12 Residential. There is a small pocket of RR-1 zoning located towards the south west portion of the subject property that is not part of this application. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The applicant is requesting two zoning districts with this Zoning Map Amendment Application. Nearly 10 acres of the property are proposed to be MR-8 PUD Multi-Family Residential zone with the remaining property being zoned the R1-7 PUD Residential zone. The MR-8 portion of the development will include the construction of attached townhomes. The R1-7 portion will consist of detached single family on cottage style lots.

The application also includes a request to attached to the MR-8 and R1-7 zoning districts a PUD overlay and create the One O’Clock Hill PUD ordinance. A PUD overlay is available to developers to provide reductions in design standards such as building setbacks, lot width, lot sizes, landscaping and architectural standards to enable clustering of development in exchange for a tangible public amenity or benefit. A PUD does not change land uses, nor does it provide additional densities. The densities and land uses of the development shall maintain those as permitted by the underlying zoning districts.

In looking at a concept plan layout of the development one would deduce that it is quite dense. However, the applicant is owner to nearly 178 acres of property but only 38 have any true development potential. Development proposals are predicting approximately 260 units for this property. When considering the units against the size of the property the actual unit density is around 1.5 units per acre.

Site Plan Layout. The applicant has provided a conceptual layout that would be pursued if the zoning is amended and the PUD conditions have been adopted. This site plan is provided strictly for information purposes only. The proposed plan has not been reviewed by DRC Staff for ordinance and development standards compliance and are subject to change accordingly.

PUD Standards. The ordinance requires PUD standards be provided by the applicant and reviewed by the City. PUD standards can be approved if it can be determined that the reduction in lot sizes, setbacks and so forth that provide clustering will result in a net public benefit. The applicant is proposing a trail system extending from south west to north east that could be available to the public. The applicant has also indicated to staff that they are willing to place the remainder of the property into a perpetual conservation easement so that the property will remain undeveloped open space. Whether this is sufficient benefit to the City to consider a PUD, that is for the Planning Commission and City Council to decide.

The following are the PUD standards that the applicant is proposing for the R1-7 portion of the development. These are the standards that are different from current R1-7 requirements:

1. Minimum lot size of 3,500 square feet.
2. Minimum lot width of 40 feet.
3. Minimum interior lot rear yard setback of 15’.
4. Minimum side yard setback of 5’.
5. Maximum lot coverage of 31%.
6. Minimum dwelling unit size of 1,125 square feet.

The following are the PUD standards that the applicant is proposing for the MR-8 portion of the development. These are the standards that are different from current MR-8 requirements:

1. Minimum lot width of 20 feet.
2. Rear yard setback for interior townhomes of 12 feet.
3. Side yard setback of 5 feet.
4. Lot coverage of 62%.
5. Minimum dwelling unit size of 1,125 square feet.

It should be noted that the applicant’s PUD documents include architectural elevations for the townhomes and the cottage lot homes. However, no architectural standards have been provided in the body of the PUD text. The elevations alone are not sufficient enough alone to establish architectural standards in the PUD. Therefore the elevations provided are samples of what the developer intends to build within the development but are not sufficient to codify specific PUD architectural standards.

Previous Applications: This property went through a Zoning Map Amendment a few years ago to reassign the zoning to the R1-7 Residential zone to facilitate a large single-family residential rental home

development. A Preliminary Subdivision Plan was also submitted and approved by Tooele City. A Final Subdivision Plat was submitted by the applicant but the application included only a handful of lots immediately adjacent to Settlement Canyon Road. That subdivision plat was never recorded and the property has been on the market for sale during that time.

Utilities: One major issue that developers of this property will need to address is the numerous Rocky Mountain Power transmission lines that cross the property. It was previously determined and approved by Rocky Mountain Power that central transmission lines would be moved and co-located with transmissions lines extending along the perimeter of the site immediately adjacent to SR-36 and closer to One O’Clock mountain. Those transmission lines have not been relocated.

Sensitive Area Overlay: This property rests at the terminus of the slope of the Oquirrh Mountains and as such presents some unique geologic considerations such as slope concerns, drainage concerns, alluvial fans, soils, bedrock, seismic faults and so forth. During the original application to change the zoning of the property, studies addressing these concerns were conducted and provided to Tooele City for review. Those studies are still available and still have relevance as the geologic conditions of the property have not changed. Those studies are available for the Planning Commissioners’ review if so desired.

It should also be noted that the original Zoning Map Amendment application removed the subject property from the Sensitive Area Overlay district. Those standards and specifications are no longer required for this property, however, many of the sensitive issues still exist and will need to be addressed and reviewed during subdivision development according to the provided studies and recommendations.

Water Rights: This property has a City well located thereon. There is an agreement that was previously made when the City purchased property to build a well that allocated a certain number of water rights to the property owner. However, one stipulation of that agreement is that the water rights must be utilized on the subject property and are not able to be transferred to other properties for use. In short, the available water rights MUST be used on this property. The available amount of water rights does result to a need for increased density in order to fully utilize the available water rights. The City Engineer can provide additional information on water rights if desired by the Commissioners.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request is found in Section 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 Zoning Map Amendment submission and has not issued the following comments concerning this application.

1. Studies concerning seismic issues, drainage issues, slope issues, rock fall issues, soil issues and so forth have been conducted and submitted to Tooele City and are available for review if so desired by the Planning Commissioners. These studies will be utilized during subdivision and site plan review.
2. The developer actually owns about 178 acres of property but only about 37 acres immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as a Zoning Map Amendment. However, they are very familiar with the property, having reviewed previous land use applications for the property and are familiar with the studies and issues that exist on the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as a ZMA. However, they are very familiar with the property, having reviewed previous land use applications and are familiar with the studies and issues that exist on the property.

Noticing. The applicant has expressed their desire to reassign the land use designation 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.

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 Zoning 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.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the One O’Clock Hill Subdivision Zoning Map Amendment request by Jason Boal, representing Tooele 90, LLC to re-assign the zoning of the subject property to the MR-8 PUD Multi-Family Residential and R-17 PUD Residential and to adopt the One O’Clock Hill PUD Standards as proposed in this report, application number 2025085”.

1. List any additional findings and conditions...

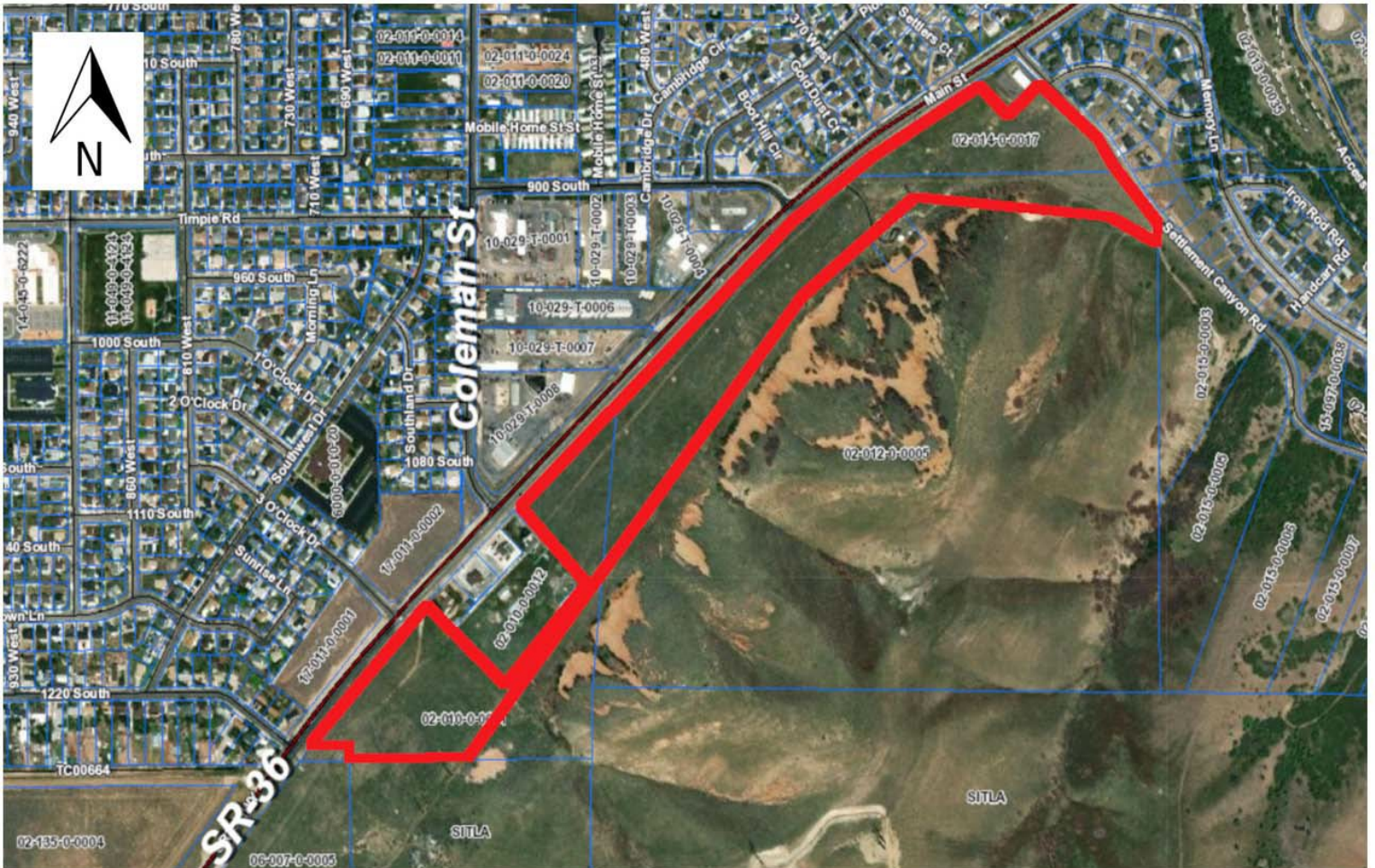
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the One O’Clock Hill Subdivision Zoning Map Amendment request by Jason Boal, representing Tooele 90, LLC to re-assign the zoning of the subject property to the MR-8 PUD Multi-Family Residential and R-17 PUD Residential and to adopt the One O’Clock Hill PUD Standards as proposed in this report, application number 2025085”.

