

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, July 22, 2026** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

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

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing** to consider a Conditional Use Permit request by Wildcat T10, LLC, representing Take 5 Oil to authorize the use of a "Automobile Service and Repair" and "Accessory Drive Through Facility" for property located at approximately 2400 North and SR-36 on approximately .45 acres in the GC General Commercial zoning district.
4. **City Council Reports**
5. **Review and Decision** – July 8, 2026 Planning Commission meeting minutes.
6. **Adjourn**

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

STAFF REPORT

July 16, 2026

To: Tooele City Planning Commission
Business Date: July 22, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin – City Planner / Zoning Administrator

Re: Take Five Oil - Conditional Use Permit Request

Application No.: 2026049
Applicant: Mitch Vande Guchte, representing Wildcat T10, LLC
Project Location: Approximately 2527 North SR-36
Zoning: GC General Commercial Zone
Acreage: 1.178 Acres (Approximately 51,313 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone to authorize “Automobile Service and Repair” and “Accessory Drive Through Facilities” for the subject property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.178 acres located at approximately 2527 North SR-36. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to permit an accessory drive through facility to operate in conjunction with an automobile service and repair use. Both uses require a conditional use in the GC zone.

ANALYSIS

General Plan and Zoning. The General Plan Land Use Map designates the subject property as Regional Commercial. The property is zoned GC (General Commercial), as are the surrounding properties. The area is currently developing as part of The Peak at Compass Point and Smith’s Marketplace commercial center. Existing and approved development in the vicinity includes the Smith’s Marketplace store and fuel center, a bank, multiple commercial pad sites, and additional retail and restaurant uses. The proposed automobile service and repair use with an accessory drive-thru facility is consistent with both the Regional Commercial land use designation and the intent of the GC zoning district. Mapping pertinent to the subject request can be found in Exhibit “A” attached to this report.

Site Plan Layout. The proposed automobile service and repair use and accessory drive-thru facility will occupy Lot 14 of The Peak at Compass Point Subdivision Amended Plat No. 2. The amended subdivision plat was recorded with the County on June 24, 2026. The property is located approximately 900 feet north of the intersection of 2400 North and SR-36, between two proposed restaurant sites and one lot north of the primary access drive from Main Street.

The submitted site plan depicts the auto repair building situated toward the eastern portion of the lot, adjacent to SR-36, with vehicular access provided through the internal private street network serving the overall commercial development. A cross-access easement has been recorded with the adjacent commercial property to the south. No direct vehicular access is proposed from SR-36 or any other public street.

The proposed drive-thru lane wraps around the rear of the building and connects to the three garage bay doors located on the east and west sides of the structure. The elevation drawings and floor plan indicate

that vehicles will enter the service bays from the west side of the building and exit on the east side. However, the site plan does not clearly identify the circulation pattern associated with the drive-thru operation. Additional information regarding vehicular flow should be provided during the site plan review process to verify adequate circulation, queueing capacity, and compliance with applicable development standards.

The site plan includes a total of ten onsite parking stalls. Automobile service and repair uses are not specifically listed in Section 7-4-4, Number of Parking Spaces, of the Tooele City Code. Pursuant to Section 7-4-3(6), the Community Development Director will be required to determine the appropriate parking requirement for the proposed use. Based on the submitted plans, the drive-thru queueing lane appears to be fully contained on private property and is not anticipated to interfere with internal circulation or traffic operations on adjacent public streets.

Landscaping. Drive-thru facilities can create visual impacts associated with vehicle queueing and circulation. Accordingly, the City generally encourages enhanced landscaping and screening measures to minimize the visibility of drive-thru lanes from public rights-of-way and adjacent properties.

Based on the submitted site plan, portions of the drive-thru lane appear to be located between the building and SR-36. However, the plans do not provide sufficient detail regarding the circulation pattern or anticipated vehicle queueing areas. As a result, Staff is unable to fully evaluate the visual and operational impacts of the proposed drive-thru facility at this stage of the review.

Additional landscaping, screening, or other site design modifications may be necessary to mitigate potential visual impacts associated with the drive-thru operation and to enhance the overall appearance of the development. Staff recommends that any landscaping, screening, or site design improvements determined necessary during final site plan review be incorporated as conditions of approval.

North Gateway Overlay. The subject property is located within the North Tooele Gateway Overlay area. The overlay requirements do not directly affect the Conditional Use Permit request; however, the proposed development will remain subject to any applicable gateway design standards during site plan review.