1. List findings...

EXHIBIT A

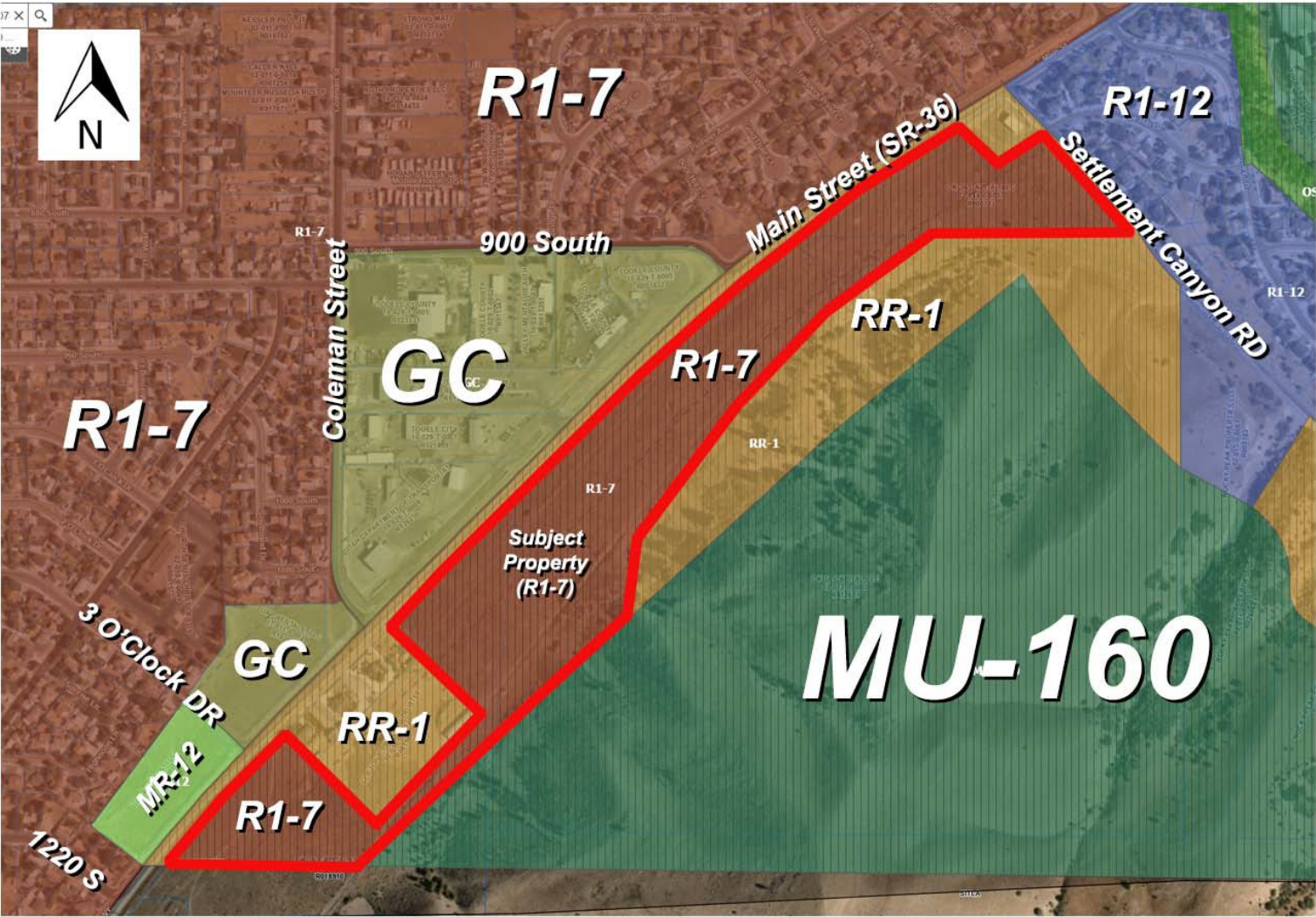
MAPPING PERTINENT TO THE ONE O'CLOCK HILL SUBDIVISION ZONING MAP AMENDMENT

One O'Clock Hill Subdivision Zoning Map Amendment



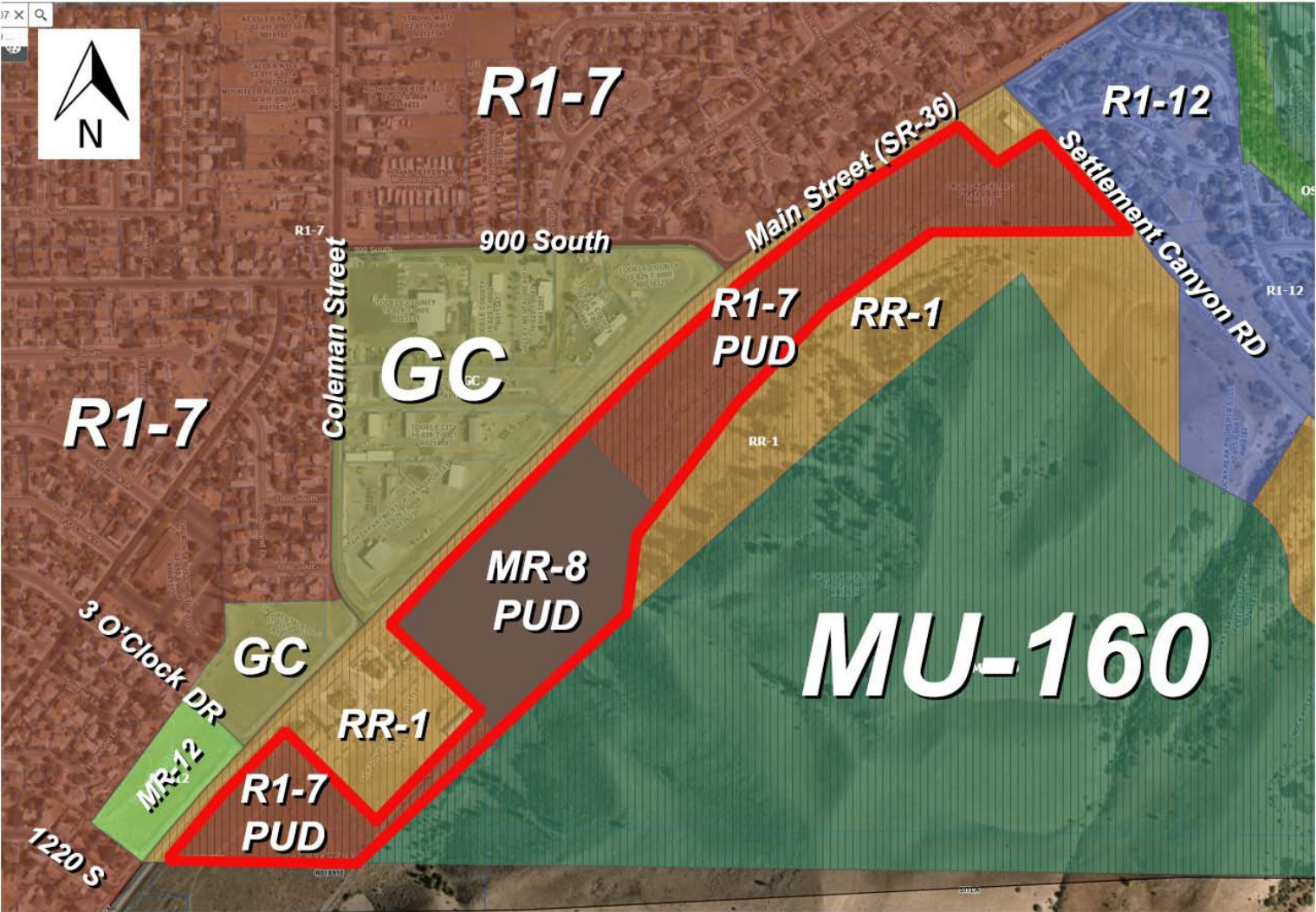
Aerial View

One O’Clock Hill Subdivision Zoning Map Amendment



Current Zoning

One O’Clock Hill Subdivision Zoning Map Amendment



Proposed Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Zoning Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission:		Current Zoning: R1-7		Proposed Zoning: MR-8 & R1-7 PUD	
Project Name: One O'Clock Subdivision				Parcel #(s): 02-012-0-0005 02-014-0-0017, 02-010-0-0011	
Project Address: Approx. SR-36 & Settlement Canyon Rd.				Acres: 178	
Does the proposed Zoning Comply with the General Plan: ☒ YES ☐ NO					
Brief Project Summary: The proposal is to rezone 38 acres from R1-7 to MR-8 (18 acres) and R1-7 PUD (20 acres) with 11.12 acres of open space.					
Property Owner(s): OKOA CAPITAL LLC			Applicant(s): Tooele 90, LLC		
Address: 311 SOUTH STATE STREET SUITE 450			Address:		
City: Salt Lake City	State: UT	Zip: 84111	City:	State:	Zip:
Phone:			Phone:		
Contact Person: Jason Boal, AICP (Snell & Wilmer)			Address: 15 W South Temple, Suite 1200		
Phone: 801.257.1917			City: Salt Lake City	State: UT	Zip: 84101
Cellular:		Fax:		Email: jboal@swlaw.com	

*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:

Zoning Map designations are made by ordinance. Any change of zoning designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

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

September 18, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

Re: One O’Clock Hill - Proposed Rezone: R1-7 to MR-8

Dear Mr. Aagard

This firm represents Tooele 90, LLC (“**Tooele 90**”), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah (“**Property**”). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone the Property in order to provides the opportunity for diverse and attainable housing types. This letter intends to clarify the compatibility of the proposed rezone with the existing area and Tooele City plans.

1. Present Zoning of the Property

Approximately 38 acres of the 178.40-acre property is currently zoned R1-7 (Single-Family Residential, minimum 7,000 sq. ft. lots). This zoning supports conventional single-family development but does not provide the flexibility to accommodate a range of housing types or the open space features envisioned in Tooele City’s General Plan and Moderate-Income Housing Plan and desired by the community.

2. Consistency with Current Land Use Designation

The General Plan designates the subject property as Medium Density Residential. We have submitted an application to modify the Land Use Map of the MR-8 portion of the development to High Density. The proposed mix of MR-8 (16.13 acres for 110 townhomes) and R1-7 PUD (18.51 acres for 151 smaller cottage lots, in a future application) is consistent with this designation by introducing diverse residential types while preserving neighborhood character.

The proposed 11.23 acres of open space further supports the land use goals by creating community amenities, enhancing livability, and ensuring a balanced development pattern. The overall density of the property will be 1.48 units per acre, which is lower than the 4-6 units per acre identified for the Medium Density Residential Land Use Category. *See page 3.10 of the Tooele City General Plan.*

3. Compatibility with Surrounding Zoning

The area to the northeast of the Property is an established R1-12. Across SR-36 to the west has residentially zoned R1-7 and MR-12, as well as GC (general commercial) zoning. The introduction of MR-8 townhomes and R1-7 PUD cottage lots (future application) in this location provides an efficient use of developable land with adequate access and public utilities. By clustering housing types and incorporating significant open space, the proposal ensures compatibility and buffers between

different residential forms. The majority of the property will remain as MU-160 zoning.

4. Suitability for the Existing Property

The property's size and configuration allow for a thoughtful master-planned approach. The MR-8 designation supports the townhome component, creating a moderate-density residential area well-suited to the site's access and infrastructure. The future R1-7 PUD designation will allow smaller cottage-style lots that remain consistent with the overall residential character, while the 11.23 acres of open space create shared amenities, trail connections, and gathering areas. The *One O'Clock Hill Traffic Impact Study* prepared by Hales Engineering analyzed access at Settlement Canyon Road and Main Street (SR-36) and evaluated future (2025 and 2030) traffic conditions with the project. The study concluded that the site can be accommodated by the existing roadway network, with recommended storage lengths and minor intersection improvements ensuring efficient and safe operations during peak hours. These findings confirm that the property's location and available access support the proposed land uses, reinforcing the suitability of the site for a cohesive residential community.

5. Promotion of Tooele City Goals and Objectives

The proposed rezoning supports Tooele City's General Plan and its Moderate Income Housing Plan through the following contributions:

A. Moderate Income Housing Plan

1. Strategy One – Higher Density Zoning Amendments

Action Alignment: This rezone request is for a higher-density zoning designation (MR-8) and the ability to cluster smaller single family lots (R1-7 PUD, future application), enabling the development of 110 townhomes and 154 cottage lots. While affordability is ultimately developer-driven, this zoning provides the regulatory framework necessary for a broader housing supply and potential rental opportunities.¹

Barrier Consideration: Recognizing that higher density does not guarantee affordability, this project nonetheless provides the flexibility for townhome and smaller cottage lot development, which typically meets market demand for more moderately priced housing compared to conventional single-family lots.

2. Strategy Two – Proximity to Major Transportation Corridors and Transit Routes

Action Alignment: The property is within ¾ mile of an existing UTA bus stop and

¹ "Also the MDR Medium Density Residential zone, which has since been reconfigured into the MR-8 Multi-Family Residential zone, supporting eight dwelling units per acre has 4.25 available acres suitable for affordable housing. The R1-7 Residential zone, supporting 5 units per acre with 2,227.66 available acres, and the R1-8 Residential zone, supporting 4.5 units per acre with 39.52 available acres, are the most suitable zones for affordable single-family homes." Tooele City General Plan, pg. 4.20 - 4.21

increases the probability of bus service being expanded further south to serve this and other projects. The proposed rezoning leverages this access by locating medium-density housing where transit connectivity exists, consistent with the City's ordinance direction.

Barrier Consideration: While the City cannot mandate affordability, this rezone provides opportunity for housing types with greater potential to serve moderate-income households.

B. General Plan Goals

Goal #1 – Assortment of Commerce and Housing Opportunities

- Provides a wide range of housing opportunities, including townhomes and smaller single-family cottage lots to complement the existing housing inventory which largely consists of traditional single-family homes.
- Encourages quality development with open space amenities that strengthen Tooele's unique identity and high quality of life.
- Accommodates controlled residential growth in a manner compatible with surrounding neighborhoods.

Goal #2 – Regional Coordination

- With the additional residential density, there is an increased possibility of UTA expanding Route 451 further south to serve this project. Currently the nearest bus stop is less than $\frac{3}{4}$ of a mile from the project.
- Relates housing density to existing regional mobility corridors.

Goal #3 – Mobility and Accessibility

- Incorporates open space, trails, and pedestrian connections to promote non-motorized travel within and between neighborhoods.
- Supports compact development patterns that reduce reliance on automobiles.
- Places higher-intensity residential uses in a location where expanded transit routes are a possibility.

Goal #4 – Balance of Land Uses

- Ensures a balanced land use pattern by integrating diverse housing opportunities with shared community amenities.
- Supports affordability through a variety of unit types and development patterns.
- Provides high-quality public amenities (11.23 acres of open space) at efficient service levels.

Goal #5 – Resource Conservation

- Concentrates growth within a defined area, discouraging sprawl and conserving land and infrastructure resources.
- Integrates drainage ways and open space into the neighborhood design to protect water quality and natural systems.

Goal #6 – Appropriate Transitions

- Provides a gradual transition from conventional R1-12 single-family neighborhoods to townhomes and cottage lots.
- Uses open space and thoughtful design to buffer different land use intensities.

Goal #7 – Sense of Community

- Establishes neighborhood identity through parks, trails, and gathering areas.
- Utilizes PUD principles to create innovative cottage lot housing.
- Strengthens community interaction by providing amenities and design standards consistent with neighborhood character.

Goal #8 – Integration with Physical and Natural Environment

- Sensitively integrates open spaces and natural features into neighborhood design.
- Focuses higher-intensity residential uses along transportation networks, with lower-intensity uses adjoining established neighborhoods.

Summary

The proposed rezoning of **16.13** acres from R1-7 to **MR-8** and a future application for a R1-7 PUD (18.51 acres) designation, with 11.23 acres of open space, directly advances Tooele City's Moderate Income Housing Plan strategies and General Plan goals. The rezoning provides opportunities for diverse and attainable housing types in locations supported by adequate access, while maintaining neighborhood compatibility and enhancing community quality of life.

October 1, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

Re: One O’Clock Hill - Proposed PUD Rezone

Dear Mr. Aagard

This firm represents Tooele 90, LLC (“**Tooele 90**”), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah (“**Property**”). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone a portion of the to MR-8 (9.96 acres for 110 townhomes) and a PUD be applied to 34.64 acres of the property (R1-7 24.68 acres for 151 smaller cottage lots, MR-8 - 9.96 acres for 110 townhomes) in order to provides the opportunity for diverse and attainable housing types. This letter intends to clarify the compatibility of the proposed PUD with the existing area and Tooele City plans.

Introduction

This application requests the establishment of a Planned Unit Development (PUD) Overlay District for approximately 36.64 acres of the larger 178.40 acres in Tooele City. The PUD designation is sought to allow a thoughtfully master-planned residential community that includes a mix of townhomes (MR-8 zoned) smaller cottage-style lots (R1-7 zoned), and significant open space amenities. The PUD approach provides the flexibility needed to meet Tooele City’s General Plan and Moderate-Income Housing Plan goals, while ensuring compatibility with surrounding neighborhoods. The overall density of the project will be 1.48 units per acre, which is lower than the 5 units per acre that is permitted in a R1-7 PUD and 8 units per acre that is permitted in the MR-8 PUD. (See *Tooele City Code §7-14-4, Table 2*).

The following narrative demonstrates how the proposed PUD satisfies the standards for approval, including property suitability, availability of public services, efficiency of service delivery, provision of community amenities, compatibility with surrounding land uses, and the overall benefit to the health, safety, and welfare of the community.

PUD Evaluation Criteria (Tooele City Code §7-6-4)

(a) Suitability of the Properties for a PUD Overlay District Designation

The property’s size, location, and configuration make it ideally suited for a PUD designation. With 9.96 acres planned for MR-8 townhomes, 24.68 acres for future R1-7 cottage lots, and including 11 acres of open space, the development achieves a balanced design that could not be accomplished under

conventional zoning. The PUD framework ensures flexible lot standards, clustering of housing types, and preservation of meaningful open space to create a cohesive and livable neighborhood.

(b) Adequacy of Public Services and Facilities

Public services and facilities are available or can be extended to serve the site. Utilities, including water, sewer, storm drainage, and power, are accessible. The One O’Clock Hill Traffic Impact Study prepared by Hales Engineering confirms that the existing roadway network—particularly Settlement Canyon Road and SR-36—can accommodate anticipated traffic with minor improvements. These findings demonstrate that the necessary services and infrastructure exist to support the PUD.

(c) Efficiency in the Delivery of City-Provided Services

The PUD provides a compact development pattern that supports efficient delivery of City services such as police, fire, utilities, and roadway maintenance. By clustering residential uses within a defined boundary and providing strong connectivity to existing corridors, the PUD reduces the per-unit cost of public service delivery compared to more dispersed development patterns.

(d) Provision of Additional Amenities Compared to Conventional Development

Through the PUD framework, approximately 11.23 acres of open space, parks, trails, and community gathering areas will be incorporated into the neighborhood design. These amenities go beyond what would typically be provided in a conventional subdivision. The inclusion of diverse housing types—townhomes and cottage lots—further enhances the neighborhood’s value by meeting community needs for housing variety and livability. Additionally, by moving the available density and water rights to a small portion of the property, it preserves the remaining approximately 130 acres of 1 O’clock Hill. Tooele 90 is willing to discuss the possibility of a conservation easement on a portion of the property, if the city would like to explore this option.

(e) Impacts on Nearby and Adjoining Properties

The proposed PUD has been designed with sensitivity to surrounding uses. To the northeast, the transition from R1-12 single-family homes to townhomes and cottage lots is buffered with open space and thoughtful design features. To the west, across SR-36, the proposal is compatible with R1-7, MR-12, and General Commercial zoning. By clustering development and maintaining MU-160 zoning over much of the site, the PUD protects the rights, enjoyment, and values of neighboring properties.

(f) Public Health, Safety, Welfare, and Overall Community Benefit

The proposed PUD delivers broad benefits to Tooele City. It advances General Plan goals by providing housing diversity, integrating open space and natural features, supporting walkability, providing public trails and encouraging non-motorized transportation. It conserves land and infrastructure resources by concentrating growth in a defined area, while enhancing neighborhood identity and community interaction. These outcomes strengthen public health, safety, and welfare, and ensure the long-term success of the community.

Proposed PUD Dimensional Requirements

The proposed dimensional requirement of the PUD include:

	R1-7	PUD Proposed R1-7 Cottage Lots
Minimum Lot Size	7,000 sq. ft.	3,500 sq. ft.
Minimum Lot With	35'	35'
Minimum Lot With at front setback	60'	40'
Setbacks		
Front	20'	20'
Rear Yard		
Open space behind	20'	20'
Along Hwy 36	20'	25'
Cottage lot behind	20'	15'
Side	6'	5'
Corner side yard		20'
Lot coverage	35%	31%
Minimum Dwelling Size (2-car)	1,125 sq. ft.	1,000 sq. ft.

	MR-8	PUD Proposed MR-8 Townhomes
Minimum Lot Size	NA	NA
Minimum Lot With	35'	20'
Setbacks		
Front	20'-25'	20'-25'
Rear Yard		
Exterior townhomes	25'	25'
Interior townhomes	25'	12.5'
Side	6'	5'
Corner side yard	15'	15'
Lot coverage	35%	62%
Minimum Dwelling Size (2-car)	1,125 sq. ft.	1,125 sq. ft.

PUD Design Regulations

The proposed development has been designed to comply with the Tooele City Design Standards for Multifamily Residential Development (Chapter 11a), with one (1) exception.

- We are requesting that the exterior materials requirement of 7-11a-18(1) and 7-11a-18(3) be modified to permit stucco, fiber cement siding and wood, in addition to cultured brick and stone over at least 40% percent of the front facade.

The development is also designed to comply with Single-Family Residential Standards (Chapter 11b) applicable within a Planned Unit Development with two (2) exceptions.

- We are requesting that the term “masonry materials” used in 7-11b include “stucco, brick or stone masonry, and fiber-cement board as defined in 3.D of Table 1.
- The building size for the cottage home be reduced to 1,000 square feet of habitable space from the 1,100 square feet requirement found in 7-11b-5(6)(a).

The project reflects the stated purpose and scope (Section §7-11a-2 and Section §7-11b-3) by creating a high-quality residential environment that protects property values, integrates with surrounding neighborhoods, and promotes walkability and livability.

The general provisions and procedures (Sections §7-11a-3 and §7-11b-4) have been followed in preparing and submitting the application, including context analysis (§7-11a-5) to ensure appropriate transitions to adjacent land uses.

Building placement complies with orientation standards (§7-11a-6), establishing primary entrances oriented toward streets and open spaces, while vertical and horizontal alignment standards (§7-11a-7 and §7-11a-8) are met through varied rooflines, façade articulation, and modulation that break up building massing. Generous windows (§7-11a-9) provide natural light and visual interest, while entries and project entrances (§7-11a-10 and 7-11a-11) are emphasized with covered porches, architectural detailing, and pedestrian-scaled features.

The landscaping (§7-11a-12) will incorporate trees, shrubs, and groundcover to enhance public areas and buffer parking, which has been designed for safe parking and circulation (§7-11a-13 and §7-11a-13.1). Signage and lighting (§7-11a-14 and §7-11a-15) are modest and compliant, reinforcing community character and dark-sky principles. All utilities (§7-11a-16) will be placed underground, with attractive fencing (§7-11a-17) designed to screen private areas while maintaining visibility for safety.

The proposed dwelling units will use durable, high-quality materials and color schemes (§7-11a-18 and §7-11b-5) that are compatible with Tooele’s character. The site also includes well-designed common areas and pedestrian pathways (§7-11a-22 and §7-11a-23) to create a connected, livable neighborhood.

Taken together, these design elements ensure the project not only meets but embraces the City’s design standards, supporting the goals of Chapter 11a and 11b by delivering a community that is attractive, functional, and enduring.

Conclusion

The proposed PUD Overlay District represents a well-planned, balanced approach to growth in Tooele City. It ensures the suitability of the property for development, confirms that adequate services exist, supports efficient service delivery, and provides amenities that enhance quality of life. It is designed to be compatible with surrounding neighborhoods and delivers clear public benefits consistent with the General Plan and Moderate-Income Housing Plan.

For these reasons, the proposed PUD designation should be considered an important step toward achieving Tooele City's vision for sustainable growth, housing diversity, and community well-being.

Sincerely,

SNELL & WILMER L.L.P.



Jason Boal, AICP

Attachments:

- Revised Zoning Map Changes
- Revised Zone Legal Description
- Concept elevations of proposed dwellings

PUD ZONE
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S. L.B.& M., TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

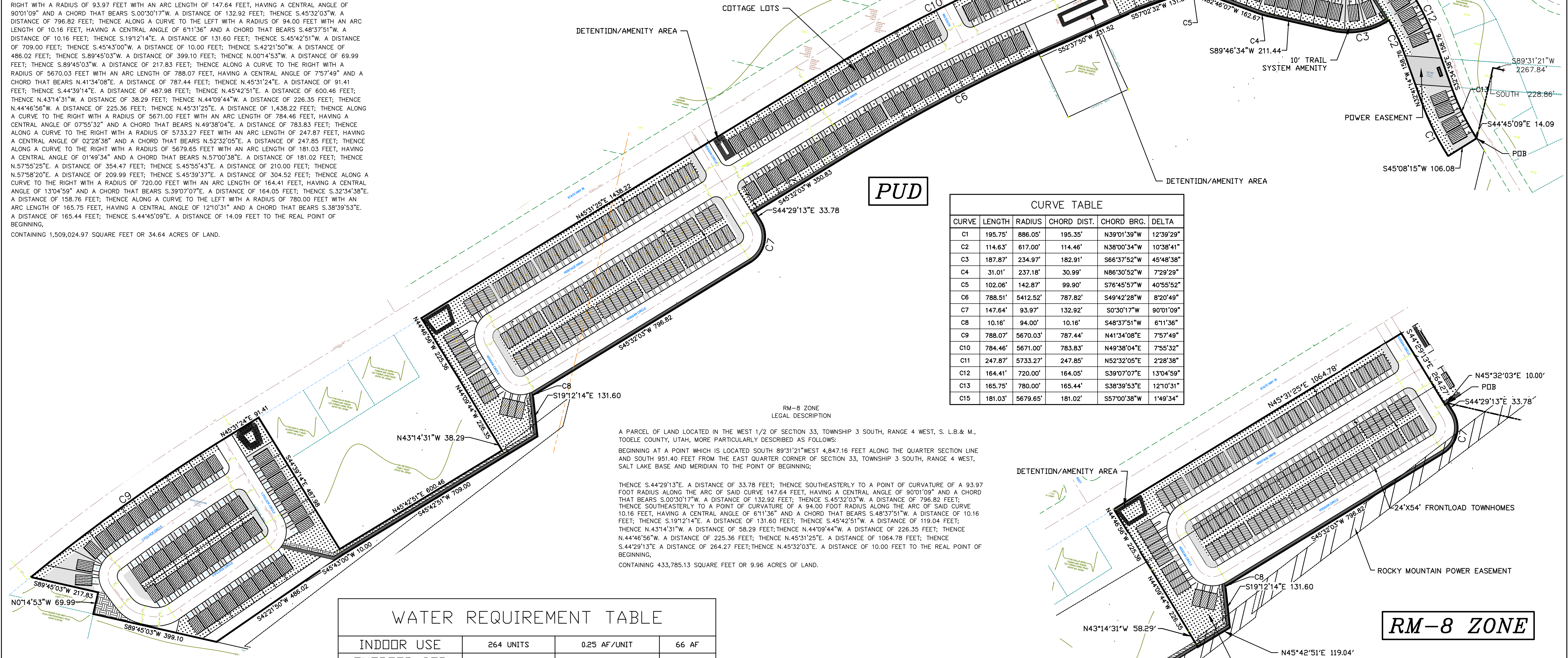
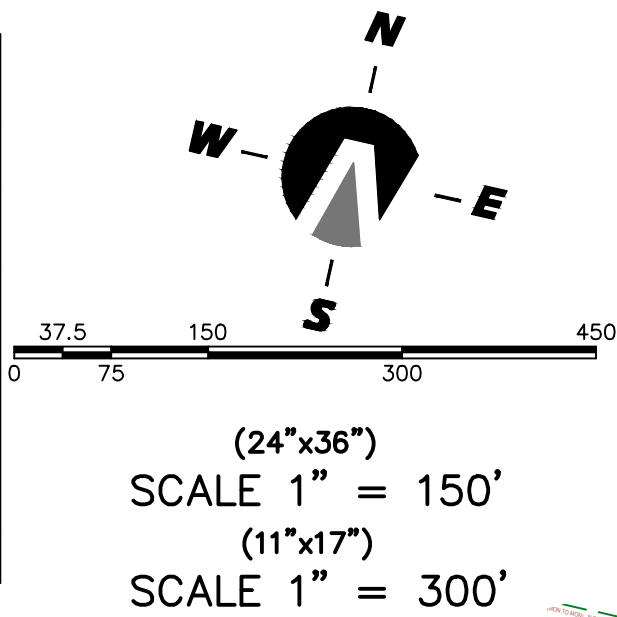
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°31'21"WEST 2,677.84 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 228.86 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING;

THENCE S.45°08'15"W. A DISTANCE OF 106.08 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 886.05 FEET WITH AN ARC LENGTH OF 195.75 FEET, HAVING A CENTRAL ANGLE OF 12°39'29" AND A CHORD THAT BEARS N.39°01'39"W. A DISTANCE OF 195.35 FEET; THENCE N.32°41'14"W. A DISTANCE OF 158.76 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 617.00 FEET WITH AN ARC LENGTH OF 114.63 FEET, HAVING A CENTRAL ANGLE OF 10°38'41" AND A CHORD THAT BEARS N.38°00'34"W. A DISTANCE OF 114.46 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 234.97 FEET WITH AN ARC LENGTH OF 187.87 FEET, HAVING A CENTRAL ANGLE OF 45°48'38" AND A CHORD THAT BEARS S.66°37'52"W. A DISTANCE OF 182.91 FEET; THENCE S.89°46'34"W. A DISTANCE OF 211.44 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 237.18 FEET WITH AN ARC LENGTH OF 31.01 FEET, HAVING A CENTRAL ANGLE OF 07°29'29" AND A CHORD THAT BEARS N.86°30'52"W. A DISTANCE OF 30.99 FEET; THENCE N.82°46'07"W. A DISTANCE OF 162.67 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 142.87 FEET WITH AN ARC LENGTH OF 102.06 FEET, HAVING A CENTRAL ANGLE OF 40°55'52" AND A CHORD THAT BEARS S.76°45'57"W. A DISTANCE OF 99.90 FEET; THENCE S.57°02'32"W. A DISTANCE OF 131.85 FEET; THENCE S.52°37'50"W. A DISTANCE OF 231.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5412.52 FEET WITH AN ARC LENGTH OF 788.51 FEET, HAVING A CENTRAL ANGLE OF 08°20'49" AND A CHORD THAT BEARS S.49°42'28"W. A DISTANCE OF 787.82 FEET; THENCE S.45°32'03"W. A DISTANCE OF 350.83 FEET; THENCE S.44°29'13"E. A DISTANCE OF 33.78 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 93.97 FEET WITH AN ARC LENGTH OF 147.64 FEET, HAVING A CENTRAL ANGLE OF 90°01'09" AND A CHORD THAT BEARS S.00°30'17"W. A DISTANCE OF 132.92 FEET; THENCE S.45°32'03"W. A DISTANCE OF 796.82 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET WITH AN ARC LENGTH OF 10.16 FEET, HAVING A CENTRAL ANGLE OF 6°11'36" AND A CHORD THAT BEARS S.48°37'51"W. A DISTANCE OF 10.16 FEET; THENCE S.19°12'14"E. A DISTANCE OF 131.60 FEET; THENCE S.45°42'51"W. A DISTANCE OF 709.00 FEET; THENCE S.45°43'00"W. A DISTANCE OF 10.00 FEET; THENCE S.42°21'50"W. A DISTANCE OF 466.02 FEET; THENCE S.89°45°03"W. A DISTANCE OF 399.10 FEET; THENCE N.00°14'53"W. A DISTANCE OF 69.99 FEET; THENCE S.89°45°03"W. A DISTANCE OF 217.83 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5670.03 FEET WITH AN ARC LENGTH OF 788.07 FEET, HAVING A CENTRAL ANGLE OF 7°57'49" AND A CHORD THAT BEARS N.41°34'08"E. A DISTANCE OF 787.44 FEET; THENCE N.45°31'24"E. A DISTANCE OF 91.41 FEET; THENCE S.44°39'14"E. A DISTANCE OF 487.98 FEET; THENCE N.45°42'51"E. A DISTANCE OF 600.46 FEET; THENCE N.43°14'31"W. A DISTANCE OF 38.29 FEET; THENCE N.44°09'44"W. A DISTANCE OF 226.35 FEET; THENCE N.44°46'56"W. A DISTANCE OF 225.36 FEET; THENCE N.45°31'25"E. A DISTANCE OF 1,438.22 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5671.00 FEET WITH AN ARC LENGTH OF 784.46 FEET, HAVING A CENTRAL ANGLE OF 07°55'32" AND A CHORD THAT BEARS N.49°38'04"E. A DISTANCE OF 783.83 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5733.27 FEET WITH AN ARC LENGTH OF 247.87 FEET, HAVING A CENTRAL ANGLE OF 02°28'38" AND A CHORD THAT BEARS N.52°32'05"E. A DISTANCE OF 247.85 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5679.65 FEET WITH AN ARC LENGTH OF 181.03 FEET, HAVING A CENTRAL ANGLE OF 01°49'34" AND A CHORD THAT BEARS N.57°00'38"E. A DISTANCE OF 181.02 FEET; THENCE N.57°55'25"E. A DISTANCE OF 354.47 FEET; THENCE S.45°55'43"E. A DISTANCE OF 210.00 FEET; THENCE N.57°58'20"E. A DISTANCE OF 209.99 FEET; THENCE S.45°39'37"E. A DISTANCE OF 304.52 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 720.00 FEET WITH AN ARC LENGTH OF 164.41 FEET, HAVING A CENTRAL ANGLE OF 13°04'59" AND A CHORD THAT BEARS S.39°07'07"E. A DISTANCE OF 164.05 FEET; THENCE S.32°34'38"E. A DISTANCE OF 158.76 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 780.00 FEET WITH AN ARC LENGTH OF 165.75 FEET, HAVING A CENTRAL ANGLE OF 12°10'31" AND A CHORD THAT BEARS S.38°39'53"E. A DISTANCE OF 165.44 FEET; THENCE S.44°45'09"E. A DISTANCE OF 14.09 FEET TO THE REAL POINT OF BEGINNING,

CONTAINING 1,509,024.97 SQUARE FEET OR 34.64 ACRES OF LAND.