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. Approval of this application will result in construction and development activities on the subject property. Improper site design, grading, drainage, or construction practices could adversely impact adjacent properties and public infrastructure. Therefore, all engineering plans and site improvements shall be subject to review and approval through the City's engineering review, permitting, and inspection processes to ensure compliance with applicable standards and to protect the public health, safety, and welfare.
2. Approval of this application will require connections to and potential modifications of public infrastructure systems, including water, sewer, storm drainage, and other utilities. Improper design or installation of these improvements could negatively affect surrounding properties and the City's infrastructure systems. Therefore, all public improvements and utility connections shall be subject to review and approval by the Public Works Department and shall comply with all applicable permitting and inspection requirements.
3. Approval of this application will result in the construction of commercial structures and associated site improvements. Improper construction practices or failure to comply with applicable building codes may create safety concerns for future occupants, employees, and patrons of the business. Therefore, all building construction shall be subject to building plan review, permitting, and inspection processes to ensure compliance with adopted building codes and safety standards.
4. The proposed development may introduce potential fire and life-safety concerns associated with building occupancy, vehicle circulation, and site access. Inadequate emergency access, fire suppression systems, or code compliance could adversely affect the safety of occupants and neighboring properties. Therefore, the proposed development shall be subject to review and approval by the Fire Department, including all applicable permitting and inspection requirements, to ensure compliance with adopted fire and life-safety standards.
5. The proposed accessory drive-thru facility has the potential to create visual impacts associated with vehicle queueing and circulation, particularly if visible from SR-36 and adjacent commercial properties. Inadequate screening or landscaping could negatively affect the aesthetic character of the surrounding commercial area. Therefore, additional landscaping, screening, or other site design modifications may be required during site plan review to mitigate visual impacts and ensure compatibility with surrounding development.
6. The proposed use has the potential to create circulation and operational impacts if adequate queueing and vehicle maneuvering areas are not provided on-site. Insufficient information regarding drive-thru circulation has been provided at this stage of review. Therefore, final site plan approval should demonstrate adequate internal circulation, queueing capacity, and compliance with all applicable development standards to ensure that the proposed use does not adversely impact adjacent properties or the internal driveway network.

REVIEWS

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

1. Additional landscaping may be necessary to mitigate potential visual impacts associated with the drive-thru operation and to improve the overall appearance of the site.

Engineering and Public Works Division Review. The Tooele City Engineering and Public Works Division are currently reviewing the site plan for the new “Automobile Service and Repair” and “Accessory Drive Through Facilities” and are reviewing the site according to the City’s development standards. No comments concerning the auto service and repair use and drive through aisle have been provided.

Tooele City Fire Department Review. The Tooele City Fire Department is currently reviewing the site plan for conformance to all fire standards and access requirements. No comments concerning this Conditional Use Permit request have been provided.

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 Mitch Vande Guchte, representing Wildcat T10, LLC, application number 2026049, subject to the following conditions:

1. Staff may require additional landscaping, screening, or other site design improvements as necessary to mitigate potential visual impacts associated with the drive-thru operation and to improve the overall appearance of 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 applicant shall demonstrate that the drive-through aisle and queueing areas are designed and situated in a manner that prevents vehicle stacking from impacting public rights-of-way and incorporates adequate any required screening necessary to mitigate visual and lighting impacts on adjacent streets and properties.
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 Mitch Vande Guchte, representing Wildcat T10, LLC, to authorize an “Automobile Service and Repair” and “Accessory Drive Through Facility” for Take Five Oil, lot 14 of the Peak at Compass Point Commercial Subdivision, application number 2026049, based on the findings and subject to the conditions listed in the Staff Report dated July 16, 2026:”

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

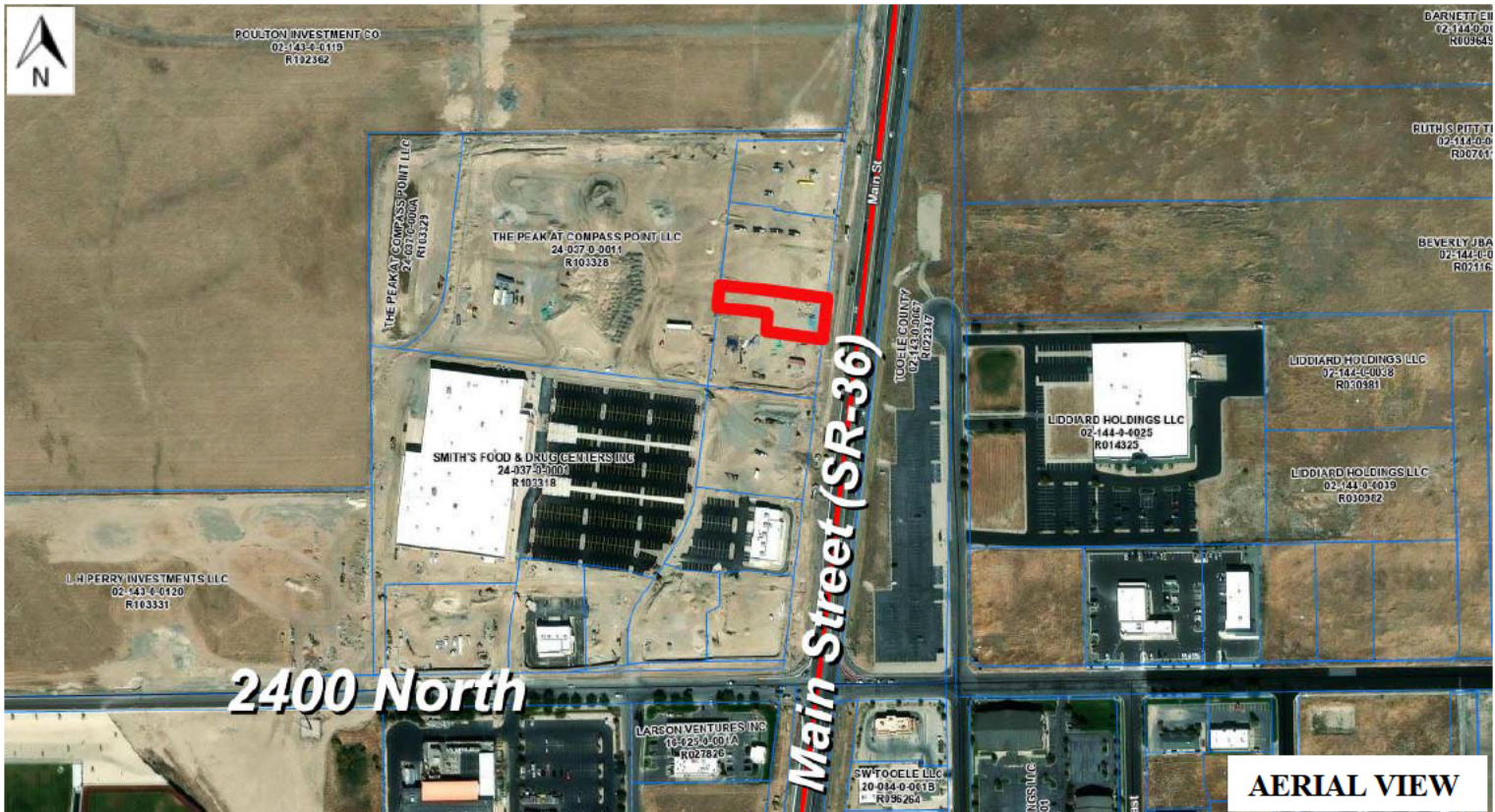
Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Mitch Vande Guchte, representing Wildcat T10, LLC, application number 2026049 to authorize an “Automobile Service and Repair” and “Accessory Drive Through Facility” for Take Five Oil, lot 14 of the Peak at Compass Point Commercial Subdivision, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE TAKE FIVE OIL AUTOMOBILE REPAIR AND DRIVE THROUGH FACILITY CONDITIONAL USE PERMIT