TABULATIONS						
		UNITS	SETBACKS			
			FRONT	REAR	SIDE	NOTES:
	24'X52' FRONT LOAD TOWNHOMES	110	25	25	—	
	42' WIDE COTTAGE LOTS	154	20	20	5	- REAR LOTS ALONG HIGHWAY HAVE A 25' SETBACK - COTTAGE LOTS LOCATED ON THE SOUTH END THAT ARE BACK TO BACK USED A 15' SETBACK.
	OVERALL TOTAL	264				

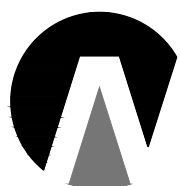
	OPEN SPACE - DRIP	4.88 ACRES
	OPEN SPACE - SDD	6.24 ACRES



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	195.75'	886.05'	195.35'	N39°01'39"W	12°39'29"
C2	114.63'	617.00'	114.46'	N38°00'34"W	10°38'41"
C3	187.87'	234.97'	182.91'	S66°37'52"W	45°48'38"
C4	31.01'	237.18'	30.99'	N86°30'52"W	7°29'29"
C5	102.06'	142.87'	99.90'	S76°45'57"W	40°55'52"
C6	788.51'	5412.52'	787.82'	S49°42'28"W	8°20'49"
C7	147.64'	93.97'	132.92'	S0°30'17"W	90°01'09"
C8	10.16'	94.00'	10.16'	S48°37'51"W	6°11'36"
C9	788.07'	5670.03'	787.44'	N41°34'08"E	7°57'49"
C10	784.46'	5671.00'	783.83'	N49°38'04"E	7°55'32"
C11	247.87'	5733.27'	247.85'	N52°32'05"E	2°28'38"
C12	164.41'	720.00'	164.05'	S39°07'07"E	13°04'59"
C13	165.75'	780.00'	165.44'	S38°39'53"E	12°10'31"
C15	181.03'	5679.65'	181.02'	S57°00'38"W	1°49'34"

WATER REQUIREMENT TABLE			
INDOOR USE	264 UNITS	0.25 AF/UNIT	66 AF
OUTDOOR SDD	6.24 ACRES	4.00 AF/AC	24.96 AF
OUTDOOR DRIP	4.88 ACRES	2.00 AF/AC	7.76 AF
TOTAL WATER REQUIRED FOR PROJECT			98.72 AF

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
K:\3-25-024-00 1 O'Clock Hill Tooele\CADD\Design\CONCEPT 13 TOWNHOMES.dwg 9-30-2023.dwg 10/1/2025 9:42 AM					



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

1 O'CLOCK SUBDIVISION

CONCEPT 12 — BOUNDARIES

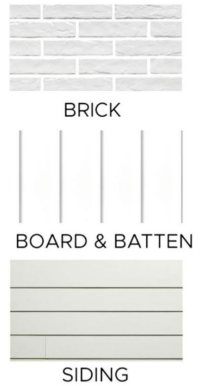
TOOELE, UTAH

JOB NO.
3-25-024

SHEET NO.
C-12

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

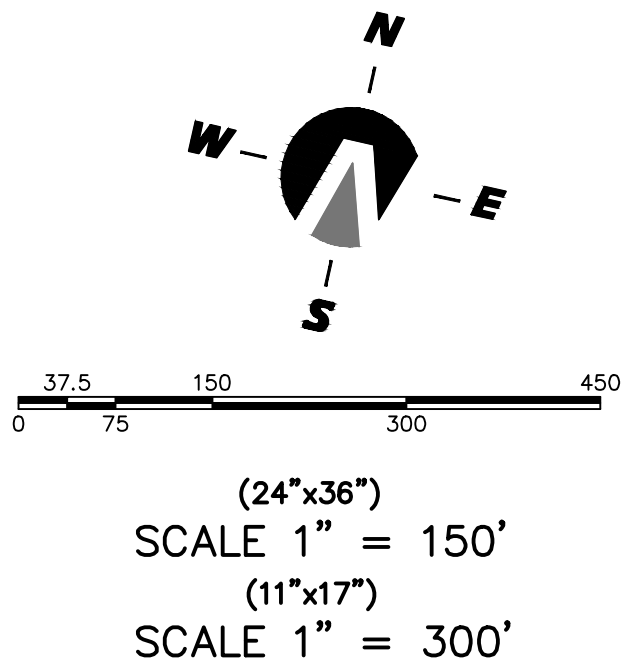
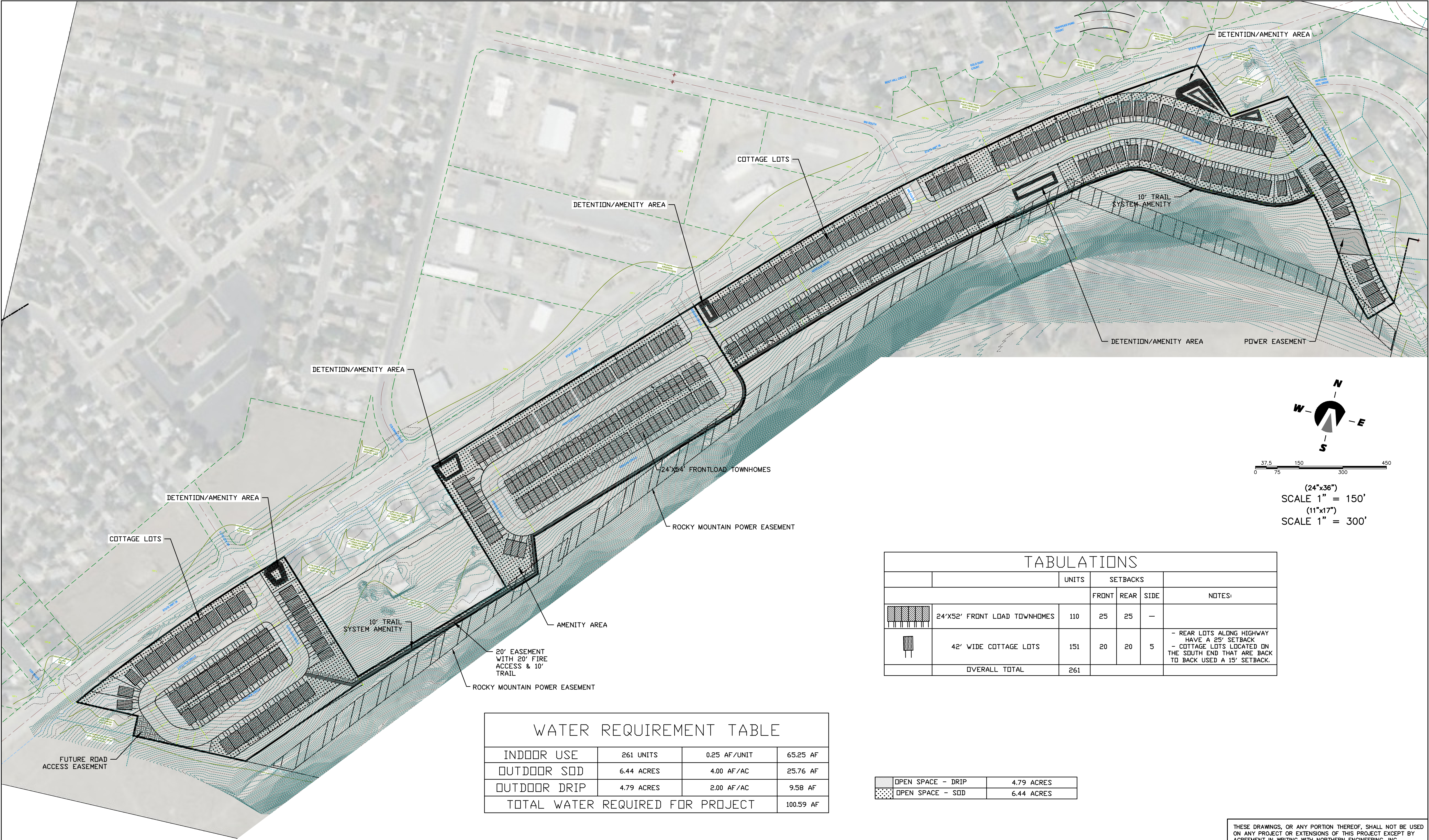
One O'Clock Hill - Proposed PUD Townhome Concept Elevations



One O'Clock Hill - Proposed PUD Cottage Homes Concept Elevations



Proposed Site Plan



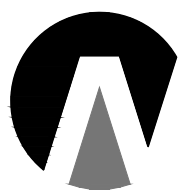
TABULATIONS						
		UNITS	SETBACKS			NOTES
			FRONT	REAR	SIDE	
	24'X52' FRONT LOAD TOWNHOMES	110	25	25	—	
	42' WIDE COTTAGE LOTS	151	20	20	5	- REAR LOTS ALONG HIGHWAY HAVE A 25' SETBACK - COTTAGE LOTS LOCATED ON THE SOUTH END THAT ARE BACK TO BACK USED A 15' SETBACK.
	OVERALL TOTAL	261				

WATER REQUIREMENT TABLE			
INDOOR USE	261 UNITS	0.25 AF/UNIT	65.25 AF
OUTDOOR SOD	6.44 ACRES	4.00 AF/AC	25.76 AF
OUTDOOR DRIP	4.79 ACRES	2.00 AF/AC	9.58 AF
TOTAL WATER REQUIRED FOR PROJECT			100.59 AF

	OPEN SPACE - DRIP	4.79 ACRES
	OPEN SPACE - SOD	6.44 ACRES

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-25-024-00 1 O'Clock Hill Tooele\CAD\Design\CONCEPT 13 TOWNHOMES.dwg 9/9/2025 9:53 AM				



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

1 O'CLOCK SUBDIVISION

CONCEPT 12

TOOELE, UTAH

JOB NO.
3-25-024

SHEET NO.
C-12

STAFF REPORT

October 1, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Guaranteed Auto and Sales – Conditional Use Permit Request

Application No.: 2025081
Applicant: Karen Martinez, representing Guaranteed Auto and Sales, LLC
Project Location: 375 North Main Street
Zoning: GC General Commercial Zone
Acreage: .16 Acres (Approximately 6,969 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorizing the use of “Automobile Sales and Rental” to occur on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately .16 acres located at 375 North Main Street. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to permit the use of “Automobile Sales and Rental” to occur on the currently undeveloped site. This will facilitate an automobile dealership and the sale and transactions of motor vehicles at the site.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. All surrounding properties are zoned GC General Commercial, however, not all of the surrounding properties are utilized as commercial. Properties to the north and the south may still have residential uses therein. The property to the south is a residential home but does have an ancillary framing home occupation business. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. A site plan has not been provided by the applicant. In this case staff relies upon aerial photographs to determine the condition of the site. Currently, a little less than half of the site, the western portion, has been paved with concrete. The eastern half of the property remains unimproved. There are currently vehicles parked on the site and there is a small office trailer parked there as well.

Vehicular Access. The site currently does not have access directly onto Main Street. Main Street is a State controlled highway and Tooele City does not have any control over access management. Each residential property to the north and the south of the subject property have residential access to Main Street. This property, however, has none. Any access to Main Street that will be utilized by customers and employees of the auto dealership will ultimately have to be approved by the Utah Department of Transportation (UDOT). It is likely that UDOT will require the access for this business to be a shared access with either the property to the north or the property to the south. It is unlikely that UDOT will permit a new access exclusive to the dealership.

The property does have access to Garden Street on the east, however, the lot is not improved on the eastern half.

This portion of the lot can be subject to muddy conditions during winter months and during periods of intense rain. If access to Garden Street is desired improvements will have to be made to the eastern half of the site in order to facilitate appropriate vehicular access for employees and customers.

Parking. Staff is unable to determine how much vehicular parking is available on the paved portion of the lot. The applicant has not indicated in plan form their intentions in regards to the number of vehicles that will be displayed for sale and the number of employees at the site at any given time.

Tooele City Code 7-4-4, Number of Parking Spaces, does not provide parking guidelines for automobile dealerships. When a number is not specifically specified in the table the ordinance grants parking approval authority to the Community Development Director. It is anticipated that this site is going to require site plan approval before the dealership is permitted to commence operations at the site. During site plan review a parking study will need to be provided by the applicant and necessary parking will be evaluated and approved at that time.

Fencing. The applicant has installed solid vinyl fencing along the north and southern property lines adjacent to the paved portions of the lot.

Lighting and Security. The applicant has not provided any information regarding lighting on the sight for security purposes. There is the possibility that parked cars may generate interest of thieves looking for something to steal. Site lighting may be necessary for security purposes but should be conducted in a way that does not create a nuisance to the residentially utilized properties to the north and to the south.

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. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's site plan and engineering plan review, permitted, and inspection processes. One area of particular concern is the paving of the lot with impervious paving such as concrete. This may result in issues with storm water management. When a lot is paved storm water is no longer able to permeate into the ground or follow established drainages that existed previous to paving. The eastern portion of the lot also needs to be addressed with paving measures if the applicant intends to utilize Garden Street for customer and employee access. In order to ensure these improvements are constructed in a manner that complies with City codes and standards, a site plan review is necessary.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes. If the business is to have employees and customers coming to the site current Building Codes require adequate and accessible restroom facilities and so forth. A temporary office trailer may not be equipped to appropriately deal with these issues. A building permit will ensure that the proposed business complies with all of the necessary Building Codes for commercial businesses.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.
6. The property currently has no designated access to Main Street. Main Street is a UDOT controlled road. Any plans to access Main Street or to share access with one the adjacent properties will need to be approved by UDOT. Therefore, before a business license is approved the applicant will need to provide UDOT approval if they are going to access Main Street.
7. Auto dealerships have the potential to generate interest of thieves and other unsavory characters. Often a dealership will include site lighting to provide additional security on the site. Properties to the north and to the south include existing residential uses. Any proposed lighting on the site should utilize cabinetry or other similar mechanisms to prevent excessive light pollution to the adjacent properties. The applicant should consider alternative lighting methods such as bollard lighting in consideration to the adjacent properties.
8. The condition of the eastern half of the site is not conducive to employee and customer use, especially during winter months and during times of inclement weather. If the applicant intends to utilize access

to Garden Street, the eastern half of the parcel should be improved and paved.