PAD H DRIVE THROUGH FACILITY CONDITIONAL USE



RR-5

GC

RC

RR-10

MAIN STREET (SR-36)

2400 NORTH

ZONING MAP

POULTON INVESTMENT CO
02-143-0-0119
R102382

THE PEAK AT COMPASS POINT LLC
24-037-0-000A
R103329

THE PEAK AT COMPASS POINT LLC
24-037-0-0011
R103328

SMITH'S FOOD & DRUG CENTERS INC
24-037-0-0001
R103311

L.H. PERRY INVESTMENTS LLC
02-143-C-0120
R103331

YOCUM COUNTY
02-143-0-0057
R02224

LIODIARD HOLDINGS LLC
02-144-0-0025
R014325

BBS INVESTMENTS LLC
22-045-0-0005
R100022

JOB ENTERPRISES LLC
17-050-B
R100027

W&R ENTERPRISES LLC
22-045-0-0004
R100124

BEVERLY JBA
02-144-0-0-0
R02116

RUTH'S FILLERY
02-144-0-0-0
R00701

ZONING MAP

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

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



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

Project Information

Date of Submission:		Current Zoning: Regional Commercial		Parcel #(s): 25-036-0-0013	
Project Name: Take 5 Oil Change Tooele				Acres: .45 acres	
Project Address: 2527 N Main St, Tooele, Utah 84074 (40° 30' 40.7243" N 112° 18' 39.2202" W				Units: 1	
Project Description: Construct a service building with 3 bays, parking, and associated infrastructure to support Take 5 Oil quick-lube services					
Current Use of Property: Undeveloped					
Property Owner(s): The Peak at Compass Point LLC			Applicant(s): Wildcat T10, LLC		
Address: 17 E Winchester St			Address: 8980 South Redwood Road		
City: Murray	State: UT	Zip: 84107	City: West Jordan	State: UT	Zip: 84088
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: Mitch Vande Guchte			Address: 8980 South Redwood Road		
Phone: [REDACTED]			City: West Jordan	State: UT	Zip:
Cellular: [REDACTED]	Fax:		Email: [REDACTED]		
Signature of Applicant: <i>Mitch Vande Guchte</i>					
Date 6/18/26					