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 conditions to mitigate the anticipated detrimental effects identified in the finds of fact:

1. The applicant shall obtain Site Plan Approval prior to commencing commercial operations on the site.
2. The applicant shall obtain UDOT approval if they intend to utilize access to Main Street.
3. If the applicant intends to utilize access to Garden Street the eastern portion of the lot should be improved to provide appropriate solid pavement for employee and customer access.
4. Site lighting shall utilize low scale bollard lighting or cabinetry to direct light down and into the site.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their review of the Conditional Use Permit submission and have issued the following comments:

1. Due to the paving of the lot and the potential of flood water issues generated by newly impervious surfaces the City Engineer has indicated that this business will need to conduct site plan review and approval prior to commencing operations or completing additional improvements on the site.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments in regard to this proposed automobile dealership business in this location.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Karen Martinez, representing Guaranteed Auto and Sales, INC, application number 2025081, subject to the following conditions:

1. The applicant shall submit a site plan review application and shall obtain Site Plan approval prior to commencing commercial operations at the site.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of any buildings on the site.
6. The applicant shall obtain and provide to Tooele City UDOT approval if accessing Main Street.
7. Site lighting shall utilize low scale bollard lighting or cabinetry to direct light down and into the site
8. If the applicant intends to utilize access to Garden Street the eastern portion of the lot should be improved to provide appropriate solid pavement for employee and customer access.

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 public services in the area are adequate to support the subject development.
 6. It is anticipated that the conditions of approval as included in this staff report will mitigate potential detrimental impacts the proposed business may generate.
 7. 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 Karen Martinez, representing Guaranteed Auto and Sales, Inc., to approve the use of “Automobile Sales and Rental” to occur at the subject property, application number 2025081, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2025.”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Karen Martinez, representing Guaranteed Auto and Sales, Inc., to approve the use of “Automobile Sales and Rental” to occur at the subject property, application number 2025081, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

**MAPPING PERTINENT TO THE
GUARANTEED AUTO AND SALES CONDITIONAL USE PERMIT**

Guaranteed Auto and Sales Conditional Use Permit



Aerial View

[illegible]

EXHIBIT B

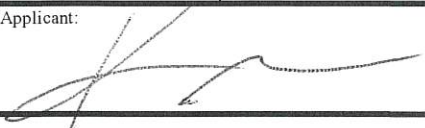
**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

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					
Date of Submission:		Current Zoning: General Commercial		Parcel #(s): 02-035-0-0016	
Project Name: GUARANTEED AUTO AND SALES				Acres: 0.16	
Project Address: 375 N Main St. Tooele, UT 84074				Units: 1	
Project Description: The applicant proposes a used vehicle dealership at 375 N Main St, Tooele, UT 84074. The site will be used for vehicle sales and related activities in line with the commercial zoning. The project aims to meet Tooele City Code standards while remaining compatible with nearby properties, with general measures to minimize potential impacts.					
Current Use of Property: Vacant commercial lot intended for a used vehicle dealership.					
Property Owner(s): Oscar Martinez			Applicant(s): GUARANTEED AUTO AND SALES LLC		
Address: 22 W Sunflower Cir			Address: 375 N Main St		
City: Stansbury Park	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: (801) 590-8330			Phone: (509) 440-5966		
Contact Person: Karen Martinez			Address: 22 W Sunflower Cir		
Phone: (509) 440-5966			City: Stansbury Park	State: UT	Zip: 84074
Cellular: (509) 440-5966	Fax: -		Email: karensalters85@icloud.com		
Signature of Applicant: 					
Date: 9/4/25					

*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: \$ 600.00	Received By: Jade	Date Received: 9/12/2025	Receipt #: 785596

Andrew Aagard

From: TJ Shields <mula734@yahoo.com>
Sent: Thursday, October 2, 2025 9:46 AM
To: Planning Commision Public Comment
Subject: 375 N Main - Auto sales & Rental

[External Email]

I strongly oppose the placement of an automotive business between two existing homes though the zoning allows it, there has never been a business there. The proposed location is on a lot FAR too small to safely or appropriately support this type of business. It lacks a proper driveway, has no bathroom facilities, no customer parking, no handicap access and sits dangerously close to a busy stoplight and turning lane—raising serious concerns about traffic congestion and pedestrian safety and disruption to the homeowners on each side of this proposed business. The noise and activity associated with an auto business are also unsuitable so close to residential properties.

This proposal presents clear safety, space, and quality-of-life issues, and should be rejected in the interest of responsible and appropriate development.

Thank you concerned resident.



Virus-free. www.avg.com

STAFF REPORT

October 1, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Sage Flats Subdivision – Preliminary Subdivision Plan Request

Application No.: 2025041
Applicant: Colby Cain, representing Entellus, Inc.
Project Location: Approximately 3100 North 250 East
Zoning: GC General Commercial & MR-20 Multi-Family Residential Zones
Acreage: 37.37 Acres (Approximately 1,627,837 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the GC General Commercial and MR-20 Multi-Family Residential zones regarding the creation of a two lot subdivision.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 37.4 acres located at approximately 3100 North 250 East. The property is currently zoned GC General Commercial (east) and MR-20 Multi-Family Residential (west). The applicant is requesting that a Preliminary Subdivision Plan be approved to facilitate a division of the 37 acre parcel into two large lots. One of the lots will be developed as a multi-family residential apartment complex. The other will be developed in the future as commercial.

ANALYSIS

General Plan and Zoning. The property currently bears three distinct land use designations. The western most portion of the property has the High Density Residential designation. The center of the property bears the Medium Density Residential designation and the eastern portion of the property is designated as Regional Commercial. The property has been assigned two zoning classifications. The western half is currently zoned MR-20 Multi-Family Residential and will develop as Sage Flats Apartments. The eastern half is currently zoned GC General Commercial and will be developed commercially in the future. Property to the south of the subject property is zoned GC General Commercial and is currently undeveloped ground. Property to the west of the subject property is zoned Compass Point RSD And is currently undeveloped ground. Property to the north is zoned RR-5 Residential and is also undeveloped ground. Property to the east is located in Erda City. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The Preliminary Subdivision Plan proposes to divide the 37 acre parcel into two large lots. Lot 1 will be the commercial parcel and will include 843,910 square feet or 19.37 acres. Lot 2 will be the multi-family residential lot and will include 729,691 square feet or 16.75 acres. Lot 2 will be developed as the Sage Flats rental apartment complex that the Planning Commission has already approved. Each lot, due to the size of the lots, greatly exceed any standards for lot size and lot width as required by the MR-20 and GC zoning districts.

Rights-of-Way. The subdivision will require dedication of land to Tooele City for a public right-of-way. This plat will ultimately formally dedicate to Tooele City for ownership and maintenance the right-of-way for 250 East Street. The dedication will include sufficient property to construct a road that will be 823 feet long by 66 feet wide.

The plat does not include the dedication of the already constructed 3100 North Street. The dedication of this street is being completed using a separate road dedication plat.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for the request with the following comments.

1. Lots this big generally do not create any zoning compliance issues in regards to lot width and lot size. Makes it easy!
2. 3100 North and 250 East will be dedicated public rights-of-way, however, only 250 East will be dedicated with this subdivision. 3100 North will be dedicated using a specific road dedication plat.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan submission and have issued a recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Colby Cain, representing Entellus, Inc., application number 2025041, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

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 public services in the area are adequate to support the subject development.
6. The subdivision as proposed greatly exceeds all lot size and lot width requirements of the GC General Commercial and MR-20 Multi-Family Residential zoning districts.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan Request by Colby Cain, representing Entellus, Inc. for the Sage Flats Subdivision, application number 2025041, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2025:”

1. List any additional findings and conditions...

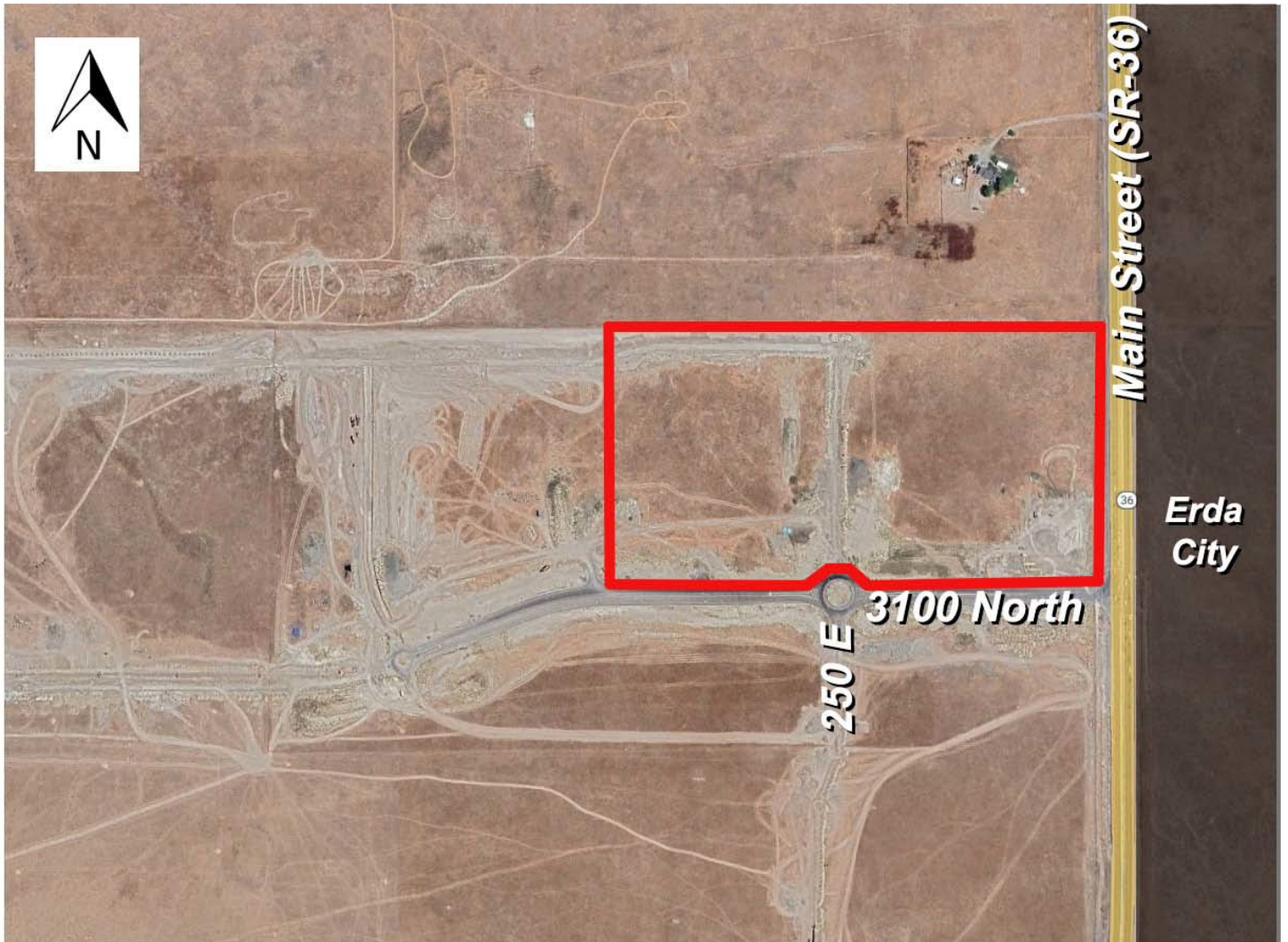
Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by Colby Cain, representing Entellus, Inc. for the Sage Flats Subdivision, application number 2025041, based on the following findings:”

1. List findings...

EXHIBIT A

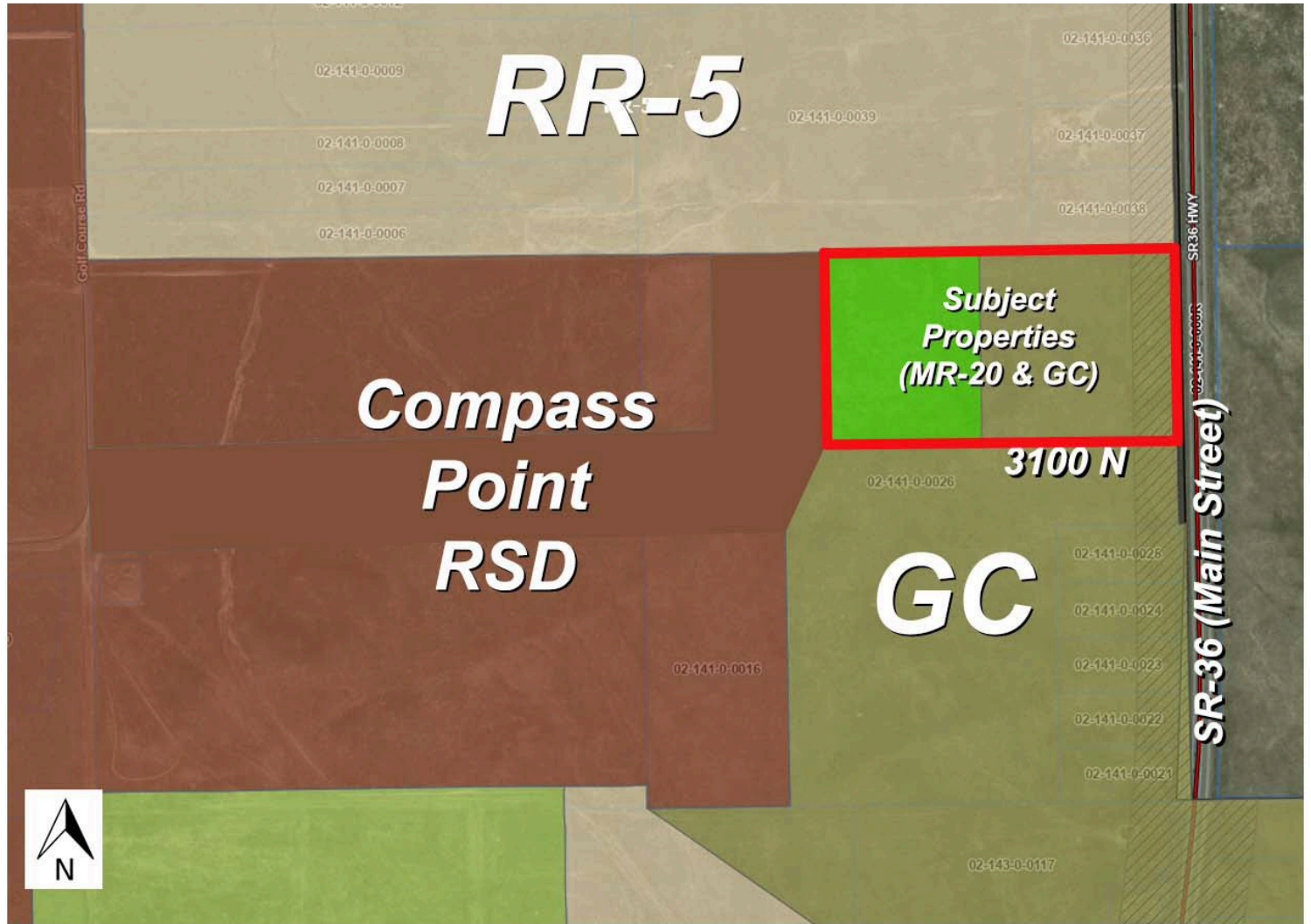
**MAPPING PERTINENT TO THE SAGE FLATS SUBDIVISION PRELIMINARY
SUBDIVISION PLAN**