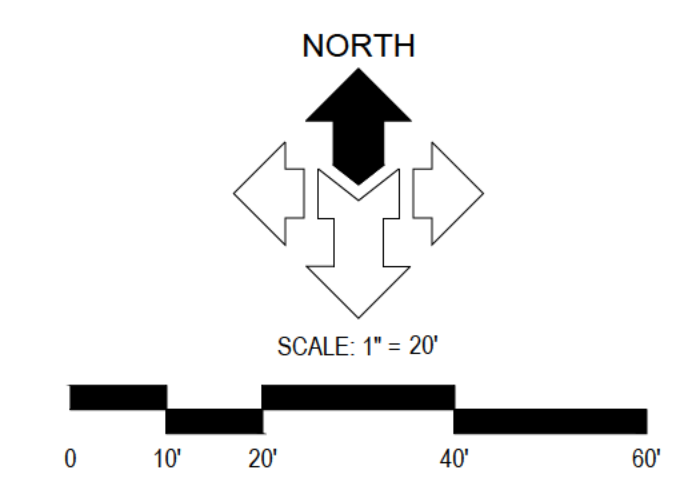
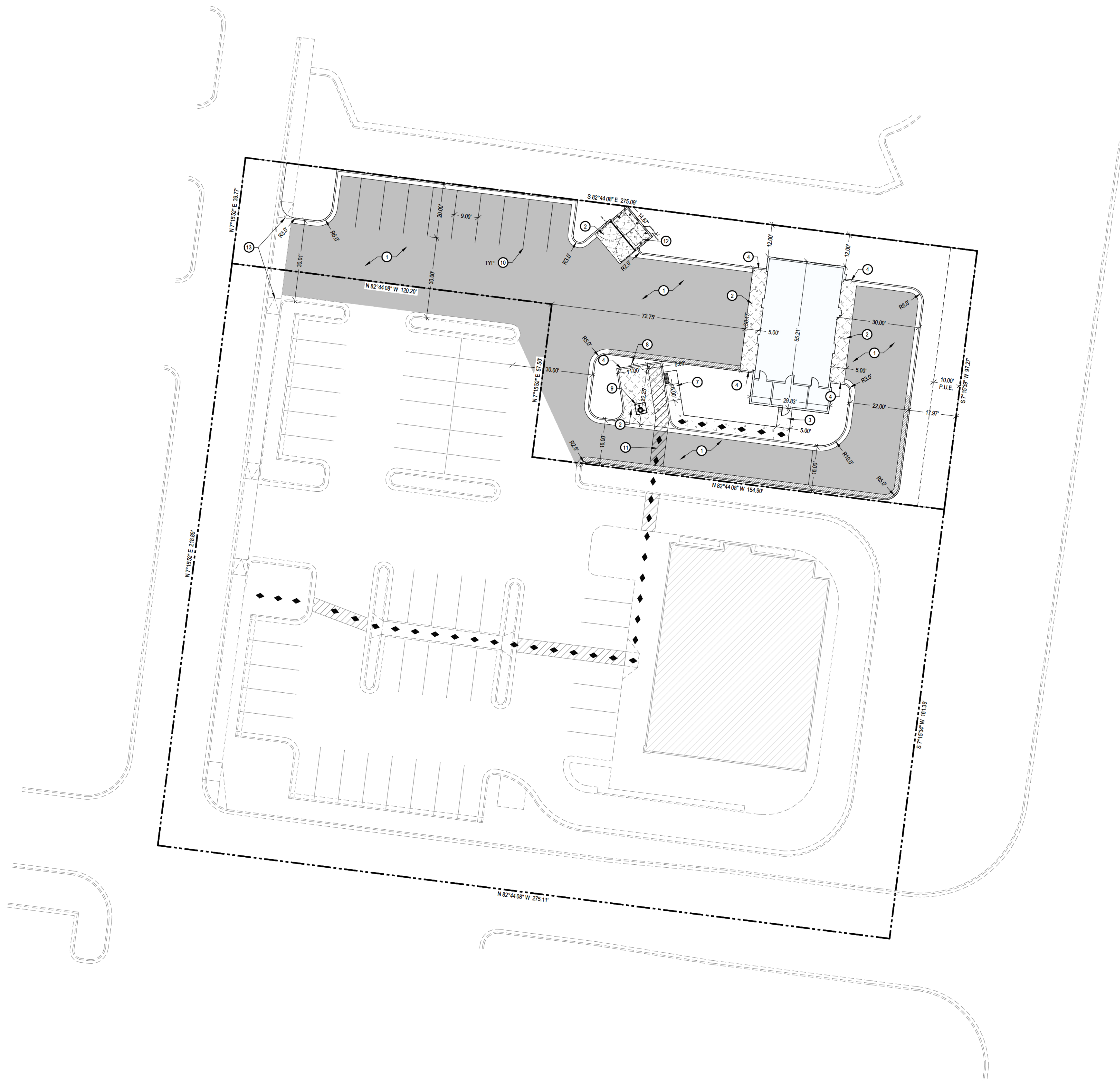
*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

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

For Office Use Only

Fee: (213)	Received By:	Date Received:	Receipt #:
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S:\2026files\26248\Civil\Prod Dwg\26248 PLINDag Trevor Jun 18, 2026 - 2:30pm



DESCRIPTION	AREA	%
HARDSCAPE	13,083 SQFT	66%
LANDSCAPE	5,171 SQFT	26%
BUILDINGS	1,594 SQFT	8%
TOTAL	19,848 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 3 CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
 - 4 CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
 - 5 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
 - 6 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
 - 7 ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - 8 VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
 - 9 PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
 - 10 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 11 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 12 DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 13 DIP DRIVE APPROACH PER APWA DETAIL '215'.
 - 14 ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

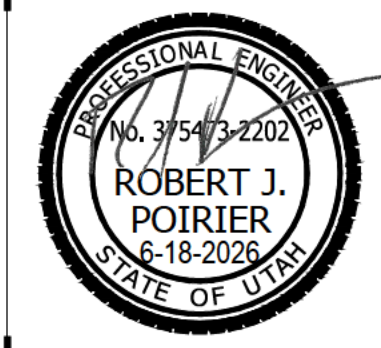
GENERAL COMMERCIAL ZONE SETBACKS:
PER TOOELE CITY CODE CHAPTER 7-16 (TABLE 2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICT).
FRONT = 20'
REAR = 0'
SIDE = 0' (ADJOINING RESIDENTIAL 25')