Sage Flats Preliminary Subdivision Plan



Aerial View

Sage Flats Apartments Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Preliminary

Minor Subdivision Application

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



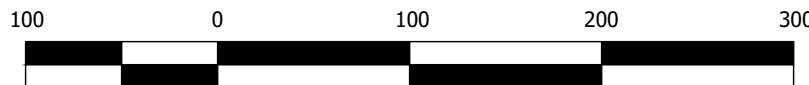
Project Information					
Date of Submission: 4/15/2025	Submittal #: ☒ 1 ☐ 2 ☐ 3 ☐ 4	Zone: MR-20	Acres: 16.788	Parcel #(s): Unknown	
Project Name: Compass Point Apartments					
Project Address: 3100 North 50 West					
Project Description: Multifamily residential development			Phases: 1	Lots: 1 lot	
Property Owner(s): L.H. Perry Investments			Applicant(s): Colby Cain		
Address: 17 E Winchester St			Address: 1470 South 600 West		
City: Murray	State: UT	Zip: 84107	City: Woods Cross	State: UT	Zip: 84010
Phone: 801-264-8800	Email: jperrylinson@perrycommercial.net		Phone: 801-298-2236	Email: ccain@entellus.com	
Contact Person: Colby Cain			Address: 1470 South 600 West		
Phone: 801-298-2236			City: Woods Cross	State: UT	Zip: 84010
Cellular: 775-781-6456	Fax: 801-298-2236		Email: ccain@entellus.com		
Engineer & Company: Colby Cain, Entellus, Inc.			Surveyor & Company: Stephen Burt, Entellus, Inc		
Address: 1470 South 600 West			Address: Same as Engineer		
City: Woods Cross	State: UT	Zip: 84010	City:	State:	Zip:
Phone: 801-298-2236	Email: ccain@entellus.com		Phone:	Email:	

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For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:	Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):		
Performed By:	Date Performed:	Corrections Needed: ☐ Yes ☐ No	Comments Returned: Date: ☐ Yes ☐ No		



COPY FOR REVIEW



SCALE: 1" = 100'

NOTE: AERIAL IMAGERY SHOWN HEREON IS INTELLECTUAL PROPERTY OF ENTELLUS, INC., AND WAS GATHERED BY ENTELLUS ON 09/26/2024.

TAX PARCEL #02-141-0-0039

TUILLA WEST LAND COMPANY LLC

N89° 43' 58"E 5214.83' - WEST 1/4 COR. TO P.O.B.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.00'	29.84'	089° 59' 54"	N45° 18' 13"W	26.87
C2	19.00'	29.85'	090° 00' 06"	S44° 41' 47"W	26.87
C3	107.50'	169.86'	090° 32' 01"	N45° 02' 19"W	152.73
C4	107.50'	169.87'	090° 32' 08"	S44° 25' 49"W	152.74
C5	19.00'	29.85'	090° 00' 00"	N45° 18' 16"W	26.87
C6	19.00'	29.85'	090° 00' 00"	S44° 41' 44"W	26.87
C7	1101.50'	10.61'	000° 33' 07"	S89° 25' 10"W	10.61
C8	1039.00'	405.42'	022° 21' 25"	S78° 31' 01"W	402.85

SAGE FLATS SUBDIVISION

LOCATED IN THE SE 1/4 OF SEC. 4, T.3S., R.4W., S.L.B.&M.

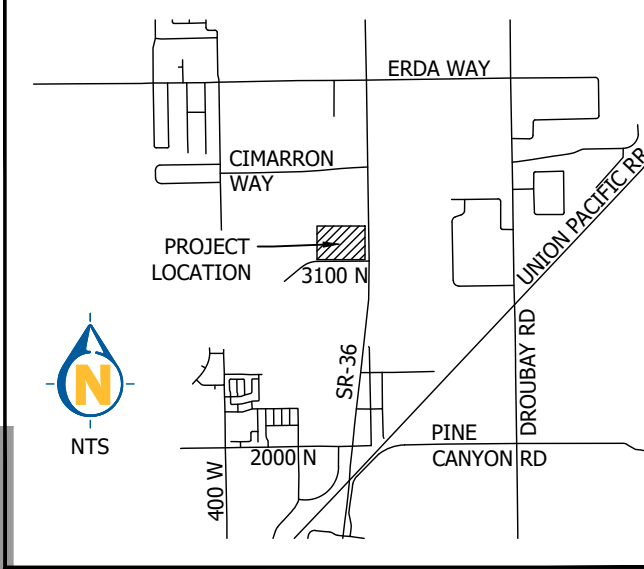
TOOELE CITY, TOOELE COUNTY, UTAH

PRELIMINARY SUBDIVISION PLAN, AUGUST 2025

TAX PARCEL #02-141-0-0038

TUILLA WEST LAND COMPANY LLC

VICINITY MAP



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N00° 18' 16"W	1.01'
L2	S89° 41' 44"W	58.00'
L3	S00° 18' 16"E	1.01'
L4	S89° 41' 45"W	66.00'
L5	N00° 18' 16"W	1.00'
L6	S89° 41' 44"W	58.00'
L7	S00° 18' 16"E	1.00'
L8	N90° 00' 00"E	99.73'
L9	N00° 00' 00"E	100.89'
L10	N90° 00' 00"E	3.30'
L11	N00° 00' 00"E	110.02'

STATE PLANE COORDINATES

UTAH SPC NAD83, CENTRAL ZONE (U.S. FT.)		
PT #	NORTHING	EASTING
1	7,381,005.11	1,414,622.06
2	7,383,647.42	1,414,600.86
3	7,381,019.82	1,417,262.48
4	7,381,034.70	1,419,902.90
5	7,383,671.41	1,419,883.49
6	7,383,671.09	1,419,814.46
7	7,382,740.35	1,419,821.25
8	7,382,736.20	1,419,017.67
9	7,382,844.12	1,418,909.64
10	7,382,843.78	1,418,843.65
11	7,382,734.75	1,418,736.74
12	7,382,731.26	1,418,065.39
13	7,382,731.16	1,418,054.78
14	7,383,663.11	1,418,054.90
15	7,383,666.67	1,418,839.37
16	7,383,666.97	1,418,905.36
17	7,382,738.43	1,419,448.29
18	7,382,758.34	1,419,429.20
19	7,382,758.04	1,419,371.21
20	7,382,737.93	1,419,352.32
21	7,382,733.12	1,418,422.59
22	7,382,753.01	1,418,403.49
23	7,382,752.71	1,418,345.50
24	7,382,732.62	1,418,326.61

LEGEND

PROPERTY LINE	_____
LOT / R.O.W. LINE	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS	()
5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9182497 IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS THAT UPON APPROVAL OF THIS PROPOSED SUBDIVISION, I WILL PLACE MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SAGE FLATS SUBDIVISION.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

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 MONUMENT BEING NORTH 00°28'00" WEST 2642.99 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 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 SOUTH 00°25'29" EAST 930.97 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF 3100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING EIGHTEEN (18) COURSES: 1) SOUTH 89°41'50" WEST 373.04 FEET, 2) NORTHERLY 29.84 FEET ALONG A 19.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'54", CHORD BEARS NORTH 45°18'13" WEST 26.87 FEET, 3) NORTH 00°18'16" WEST 1.01 FEET, 4) SOUTH 89°41'44" WEST 58.00 FEET, 5) SOUTH 00°18'16" EAST 1.01 FEET, 6) SOUTHEASTERLY 29.85 FEET ALONG A 19.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'06", CHORD BEARS SOUTH 44°41'47" WEST 26.87 FEET, 7) SOUTH 89°41'50" WEST 334.73 FEET, 8) NORTHERLY 169.86 FEET ALONG A NON-TANGENT, 107.50-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°32'01", CHORD BEARS NORTH 45°02'19" WEST 152.73 FEET, 9) SOUTH 89°41'45" WEST 66.00 FEET, 10) SOUTHEASTERLY 169.87 FEET ALONG A NON-TANGENT, 107.50-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°32'08", CHORD BEARS SOUTH 44°25'49" WEST 152.74 FEET, 11) SOUTH 89°41'44" WEST 314.22 FEET, 12) NORTHERLY 29.85 FEET ALONG A 19.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 45°18'16" WEST 26.87 FEET, 13) NORTH 00°18'16" WEST 1.00 FEET, 14) SOUTH 89°41'44" WEST 58.00 FEET, 15) SOUTH 00°18'16" EAST 1.00 FEET, 16) SOUTHEASTERLY 29.85 FEET ALONG A 19.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 44°41'44" WEST 26.87 FEET, 17) SOUTH 89°41'44" WEST 261.28 FEET, 18) WESTERLY 10.61 FEET ALONG A 1101.50-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°33'07", CHORD BEARS SOUTH 89°25'10" WEST 10.61 FEET, THENCE NORTH 00°00'00" EAST 932.16 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 89°43'58" EAST 1759.98 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 37.372 ACRES

OWNER'S INTENT TO DEDICATE & CONSENT

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND DO HEREBY EXPRESS THE INTENT TO SUBDIVIDE SAID LAND INTO LOTS AND STREETS TO BE KNOWN AS SAGE FLATS SUBDIVISION, TO BE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND TO BE WARRANTED TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

WILLIAM O. PERRY IV, MANAGER
L.H. PERRY INVESTMENTS, LLC

TOOELE CITY DEVELOPMENT
REVIEW
09/16/2025 Submittal # 4

APPROVED
J Grandpre
Public Works
09/19/2025
Approval
P Hansen
City Engineer
09/18/2025
APPROVED
A Agard
CD Director
09/24/2025
APPROVED
N Wall
Fire Marshal
09/18/2025

NOTES

- THIS PROPERTY FALLS WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN ON RECORD OF SURVEY FILE NO. 2021-0158, TOOELE COUNTY SURVEYOR'S OFFICE. ALL MEASUREMENTS HAVE BEEN ROTATED TO THE BASIS OF BEARINGS ON THIS SURVEY.
- CONSEQUENT TO THE FILED SURVEY, THIS PLAT USES GROUND BEARINGS AND DISTANCES IN U.S. SURVEY FEET. STATE PLANE COORDINATES LISTED HEREON WERE DETERMINED BASED ON THE GEODETIC LOCATION OF EACH CORNER AND DO NOT REFLECT TRUE GROUND COORDINATES.
- STATE PLANE COORDINATES SHOWN HEREON ARE IN THE UTAH COORDINATE SYSTEM OF 1983 (NAD83-NAD2011), CENTRAL ZONE.
- A 10.0-FOOT PUBLIC UTILITY & DRAINAGE EASEMENT (P.U. & D.E.) ALONG THE EXTERIOR OF EACH LOT IS EFFECTUATED BY THE RECORDING OF THIS PLAT, EXCEPT WHERE SHOWN OTHERWISE. THIS P.U. & D.E. IS ALSO A BUILDING SETBACK ON BOTH LOTS.
- THE UTILITY EASEMENT CORRIDOR TO BE RECORDED WITH TOOELE COUNTY RECORDER'S OFFICE IN FAVOR OF TOOELE CITY FOR INSTALLATION AND MAINTENANCE OF CULINARY WATER, SANITARY SEWER, AND STORM DRAIN LINES. THE WIDTH OF THE EASEMENT VARIES AS DEFINED THEREIN AND AS SHOWN HEREON. SEE **SHEET 2** FOR DIMENSIONS OF THIS CORRIDOR.
- SEE CIVIL PLANS, SHEET C420, FOR FIRE ACCESS AND TURN-AROUND INFORMATION.

SHEET 1 OF 2

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENTS AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THEIR LOCATION, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT-OF-WAY; (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS; (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE") HEREBY APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNTIL TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

OWNER / DEVELOPER
Name: PERRY COMMERCIAL-MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET
MURRAY, UT 84107
Email: mswain@perrycommercial.net

NORTH TOOELE SPECIAL SERVICE DISTRICT

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

CHAIR PERSON

TOOELE COUNTY TREASURER

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

TREASURER

TOOELE COUNTY SURVEY DEPARTMENT

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

TOOELE COUNTY SURVEYOR

U.S. POST MASTER

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

POST MASTER

TOOELE COUNTY SCHOOL DISTRICT

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

SUPERINTENDENT



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1043021
2025/07/28 JRC

TOOELE CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

TOOELE CITY ENGINEER

TOOELE CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

TOOELE CITY ATTORNEY

TOOELE CITY PUBLIC WORKS DIRECTOR

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

DIRECTOR

TOOELE CITY PLANNING DIVISION

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

DIRECTOR

TOOELE CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

CHAIRMAN

TOOELE COUNTY HEALTH DEPARTMENT

RECOMMENDED FOR APPROVAL THIS
DAY OF _____, 20____.

DIRECTOR

TOOELE COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY

STAFF REPORT

October 2, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: 50th Place – Site Plan Design Review Request

Application No.: 2024-041
Applicant: Flyway Holdings
Project Location: 350 N. 50 West
Zoning: MR-8 Multi-Family Residential Zone
Acreage: 0.55 acres
Request: Request for six month extension of the site plan design review approval.

BACKGROUND

The applicant is requesting an extension of the site plan approval for the following project:

The proposed 50th Place is a four-unit townhome project on .55 acres at 350 North and 50 West in the MR-8 Zone.