PARKING PER TOOELE CITY PARKING REQUIREMENT CALCULATIONS
COMMERCIAL CENTER: 1 SPACE PER 300 SQUARE FEET
1,594 SQ FT / 300 SQ FT = 5 (1 ADA STALL)
PARKING PROVIDED = 11(1 ADA STALL)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UT LITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcnearlengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

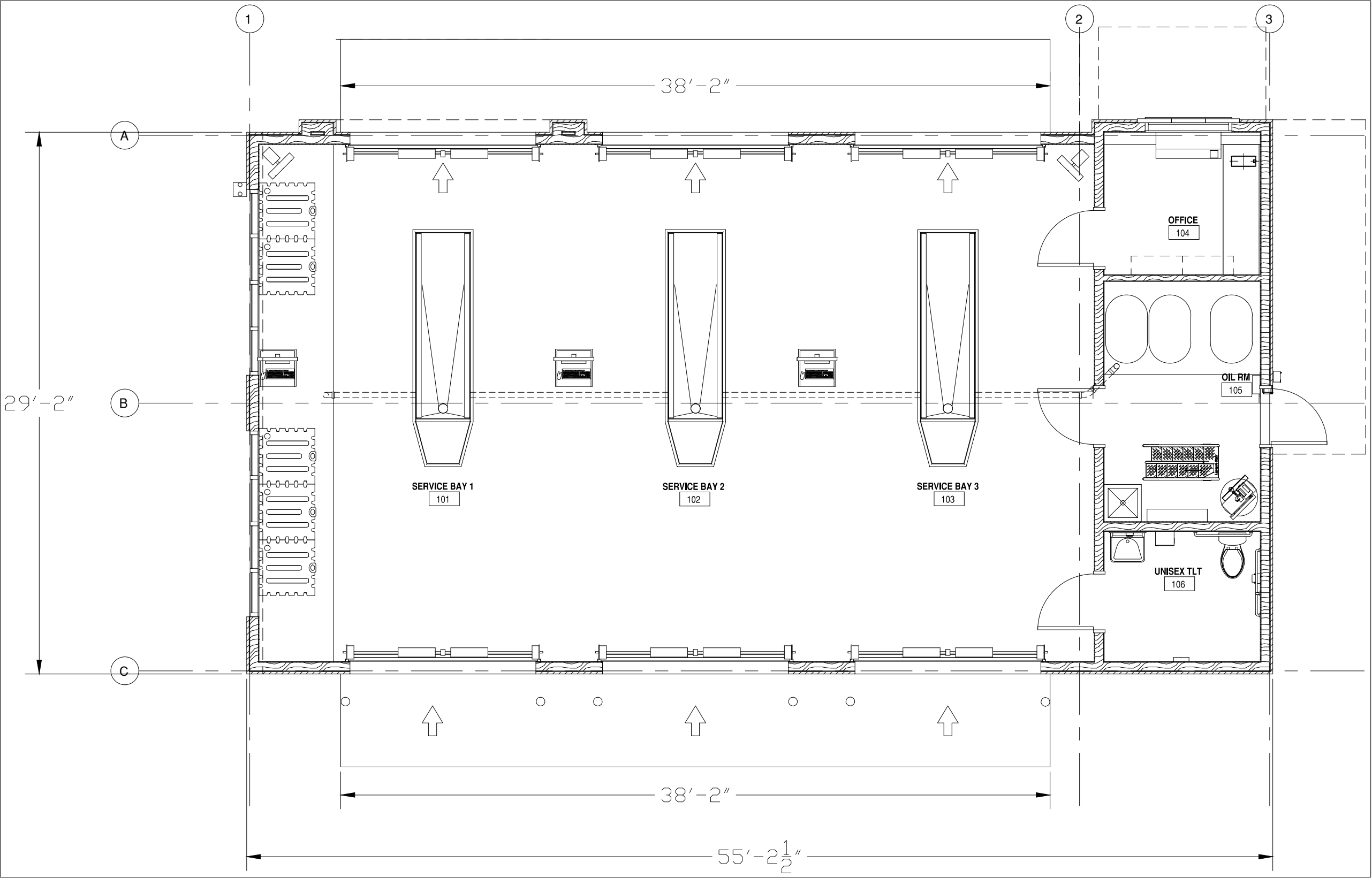


TAKE-5 TOOELE
2425 NORTH MAIN ST
TOOELE CITY, UTAH