The Site Plan Design Review was approved on October 18, 2024 by the Planning Commission

ANALYSIS

Tooele City Code 7-11-10. Time Limitations on Approval; Extension.

If construction in harmony with the permit for any development for which design approval has been granted has not been commenced within one (1) year from date of notification of approval, the approval shall be deemed automatically revoked. Upon application an extension of time may be granted by the Planning Commission.

This project was approved nearly 1 year ago and construction has not been started on the townhouse development. The applicant has requested in writing an extension of their Site Plan Design Review approval.

The applicant did not specify in the request how much time they wanted for the extension so Staff has indicated 6 months. The Planning Commission of course may determine an alternative length of time if they so desire.

MODEL MOTIONS

Sample Motion for Approval – “I move we extend the Site Plan Design Review approval for the 50th Place Multi-Family Residential development for six months from the date of this meeting, October 8, 2025, application #2024-041.”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the extension request for the Site Plan Design Review approval for the 50th Place Multi-Family Residential development for six months from the date of this meeting, October 8, 2025, application #2024-041.”

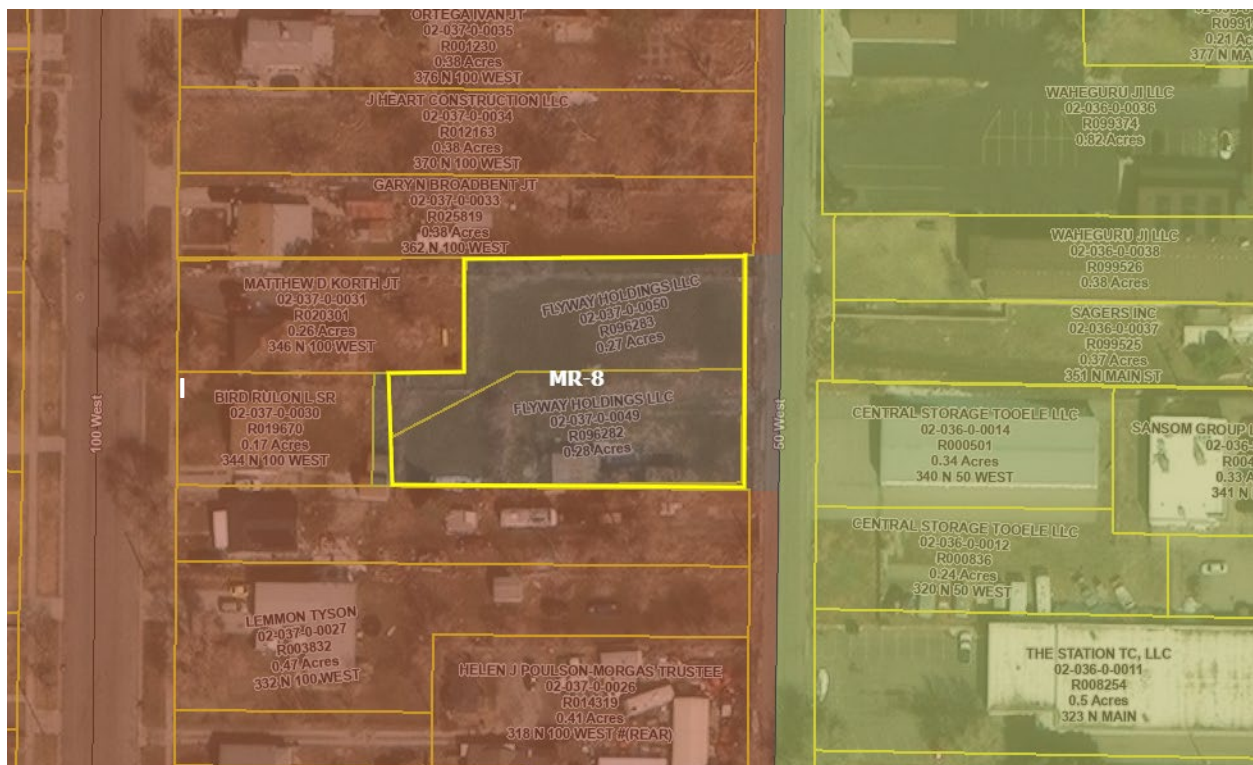
1. List findings...

EXHIBIT A

MAPPING PERTAINING TO THE REQUEST



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Andrew Aagard

From: Chad Palmer <chad@sandrockdevelopment.com>
Sent: Wednesday, October 1, 2025 8:40 AM
To: Andrew Aagard
Subject: Fw: 50th Place
Attachments: 50th Place Minor Subdivision Final Plat.pdf

[External Email]
Andrew,

Thank you for your time today.

We are requesting an extension on the site plan for the 50th Place Minor Subdivision. Located at
350 N 50 West
Tooele, UT

Will you place us on the upcoming agenda for Planning and Zoning Commission/City Council for this extension?

Thanks for your help and time.

Chad Palmer
801-232-1592
www.sandrockdevelopment.com



From: Chad Palmer <chad@sandrockdevelopment.com>
Sent: Friday, September 26, 2025 6:19 AM
To: Andrew Aagard <andrewa@tooelecitey.gov>
Subject: 50th Place

Hey Andrew, I hope you had a short week and a long weekend planned

I spoke to you a few weeks ago about getting an extension on the approval for this project. IF you would help me out on getting that with Staff and Council I would appreciate it. Thanks

Chad Palmer
801-232-1592
www.sandrockdevelopment.com

811

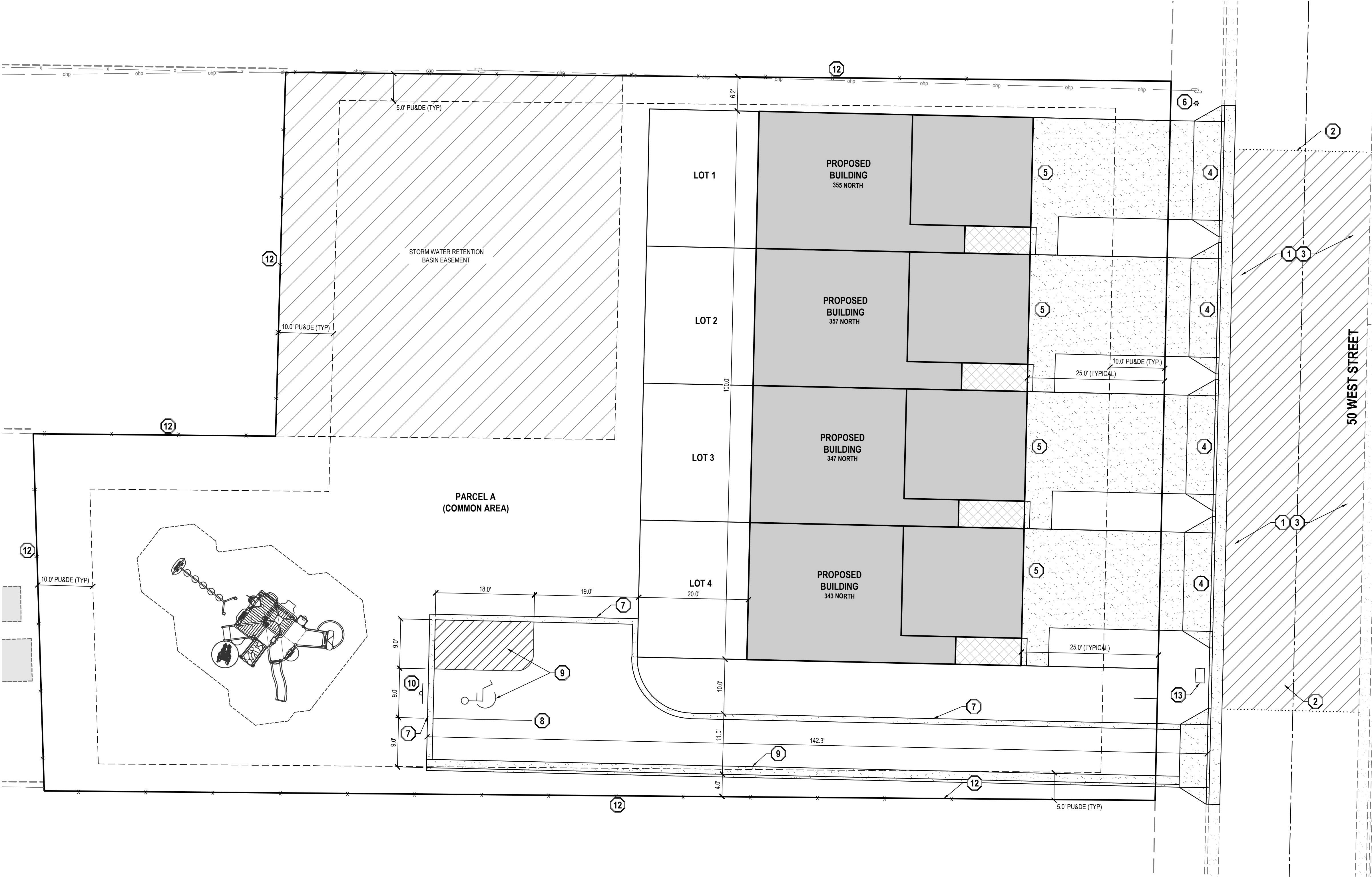
Know what's below.
Call before you dig.

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

BENCHMARK

NORTHWEST CORNER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, 3LB&M,
TOOELE CITY, TOOELE COUNTY, UTAH.

ELEV = 4787.07'

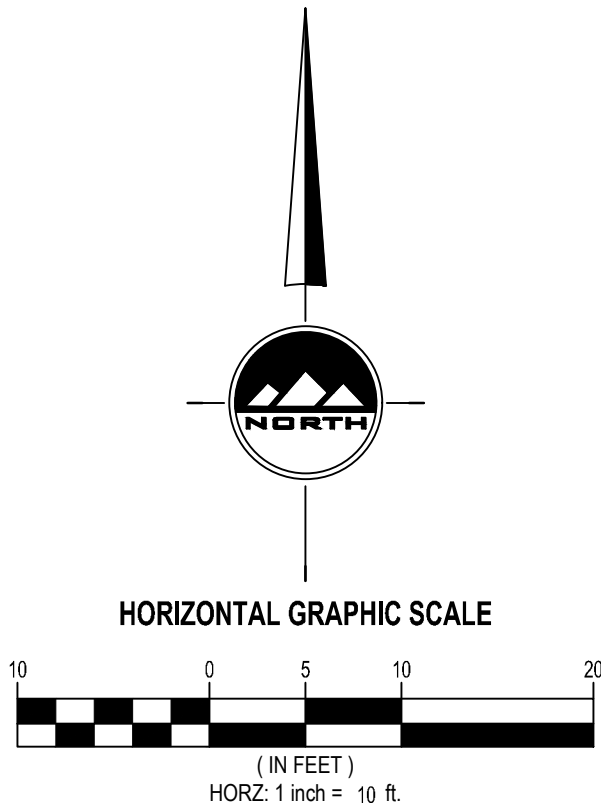


- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER DETAIL 2/C-500.
 - SAW-CUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 - SAW-CUT DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 222 (WITHOUT SIDEWALK).
 - DETAILED SITE PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT.
 - INSTALL STREET LIGHT PER TOOELE CITY STANDARDS AND SPECIFICATIONS PLAN NO. 743R.
 - 12" CONCRETE APRON ALONG EDGE OF ASPHALT DRIVE.
 - 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 24" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - "VAN ACCESSIBLE" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - INSTALL 6.0' MIN. TALL VINYL FENCING PER DETAIL 5/C-500 AND TOOELE CITY STANDARDS.
 - U.S.P.S GANG MAILBOX. LOCATION TO BE DETERMINED BY U.S.P.S.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
CONCRETE	2,617	11%
ASPHALT	1,760	7%
BUILDING	4,760	20%
LANDSCAPE	14,866	62%
TOTAL AREA	24,003 OR 0.55 ACRES	100%
OFFSITE CONCRETE	1,138	
OFFSITE ASPHALT	2,583	

PARKING PROVIDED TABLE	
STANDARD STALLS	1
ADA STALLS	1
TOTAL STALLS PROVIDED	2



EN SIGN

THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

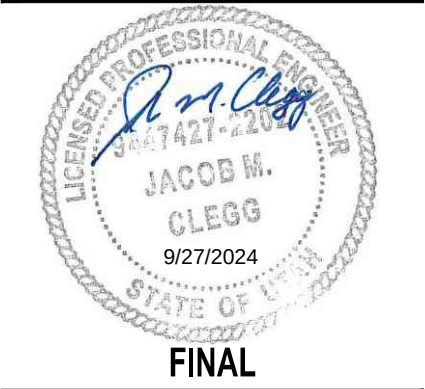
WWW.ENSIGNENG.COM

FOR:

LARRY JACOBSON
6965 SOUTH UNION PARK CENTER #300
MIDVALE, UTAH 84047

CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

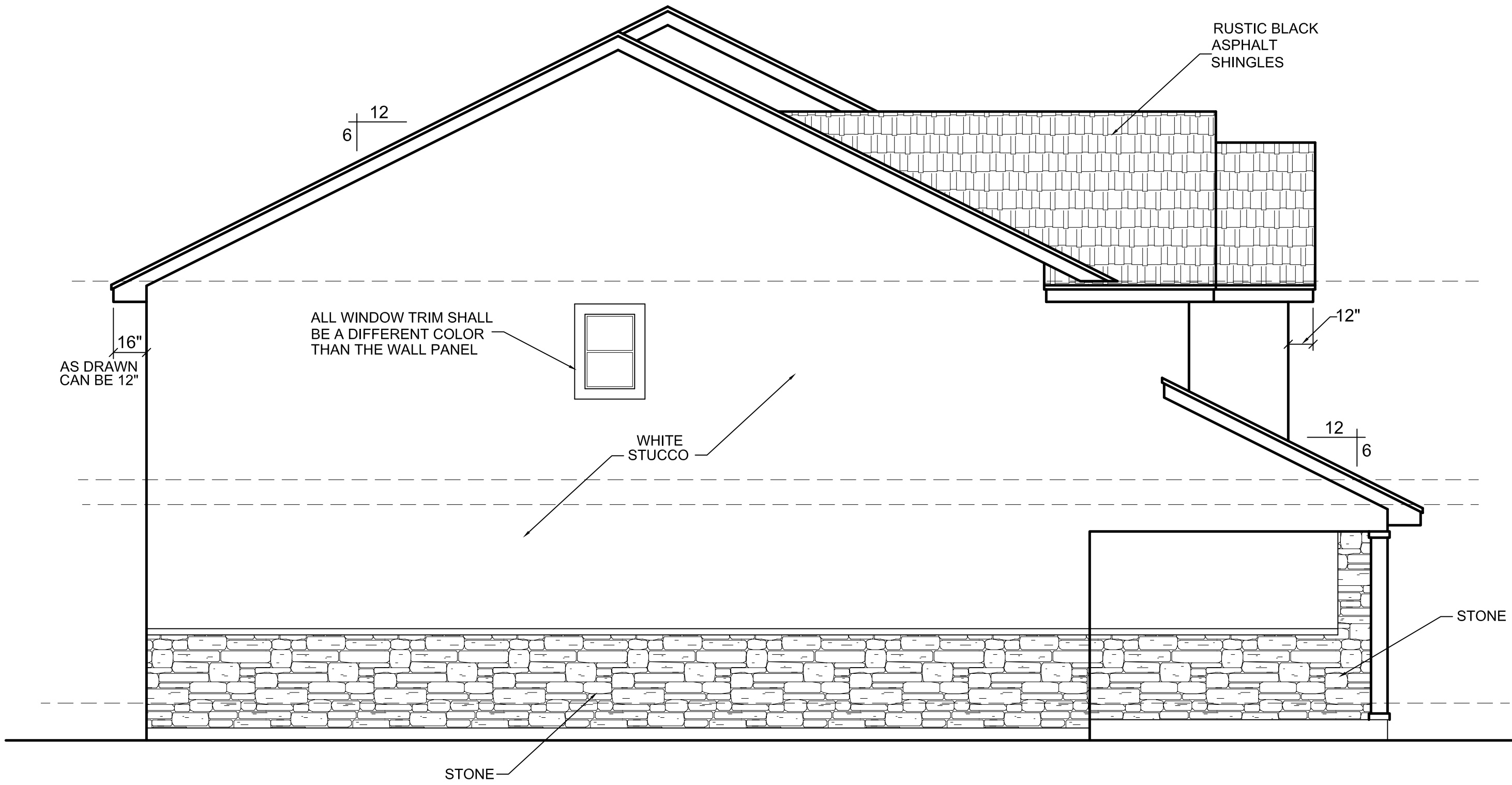
50th PLACE MINOR SUBDIVISION
FINAL DESIGN
350 NORTH 50 WEST
TOOELE, UTAH 84074



SITE PLAN

PROJECT NUMBER 8938A PRINT DATE 9/24/2024
DRAWN BY C. CARPENTER CHECKED BY D. KINSMAN
PROJECT MANAGER J. CLEGG

C-200



ELEVATION NOTES

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

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

FACADE SQ. FT. TABLE

FRONT ELEVATION	708 SQ. FT. OF DOORS AND WINDOWS	1628 SQ. FT. - 708 = 920 SQ. FT. FACADE
LEFT SIDE ELEVATION	6 SQ. FT. OF WINDOW	916 SQ. FT. - 6 = 910 SQ. FT. FACADE
RIGHT SIDE ELEVATION	10 SQ. FT. OF WINDOW	1074 SQ. FT. - 10 = 1064 SQ. FT. FACADE
REAR ELEVATION	408 SQ. FT. OF DOORS AND WINDOWS	1716 SQ. FT. - 408 = 1308 SQ. FT. FACADE
ALL ELEVATIONS	1132 SQ. FT. OF DOORS AND WINDOWS	5334 SQ. FT. - 1132 = 4202 TOTAL SQ. FT. OF FACADE

STONE REQUIREMENT

50% OF 4202 SQ. FT. OF FACADE = 2101 SQ. FT. OF STONE REQUIRED
75% OF THE REQUIRED STONE AMOUNT = 1576 SQ. FT. OF STONE REQUIRED ON FRONT ELEVATION
25% OF REQUIRED STONE = 525 SQ. FT. OF STONE REQUIRED ON REAR AND SIDE ELEVATIONS

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
FLASHING, EAVES, AND GUTTERS
TO BE BLACK OR DEEP BRONZE



FRONT ELEVATION

SCALE 1/4" = 1'-0"

ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING OR CONSTRUCTION ERRORS OR OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS. DOES NOT WARRANT THE ACCURACY OF THESE DRAWINGS. THESE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THESE DRAWINGS ARE THE PROPERTY OF ECA HOME DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E|C|A
HOME DESIGN, INC.
801-280-3030

50th PLACE MINOR
350 NORTH 50 WEST
TOOELE, UTAH

DATE:
FEBRUARY 2021

SCALE:
NOTED

JOB NO.:
50th PLACE

SHEET

1

Tooele City Planning Commission
Business Meeting Minutes

Date: September 24, 2025

Time: 7:00 p.m.

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

Planning Commissioners

Chris Sloan
Kelley Anderson
Tyson Hamilton
Melanie Hammer
Jon Proctor
Weston Jensen
Jon Gossett (excused)

Council Member Liaisons

Maresa Manzione
Ed Hansen

Staff Present

Paul Hansen, City Engineer
John Perez, Economic Development Director
Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Angela Valdez, IT

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Vice Chairman Sloan called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

Vice Chairman Sloan, Present
Commissioner Hammer, Present
Commissioner Proctor, Present
Commissioner Hamilton, Present
Commissioner Jensen, Present
Commissioner Anderson, Present

3. **Public Hearing and Recommendation on an Ordinance and Zoning Map Amendment to amend the conditions of the TBP Tooele Business Park zoning district by re-assigning the land use sections of the TBP zoning sections map. The proposed amendment will affect approximately 326 acres of property located at approximately 1200 West 700 South.**

Mr. Perez presented the item and explained that the proposed changes were prompted by ongoing interest from prospective companies. Over the past fiscal year, the City had received 36 Requests for Inquiry (RFIs) through the Governor's Office of Economic Opportunity and EDC Utah, resulting in 11 actual site visits to the business park and the Peterson Industrial Depot. He noted that Councilwoman Manzione had participated in many of those visits.

Mr. Perez further noted that low vacancy rates for office (0%), retail (2.6%), and industrial (6.3%) space indicated a need for additional development. He provided an overview of the current zoning map and identified several inefficiencies in its layout, such as odd road configurations, parcel conflicts, and disregard for existing ownership boundaries and future infrastructure alignments. The proposed map would realign roadways, address utility access challenges, remove a previously incorporated rail spur that was determined financially unviable, and reflect actual parcel ownership to facilitate future development.

The revised layout included improved traffic flow, infrastructure upgrades, and property boundary adjustments that would better support coordinated development. Mr. Perez noted that these changes would also better align with the potential future Midvalley Highway expansion.

There being no questions from the Commission, Vice Chairman Sloan opened the floor for public comment at 7:07 p.m. There were none. The floor was closed.

Motion: Commissioner Hammer moved to forward a positive recommendation to the City Council for the Tooele Business Park Zoning Map and Ordinance Amendment Request by Tooele City for the purpose of amending the mapping and conditions of the Tooele City Business Park Zoning District, based on the findings and subject to the conditions listed in the Staff Report dated September 18, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 6-0.

4. **Decision on a Site Plan Design Review request by Entellus, Inc. to approve the Sage Flats Apartments development proposed to be located at approximately 3100 North 250 East in the MR-20 Multi-Family Residential zoning district on 16.7 acres.**

Mr. Aagard presented the application, which proposed a 312-unit apartment complex on a 16.7-acre parcel north of 3100 North. The property was currently undeveloped and zoned MR-20. Surrounding zoning included GC General Commercial to the east and west, RR-5 rural residential to the north, and the Compass Point RSD to the west, though the subject property was not part of the Compass Point development.

The proposed site plan included buildings primarily oriented north to south with parking internal to the site. The design complied with City ordinance requiring screened parking areas, and included garages and covered canopies to meet the standard that half of all required parking stalls be covered. A clubhouse, pool, and gathering areas were also proposed on the southern portion of the property.

Mr. Aagard confirmed that staff had thoroughly reviewed the proposal and found that it met all applicable setbacks, access standards, and City requirements. A stormwater detention facility was planned at the northwest corner of the site. Required fencing along the north and west boundaries adjacent to single-family zones would include six-foot vinyl fencing with piers.

The landscape plan incorporated cobble rock mulch and dryscape to comply with City requirements, with sod used only in designated active recreation areas. The applicant also included the required number of trees and shrubs.

The architecture of the 24-plex and 36-plex buildings complied with the City's multifamily residential design guidelines, featuring varied rooflines, 40% brick veneer, and a mix of vertical, horizontal, and alternative fiber cement siding. Garage structures would be finished with the same materials and colors, and while not subject to the same design standards as residential buildings, they would complement the overall development. The clubhouse would feature stone veneer and vertical siding.

Staff recommended approval of the site plan design review with four standard conditions as outlined in the staff report.

Motion: Commissioner Proctor moved to approve the site plan design review request by Colby Cain, representing Entellus, Inc for the Sage Flats Apartments multi-family residential development, application number 2025040, based on the findings and subject to the conditions listed in the Staff Report dated September 3, 2025. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 6-0.

5. Decision on a Site Plan Design Review request by Keith Lindstrom to approve the Southpoint Apartments development proposed to be located at approximately 603 West 3 O'Clock Drive in the MR-12 Multi-Family Residential zoning district on 3.2 acres.

Mr. Aagard presented the application, which proposed two apartment buildings containing a total of 28 rental units – 12 units in one building and 16 in the other. Access to the development would be from 3 O'Clock Drive, with no access or modifications planned for SR-36. The buildings were positioned on the east side of the site, adjacent to SR-36, in order to provide additional buffering between the development and existing single-family homes to the west. Parking areas and garage structures were located on the west side of the site. The plan included 97 parking stalls, exceeding the required 63, and incorporated garage parking.

The proposed landscaping consisted entirely of dryscape, with trees and shrubs installed primarily along the eastern side and in the parking areas. No sod was proposed. A playground with fall material was included between the two buildings but would not be sodded. The development would utilize a drip irrigation system to support vegetation.

Mr. Aagard reviewed the architectural plans, which included varied rooflines and three exterior materials: stone veneer, horizontal siding, and stucco accents. The garage structures would be located along the western property line and designed to complement the residential buildings. Staff confirmed that the application met or exceeded all applicable City requirements for multifamily residential development.

Vice Chairman Sloan expressed appreciation for the applicant's consideration of surrounding residents, specifically the decision to place buildings closer to SR-36 and buffer the residential neighborhood to the west with parking, garage structures, and thoughtful landscaping. He also praised the dryscape design as a water-saving measure. Commissioner Anderson inquired whether the property was located north of the former Holiday Oil site. Mr. Aagard responded that Holiday Oil had purchased the parcel to the north and completed a zoning process for that property but had not rezoned the subject parcel. He noted that Holiday Oil still owned the northern parcel and intended to develop it, though no timeline had been confirmed.

Vice Chairman Sloan asked whether Staff recommended any sound wall or other barrier between the development and SR-36. Mr. Aagard clarified that the City Code did not require a sound wall and none

was proposed. He added that fencing would be installed along the west and south sides of the property adjacent to existing single-family homes, consisting of a solid vinyl fence with piers or columns. No fencing was proposed along SR-36. There were no further questions from the Commission.

Motion: Commissioner Anderson moved to approve the Site Plan Design Review request by Keith Lindstrom, for the Southpoint Apartments Site Plan, application number 2024067, based on the findings and subject to the conditions listed in the Staff Report dated September 18, 2025.

Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; Vice Chairman Sloan, "Aye". There were none opposed. The motion carried 6-0.

6. Discussion on proposed amendments to Tooele City Code 4-8-2; Street Design, regarding modification of pavement width from 34' to 32'.

Mr. Hansen explained that while the pavement width had already been updated by resolution in 2023, Staff had identified an additional reference in the City Code that still required correction. The proposed amendment would revise outdated language and restructure the section into three subparagraphs for clarity.

Subparagraph A would allow private streets to be narrower than 32 feet only if approved through a City Council-approved planned unit development, residential special district, or other formal action. It would also clarify that under no circumstance shall pavement widths fall below those permitted by the International Fire Code or Tooele City's fire code. Subparagraph B would strike redundant language and restate that any pavement width under 32 feet must include restricted parking provisions to maintain fire access. Subparagraph C would reaffirm the existing requirement for private streets to include at least one five-foot sidewalk, even if only on one side of the street.

Mr. Hansen stated that the amendment would not alter current City practices but would bring the code into full compliance with state law and existing City policies. He noted that the clarification would assist fire and police departments by preserving minimum clearance for emergency access and would support internal efforts to manage emergency routes in future developments.

Vice Chairman Sloan asked whether the amendment would conflict with any studies or discussions currently underway with the Police Department and Fire Chief regarding street widths and parking. Mr. Hansen responded that the amendment supported those efforts and emphasized the importance of maintaining clear access for emergency vehicles. He cited a recent fire near 2200 North where street congestion from onlookers had obstructed emergency response. He added that, while he wished the City had more flexibility in setting its own standards, the amendment ultimately helped protect the City's volunteer fire department and supported safe design practices.

No formal action was required on this item.

7. City Council Reports

Councilwoman Manzione provided an update to the Commission and noted the previous council meeting was short due to the Mayor's State of the City address. She encouraged those who had not yet viewed or read it to do so, noting that it was Mayor Winn's final address and approximately 30 minutes in length. She reported that the City had recently approved a lease-to-own agreement for a fire truck due to the high cost and extended delivery times for such equipment, stating that this approach would allow the City to begin payments now and take ownership upon completion.

Councilwoman Manzione also announced that after nearly two years of coordination with UDOT and the Army Corps of Engineers, the City had received approval for a right-of-way across the Army Depot. This right-of-way would allow Tooele to construct a connecting road segment to SR-36 and eventually

the Midvalley Highway. Though funding would still need to be secured, the agreement represented a key step toward alleviating truck traffic on Main Street.

There were no questions from the Commission.

8. Review and Decision – Minutes of the Planning Commission meeting held August 27, 2025.

Commissioner Proctor noted that the minutes incorrectly listed Councilwoman Manzione as excused, even though she had been present and delivered the Council Report. The Commission agreed that the record should reflect her attendance.

Motion: Commissioner Hamilton moved to approve the August 27, 2025 Planning Commission meeting minutes, with the correction that Councilwoman Manzione was present. The motion was approved by unanimous consent.

9. Adjourn

Prior to adjourning the meeting, Mr. Aagard informed the Commission that Chairman Robinson had stepped down and that Commissioner Dunn had resigned her seat earlier that day. With several meetings remaining in the calendar year, he explained that the Commission would need to elect a new Chair and Vice Chair to serve through the end of the year. He stated that this item would be included on the next meeting agenda and encouraged any interested Commissioners to consider serving.

Vice Chairman Sloan asked whether former Chairman Robinson had any remaining pre-development meetings scheduled. Mr. Aagard said he would review the schedule and provide an update at the next meeting.

There being no further business, Vice Chairman Sloan adjourned the meeting adjourned at 7:34 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, 2025

Chris Sloan, Tooele City Planning Commission Vice Chair