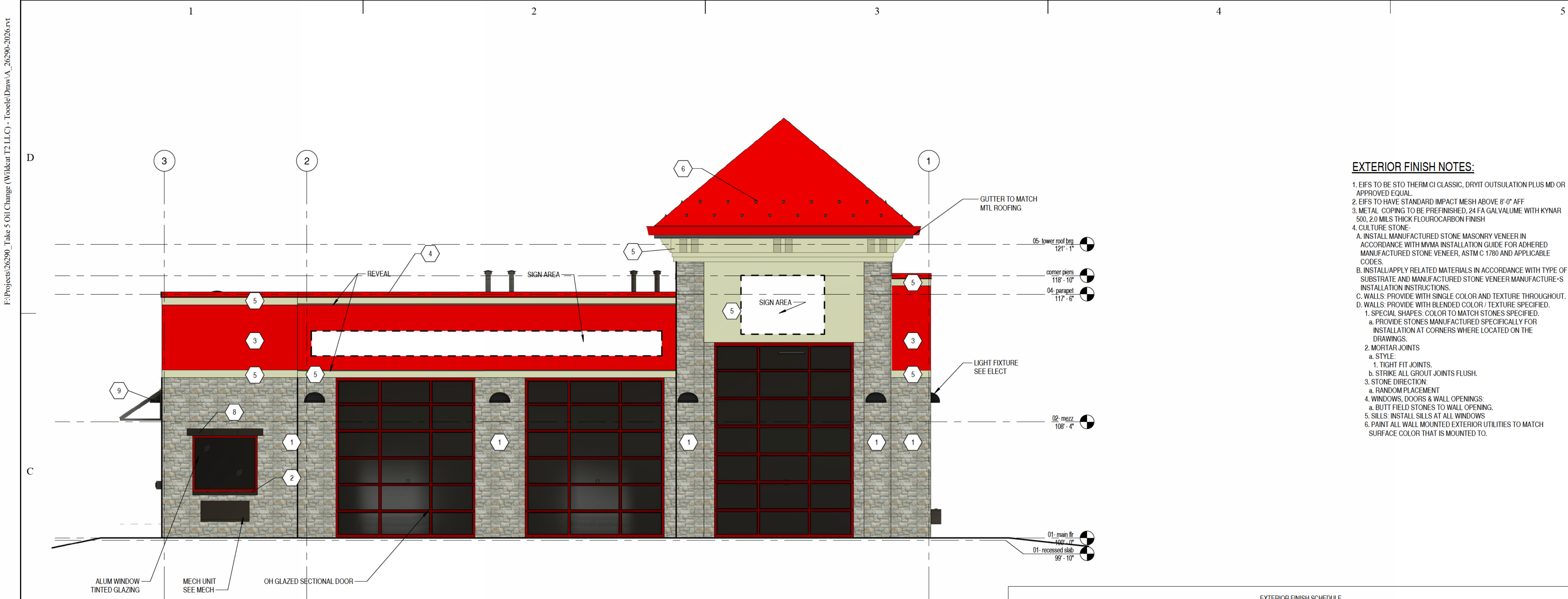
REVISIONS		DESCRIPTION
REV	DATE	
<<<<<<<<<		
PROJECT NO: 26248		
DRAWN BY: TJO		
CHECKED BY: DJC		
DATE: 6/18/2026		

CIVIL
SITE PLAN
C1.01

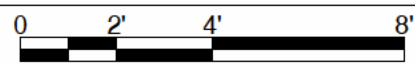
A_25730-2025 - Floor Plan - 01 MAIN FLOOR PLAN.dwg



F:\projects\26290_Take 5 Oil Change (Wildcat T2 LLC) - Tooete\Draw\A_26290-2026.rvt



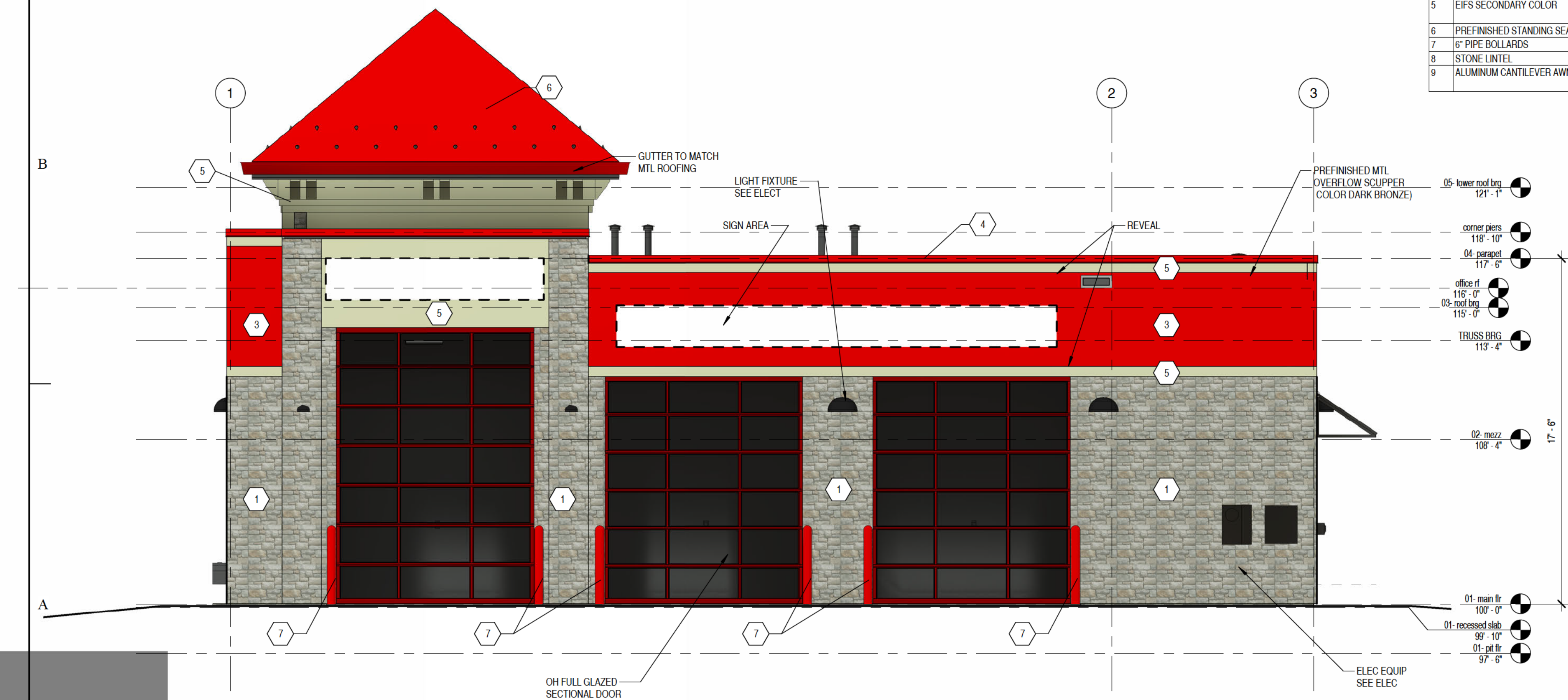
C1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



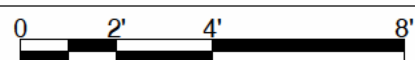
EXTERIOR FINISH SCHEDULE				
Tag	AREA	COATS	COLOR	FINISH
1	STONE VENEER	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	SAN FRANCISCO	"CULTURE STONE" COBBLEFIELD
2	STONE SILL	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	CARBON	WATERTABLE/SILL
3	EIFS MAIN FIELD/CORNER/TRIM	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	MATCH SW COLOR SW #6871, POSITIVE RED	FINISH TO MATCH "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
4	PREFINISHED GALVANIZED METAL COPING	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	MATCH SW COLOR SW #6871, POSITIVE RED	FINISH TO MATCH KYNAR 500 PREFINISHED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	MATCH SW COLOR SW #7678, COTTAGE CREAM	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
6	PREFINISHED STANDING SEAM ROOFING	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	MATCH SW COLOR SW #6871, POSITIVE RED	FINISH TO MATCH KYNAR 500 PREFINISHED
7	6" PIPE BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	MATCH SW COLOR SW #6871, POSITIVE RED	FINISH TO MATCH KYNAR 500 PREFINISHED
8	STONE LINTEL	SEE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS	NIGHTFALL	"CULTURE STONE" TUSCAN LINTEL
9	ALUMINUM CANTILEVER AWNING	"UPSIDE INNOVATIONS" CANTILEVER ALUM AWNING- 5'-0" PROJECTION.	BLACK	FINISH TO BE KYNAR 500 PREFINISHED

EXTERIOR FINISH NOTES:

- EIFS TO BE STO THERM CI CLASSIC, DRYVIT OUTSULATION PLUS MD OR APPROVED EQUAL.
- EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF.
- METAL COPING TO BE PREFINISHED, 24 GA GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
- CULTURE STONE:
 - INSTALL MANUFACTURED STONE MASONRY VENEER IN ACCORDANCE WITH MVMA INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, ASTM C 1780 AND APPLICABLE CODES.
 - INSTALL/APPLY RELATED MATERIALS IN ACCORDANCE WITH TYPE OF SUBSTRATE AND MANUFACTURED STONE VENEER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - WALLS: PROVIDE WITH SINGLE COLOR AND TEXTURE THROUGHOUT.
 - WALLS: PROVIDE WITH BLENDED COLOR / TEXTURE SPECIFIED.
 - SPECIAL SHAPES: COLOR TO MATCH STONES SPECIFIED.
 - PROVIDE STONES MANUFACTURED SPECIFICALLY FOR INSTALLATION AT CORNERS WHERE LOCATED ON THE DRAWINGS.
 - MORTAR JOINTS
 - STYLE:
 - TIGHT FIT JOINTS.
 - STRIKE ALL GROUT JOINTS FLUSH.
 - STONE DIRECTION:
 - RANDOM PLACEMENT
 - WINDOWS, DOORS & WALL OPENINGS:
 - BUTT FIELD STONES TO WALL OPENING.
 - SILLS: INSTALL SILLS AT ALL WINDOWS.
 - PAINT ALL WALL MOUNTED EXTERIOR UTILITIES TO MATCH SURFACE COLOR THAT IS MOUNTED TO.



A1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



NOTE: SIGNAGE TO BE PERMITTED SEPARATELY



ARCHITECTS
ENGINEERS

Case, Lowe & Hart, Inc.
2484 Washington Blvd., Ste. 510
Ogden, Utah 84401-2346
801-399-5821 www.chae.com

CONSULTANT

STAMP



TAKE FIVE OIL
TOOELE

2425 NORTH MAIN ST
TOOELE, UTAH

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE DATE:	7/02/2026
PROJECT NO:	26290
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

PLANNING SUBMITTAL

02 JULY 2026

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO:

A-201

IF SHEET IS LESS THAN 24"x 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY

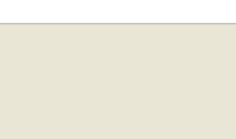
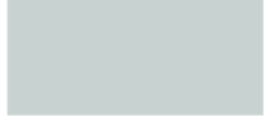
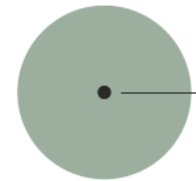
7/22/2026 8:46:40 AM



NATIVE
LANDSCAPE ALONG
HIGHWAY
FRONTAGE TO
REMAIN

MAIN STREET
(STATE HWY. 36)

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE		DETAIL
DECIDUOUS TREES						
	1	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.		D/L5.01
	3	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL.		D/L5.01
EVERGREEN TREES						
	2	BAKERI COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'BAKERI'	5' HT.		E/L5.01
	3	PINYON PINE	PINUS EDULIS	5' HT.		E/L5.01
SHRUBS						
	10	DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA NAUSEOSUS	3 GAL.		B/L5.01
	12	BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3 GAL.		B/L5.01
	4	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	3 GAL.		B/L5.01
	11	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	3 GAL.		B/L5.01
	19	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL.		B/L5.01
ORNAMENTAL GRASSES						
	19	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	1 GAL.		A/L5.01
	38	BLUE OAT GRASS	HELICOTRICHON SEMPERVIRENS	1 GAL.		A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
CRUSHED ROCK						
	3,294 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.	F/L5.01
	1,738 S.F.	RIVER COBBLE	INSTALLED A MINIMUM 4" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1"-3"DIAMETER	ADOBE ROCK IN STANSBURY PARK, UTAH, OR APPROVED EQUAL. COBBLE TO MATCH NEARBY SMITH'S DEVELOPMENT.	F/L5.01
	ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL					

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRAD NG, AND PLANTING NOTES ON SHEET L0.01

TOOELE CITY DATA

TITLE 7 CH. 4: OFF-STREET PARKING REQUIREMENTS

TITLE 7 CH. 16: ZONING DISTRICT PURPOSE AND INTENT MIXED USE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS

ZONED AS	GENERAL COMMERCIAL (GC)	
TOTAL SITE AREA	19,846 s.f.	
ON-SITE LANDSCAPE AREA	5,032 s.f.	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED LANDSCAPE AREA	10%	25%
TREES - 20 PER ACRE	9	9
SHRUBS (NOT INCLUDING GRASSES OR PERENNIALS) - 50 PER ACRE	23	44
EVERGREEN/DECIDUOUS TREES	50%-50% MIX	56%-44%
EVERGREEN/DECIDUOUS SHRUBS	50%-50% MIX	57%-43%
PLANT COVERAGE	50% MIN.	50%
MIN. TREE SIZE - DECIDUOUS 2" CAL. & EVERGREEN 5' HT.		YES
SETBACKS:		
FRONT YARD SETBACK	30'	47'
INTERIOR PARKING LOT:		
LANDSCAPE AREA	5% MIN.	10%
REQUIRED TREES - 1 PER LANDSCAPE ISLAND	3	3
MIN. LANDSCAPE ISLAND SIZE - 8' x 18'		YES

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call
BEFORE YOU
Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



TAKE-5 TOOEELE
2425 NORTH MAIN ST.
TOOELE, UTAH

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 26248

DRAWN BY: TG

CHECKED BY: SS

DATE: JUNE 2025

PROPERTY NO:

LANDSCAPE
PLANTING
PLAN

L2.01

**Tooele City Planning Commission
Business Meeting Minutes**

Date: July 8, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

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

Council Member Liaisons:

Ed Hansen
Jon Gossett

Staff Present:

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Paul Hansen, City Engineer

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

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

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

2. Roll Call

Melanie Hammer, Present
Chris Sloan, Present
Jon Proctor, Present
Amanda Cordova, Present
Weston Jensen, Present
Kelley Anderson, Present

Tyson Hamilton, Present

3. **Decision on a Preliminary Subdivision Plan Review requested by DR Horton, for Western Acres Phase 4A, a proposed 23-unit townhome development on 1.35 acres located at approximately 1600 North Coppery Canyon Drive in the MR-16 PUD Multi-Family Residential Zone**

Mr. Aagard presented the preliminary subdivision plan for Western Acres Phase 4A, a 23-townhome phase within the existing Western Acres development. The property is zoned MR-16 PUD and is surrounded by previously approved phases of the same development. Phase 4A is located immediately south of Phase 3A and represents the continued southward expansion of the project as the developer acquires the necessary water rights and completes other development requirements.

The subdivision consists of 23 privately owned townhouse lots with limited common areas that include driveways and private open space for each lot. The remaining common areas, as well as the private road, will be owned and maintained by the Western Acres Homeowners Association. No public road dedications are included with the subdivision.

Staff determined the proposal complies with the subdivision ordinance and recommended approval of the preliminary subdivision plan subject to the conditions outlined in the staff report, along with additional conditions related to public utility easements and final plat requirements.

The Planning Commission had no questions or concerns regarding the proposal.

Motion: Commissioner Sloan moved we approve the Preliminary Subdivision Plan Request by David Lewis IV, representing DR Horton for Western Acres Phase 4A, application number 2026022, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2025. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

4. **City Council Reports**

Councilman Gossett reported that there wasn't a city council meeting last week due the holiday. Hope the public enjoyed the festivities.

5. **Review and Decision – June 24, 2026 Planning Commission Meeting Minutes**

There were no corrections to the minutes.

Motion: Commissioner Anderson moved to approve June 24, 2026 Planning Commission Meeting Minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

6. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:08 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 July, 2026

Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT