

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, July 23, 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 proposed General Plan Text Amendment request by Tooele City to adopt a Water Use and Preservation Element and add this element to the Tooele City General Plan.
4. **Public Hearing and Recommendation** on a proposed Zoning Map Amendment request by Ronald Hall to re-assign portions of the .81 acre property located at approximately 600 South Canyon Road from the MU-160 Multiple Use zoning district to the R1-7 Residential zoning district.
5. **Decision** on a Preliminary Subdivision Plan request by WLG, LLC, for the Microtel Moda Hotel Subdivision located at 470 East 2300 North on 2.05 acres in the IS Industrial Service zoning district.
6. **Decision** on a Preliminary Subdivision Plan request by the Tooele County School District, for the Deseret Peak High School Subdivision located at 2244 N Berra Boulevard on 57.12 acres in the RR-5 Rural Residential and the GC General Commercial zoning districts.
7. **City Council Reports**
8. **Review and Decision** – Minutes of the Planning Commission meeting held July 9, 2025.
9. **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

July 15, 2025

To: Tooele City Planning Commission
Business Date: July 23, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: **Water Use and Preservation Element – Tooele City General Plan Text Amendment**

Applicant: Tooele City

Request: Request for approval of an amendment to the Tooele City General Plan to adopt and include a Water Use and Preservation Element as required by State Law.

BACKGROUND

Tooele City Staff is proposing the adoption of a new Water Use and Preservation Element that will address the City's current and future efforts to use its existing water supplies in a manner that promotes and encourages and in some cases requires water conservation. The Water Use and Preservation Element will be included in the existing Tooele City General Plan.

ANALYSIS

The Proposed Element. Utah State Code 10-9a-403 and 17-27a-403, respectively, require municipal legislative bodies to adopt and implement a new integrated water and land use, or, Water Use Preservation element by December 31, 2025. Some of the items to be included in the Water Use Preservation Element of the Tooele City General Plan include:

1. The effect of permitted development or patterns of development on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for existing development.
3. Methods of reducing water demand and per capita water use for future development.
4. Modifications that can be made to local government's operations to reduce and eliminate wasteful water practices.
5. Active consultation with the public water system serving the community with drinking water regarding how the implementation of this integrated water and land use element may effect:
 - a. Water supply planning, drinking water sources, storage capacity, distribution planning, current master plans, infrastructure asset management or replacement plans and impact fee facility plans.
6. Consultation with the Division of Water Resources, Division of Drinking Water and the Department of Agriculture and Food.

The Water Use and Preservation Element as proposed is a fairly simple read. Staff's intention in writing this was to keep the element fairly short, concise and easy to read. Therefore the element is only 6 pages and is clearly divided into easy to read sections that address what the Water Use Preservation Element is and why it is in the General Plan, connection to the City's Water Conservation Plan, the current conditions of the City's water conservation efforts, ordinances and standards that are in place to facilitate water preservation, improvements to the system, education and training practices, incentives, water pricing, improvements to the physical system and consultation for water conservation practices.

Once adopted this element will become an official element in the Tooele City General Plan and should bring the City into compliance with the State's requirements.

Criteria For Approval. The criteria for review and potential approval of a General Plan Text Amendment request is found in Sections 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 General Plan Text Amendment request to include the Water Use and Preservation Element and has issued the following comments:

1. This element was not written by Community Development Staff alone but included input from the following City Staff:
 - a. Paul Hansen, Tooele City Engineer.
 - b. Jamie Grandpre, Tooele City Public Works Director.
 - c. Tooele City Attorney's office.
 - d. Shannon Wimmer, Tooele City Finance Director.
 - e. Darwin Cook, Tooele City Parks and Recreation Director.
 - f. Shilo Baker, Tooele City Administration.
2. Staff is confident that the element as proposed will meet or exceed the minimum requirements for a Water Use and Preservation Element as required by State Codes described in the body of this report.
3. Tooele City has already taken great steps to reduce the water use of both existing and future development by amending many ordinances to prohibit the use of thirsty turf grass in areas that are not utilized for active recreation.
4. It is the intent of Community Development Staff to keep the Water Use and Preservation Element short and in a concise, easy to read format.

Engineering & Public Works Review. Both the Tooele City Engineer and Public Works Director assisted the Community Development Department is writing this element and provided critical feedback in regards to the water system, sewer and water modeling and so forth.

Fire Department Review. The Tooele City Fire Department was not involved in the writing of this element and did not review the element for feedback.

Noticing. City Staff expressed their desire to amend the text of the Tooele City General Plan and do so in a manner which is compliant with the City Code. As such, notice has been properly issued and posted in the manners outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a General Plan Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-3 and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

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

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele City General Plan Text Amendment for the purpose of adopting a Water Use and Preservation Element and including it in the current Tooele City General Plan, based on the findings discussed in this meeting and included in this staff report dated July 15, 2025.”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele City General Plan Text Amendment for the purpose of adopting a Water Use and Preservation Element and including it in the current Tooele City General Plan, based on the findings discussed in this meeting and included in this staff report dated July 15, 2025.”

1. List findings ...

EXHIBIT A

PROPOSED WATER USE AND PRESERVATION ELEMENT

Water Use & Preservation

Conserving Water

The purpose of the Water Use and Preservation Element is to help the City of Tooele achieve the following Goals:

1. *Determine the effect of permitted development or patterns of development on water demand and water infrastructure.*
2. *Identify methods of reducing water demand and per capita consumption for future development.*
3. *Identify methods of reducing water demand and per capita consumption for existing development.*
4. *Identify opportunities for the City to modify the city operations to reduce or eliminate wasteful water practices.*

Introduction

The Water Use and Preservation element creates the goals, policies and strategies that Tooele City will follow in order to improve water conservation, will serve as a guide for the City's development review process, and will provide guidance for all water conservation related planning efforts. It is meant to be a source of information, and of guidance for Elected Officials, City Administration, planning staff, engineers, architects, builders, developers and the public at large.

Water is a critical component of development and growth in Tooele City. Unlike cities situated along the Wasatch Front, Tooele City does not have an independent water district operating large water pipe line extending through the city boundaries providing water to those who wish to purchase the water to enable development. Tooele City is unique in that the City must provide its own water sources, treatment, storage, transmission and distribution. Water is of extreme importance to planning for growth in Tooele City. Tooele City has already adopted a plan to provide guidance for water resources planning and conservation. The Tooele City Water Conservation Plan was updated in December of 2021 and includes some of the following information that will complement the Water Use and Preservation Element of the General Plan:

- A water system profile analyzing connections, use, annual water supply, purchases, peak demand and pricing.
- Current Conservation Practices.
- Goals.
- Cost Analysis including the cost of reducing water consumption by 10% and the near and long term benefits of reducing water consumption.
- Implementation procedures.
- Monitoring and evaluation.

A major objective of this element is to educate community leaders, citizens and developers on the importance and needs of water conservation that benefit Tooele City.

Currently, Tooele's existing land uses are assigned, as determined by their current zoning designation, as shown in Table 1 of Tooele City Codes 7-14-3 and 7-16-3.

Background

During the 2022 Utah State Legislative session the Utah State Legislature amended the Utah Land Use Development and Management Act (LUDMA) and mandated that all cities exceeding a certain population threshold (10,000) shall include a Water Use and Preservation Element in their General Plan. This element is required to be adopted by December 31, 2025. In addition Utah State Code Section 73-10-32 requires the adoption of a water conservation plan which Tooele City has already completed and adopted in 2021.

Current Conditions

Tooele City has made progress in its efforts to conserve water and to ensure the City has enough water from its existing and planned water resources to serve the needs of its residents and businesses during peak water demand seasons. Some of those efforts include:

1. Conservation of Public Awareness of conservation Practices.
 - a. Water Meters – All residential, industrial, commercial and institutional connections to the City’s water system are metered.
 - b. The City has passed ordinances eliminating the use of irrigated turf grass in places that serve no recreational purposes such as street side park strips and parking lot islands.
 - c. The City has passed ordinances requiring that new homes may only include irrigated turf grass in 50% of the front and side yard landscaping areas.
 - d. The City has passed ordinances requiring that multi-family residential areas may only use irrigated turf grass in areas that serve a legitimate recreational purpose such as sports fields, children’s play areas or open gathering areas.
 - e. Tooele City requires that areas utilizing dry scape ground covers including trees, shrubs and other plantings shall only use drip or bubbler irrigation systems. Spray heads and rotors are permissible only for areas where irrigated turf grass is permitted.
2. Education and Training Practices.
 - a. Tooele City regularly emphasizes water conservation schedules.
 - b. Tooele City regularly publishes water conservation principles and schedules in its monthly news letter, 90 North Main, social media sites, and shares information about local water conservation education opportunities such as Master Gardeners Spring Expo.
 - c. Tooele City provides a water conservation page on the City website at tooelecity.gov/waterconservation with links to education, tips and information.
 - d. The Tooele City Public Works Division hosts an annual “localscapes” class in April at Tooele City Hall.
3. Rebates, Incentives, and Rewards.
 - a. Tooele City endorses and encourages residents to utilize the Utah Water Savers Landscape Incentive Program commonly known as the “flip your strip” incentives program by the Division of Water Resources to provide financial assistance to eliminate thirsty turf grass from the street side park strip in favor of drought tolerant ground covers, plantings, and drip irrigation systems.

Ordinances and Standards

The following City ordinances and regulations have been adopted to encourage water conservation.

- Section 4-11a-1: Park Strip Landscaping – Tooele City no longer permits the installation of thirsty turf grass in street side park strips. In most cases these park strips with turf grass result in the use of spray heads that cause tremendous overspray onto impervious pavements and result in a loss of water. The ordinance now requires adjacent residents to maintain their park strips using dry scape ground covers such as pavers, concrete, cobble or bark mulches along with drought tolerant plantings such as shrubs and trees.
- Section 7-4-9: Parking Lots – This ordinance strongly encourages developments to install low or no water landscaping in and around parking lots, authorizes the use of artificial turf and requires the use of drip irrigation systems when plantings require irrigation.
- Section 7-11-8: Considerations in Review of Applications – This ordinance prohibits the use of turf grass in industrial zones, limits the use of turf grass in commercial and mixed use zones to areas intended and designed for active recreation, and requires that all plantings be irrigated using a drip style irrigation system.
- 7-11a-12: Design Standards – Landscaping – Encourages multi-family residential developments to use plantings that require little to no irrigation, authorizes the use of artificial turf as a landscape element, requires the use of drip style irrigation systems for plantings and limits the use of irrigated turf grass to areas that are intended for active recreational use such as a play ground or sports field.
- 7-14-11: Residential Zoning Districts – Limits the total use of turf grass to 50% of the side yards and front yard of residential homes in subdivisions that received preliminary plan approval after April 1, 2023. Permits the use of artificial turf and requires drip style irrigation systems for plantings located in dry ground covers.
- 7-19-26: Park Strip Landscaping in Commercial and Industrial Subdivisions – Prohibits the use of irrigated turf grass in non-residential subdivisions, requires the use of drip style irrigation for required plantings and authorizes the use of artificial turf as a landscape element.

To be considered:

- Preservation and use of Health Trees: Review and update the City tree requirements for the preserving and planting of trees which have low or reasonable water requirements and are resistant to dry soil conditions.
- Ponds and pools. Consider adopting ordinances that limit the construction of private ponds and require measures on private pools that limit the amount of evaporation such as pool covers or prohibit pools of a certain size altogether.

Master Plans

The Tooele City Water Conservation Plan is hereby incorporated into the General Plan by this reference and includes the following recommendations:

- Develop a secondary water system using treated effluent water from the City's waste water reclamation plant for use on golf courses, school lawn areas, parks and other open spaces.
- Develop a distribution system to improve effective use of the City's irrigation shares in Middle Canyon Irrigation Company.
- Develop more efficient uses of Settlement Canyon Irrigation Company shares on City parks, cemetery and other open spaces.

- Emphasize a voluntary public conservation measure, including voluntary irrigation schedules.
- Ongoing replacement of aging water meters and water lines.
- Upgrade Pressure Reducing Vaults with SCADA for earlier detection of pressure problems.
- Institute water supply and water efficient landscaping education programs for the general public.
- The Tooele City Water Conservation Plan is to be updated every five years.
- Tooele City provides water conservation tips, messages, and information through the City's news letters and in the utility bill itself from time to time.

Education and Training Practices

- The Tooele City Public Works Director regularly visits local elementary schools and instructs the children on Tooele City's water systems and the need to conserve water.
- Tooele City's website provides water conservation resources and links to information at www.tooelecity.gov/waterconservation.

Rebates, Incentives & Rewards

Potential Rebates – The City has adopted revisions to its landscape ordinances in order to qualify for the State-sponsored Flip Your Strip Rebate Program through Utah Water Savers.

- Flip Your Strip – offer a rebate program to residents who replace the lawn in their park strip with a water-efficient design. Participating residents must meet all program requirements to be considered eligible for the rebate. Eligible participants can receive \$1.00 per square foot or \$1.25 per square foot if they attend a free park strip class.

Water Pricing

WATER CHARGES: The water billing is a combination of two fees:

1. Base fee dependent upon the size of your meter

<u>Size</u>	<u>Base Fee</u>
¾"	\$10.73
1"	\$16.09
1 ½"	\$24.13
2"	\$32.18
3"	\$40.22
4"-8"	\$48.26

2. A usage fee based on the amount of water used. The more water used, the higher the cost per unit of water (one unit of water equals 100 cubic feet or approximately 750 gallons.)

<u>Usage</u>	<u>Per Unit</u>
0-10 units	\$0.77 per unit
11-30 units	\$1.02 per unit
31-50 units	\$1.28 per unit
51-70 units	\$1.53 per unit

71-90 units	\$1.79 per unit
91+ units	\$2.04 per unit

Tooele City annually reviews the water rate structure to incentivize conservation.

Improvements to the Physical System

- Tooele City requires a new development to provide water and sewer modeling. Water and sewer modeling assists in water conservation in that it causes developers to reduce their water use in order to reduce exaction rates. Water and sewer modeling indicate exactly what is needed in terms of water use and prevents excessive water use where water is not needed.
- Conversion of Public Landscapes – The City converts its streetscapes to bark and/or low water use trees and plants.
 - The City did begin converting the landscaping around City Hall from irrigated turf grass to a cobble landscape with shrub and tree plantings.
 - The Tooele City Library has begun a conversion process to replace irrigated turf grass with cobble landscaping including shrub and tree plantings.
 - Tooele City has proposed plans to convert existing storm water detention basins from irrigated turf grass to water wise landscaping. All new storm water detention basins are required to be turf free and utilize drip irrigation systems when trees and shrubs are utilized.
- Tooele City is actively utilizing and enhancing Advanced Metering Technology with the aim of transitioning all users to radio technology within the next five years. At present, Tooele City utilizes Uni-pro Software, which enables data log downloads, error logs, and other features, though it does not support real time data tracking without out physically being at a meter.

Our plan to implement Advanced Metering Infrastructure aligns with the radio technology initiative and will enable real-time usage and data monitoring.

- Tooele City is actively replacing all existing irrigation controllers with Hunter Water Wise irrigation controllers and continues to require the same controllers for any new City owned park or landscaping requirement.

Consultation

This Water Use and Preservation element encourages consultation with the following agencies for information and technical resources regarding regional water conservation:

- The Division of Water Resources for information and technical resources regarding regional water conservation goals, including how the implementation of the land use element and water use and preservation element may affect the Great Salt Lake or health of the overall watershed.
- The Department of Agriculture and Food for information and technical resources regarding the potential health benefits of agriculture conservation easements and potential implementation of agriculture water optimization projects that would support regional water conservation goals and to identify and consider each agricultural protection area within the municipality. This identification will help avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- The Division of Drinking Water for the establishment of source and storage minimum sizing

requirements.

- <https://conservewater.utah.gov>: Utah division of water resources water conservation site.
- USU Extension: Center for water-efficient landscaping. Provides research and outreach to help improve the efficient use of water for landscape irrigation.
- Jordan Valley Water Conservancy District water conservation materials and programs.
- <https://www.utahwatersavers.com>: Rewards for participating in water-saving programs like water-smart landscaping, toilet replacement, and smart sprinkler controller installation.

STAFF REPORT

July 16, 2025

To: Tooele City Planning Commission
Business Date: July 23, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Hall's Hollow – Zoning Map Amendment Request

Application No.: 2025061
Applicant: Ronald Hall
Project Location: Approximately 600 South Canyon Road
Zoning: MU-160 Multiple Use Zone & R1-7 Residential
Acreage: .81 Acres (Approximately 35,283 ft²)
Request: Request for approval of a Zoning Map Amendment in the MU-160 Multiple Use zone regarding re-assigning a portion of the subject property to the R1-7 Residential zoning district.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately .81 acres located at approximately 600 South Canyon Road. The property currently bears two zoning designations. The majority of the property is zoned R1-7 Residential with a minor portion of the property bearing the MU-160 Multiple Use zoning district. The applicant is requesting that a Zoning Map Amendment be approved to allow for the development of the currently vacant site as single-family residential and needs to have the entire property zoned as R1-7 Residential to facilitate the development.

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 currently bears two zoning districts. The R1-7 portion yields a density of approximately 5 units per acre. The MU-160 zone is one unit per each 160 acre lot. 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, however, the MU-16 Multiple Use zoning district is not. Properties located to the north are zoned R1-7 Residential. Properties to the east and to the south are zoned MU-160. Properties to the east are zoned MU-160. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The current boundaries of the zoning districts do not match up with the property lines. The applicant’s intentions are to divide the .81 acre parcel of record into single-family lots for new home construction. In order to facilitate subdivision of this parcel of record into smaller single-family lots the entire property needs to have the R1-7 Residential zoning district.

The R1-7 zoning district is a zone that permits single-family residential and two-family residential uses with Accessory Dwelling units. Typical lot size in this zone is a minimum of 7,000 square feet with no lot size maximum. Commercial uses are limited to home occupations and with home occupations the commercial business must be secondary or ancillary to the main residential uses.

The MU-160 zoning district is more of a holding zone and is typically attached to properties that are either sensitive due to slope and geologic conditions or are otherwise difficult for development. The MU-160 zone permits residential but requires that each residential dwelling be on very large a 160 acre lot.

Land Use Map. The Tooele City Land Use map designates the entire property for Medium Density Residential (MDR). The MDR land use designation requires the R1-7, R1-8 and R1-10 Residential zoning districts so the request to re-assign the zoning from MU-160 to R1-7 is in compliance with the City's Land Use Map.

Sensitive Area Overlay. The property is located within the sensitive area overlay. The Sensitive Area Overlay is defined in Tooele City Code 7-12. The overlay doesn't prohibit residential development but does have specific requirements in regards to dealing with slope, cut, fill, roads and other aspects of development that may deal with slope and geologic conditions not normally seen on flatter areas of the city. The regulations of the Sensitive Area Overlay are addressed during subdivision review and are not pertinent to the zoning of the property. By changing the zoning to R1-7 the overlay will remain in tact unless it is specifically removed by the City Council.

Access. The site has two points of access to SR-36 Main Street. On the east side the property has frontage onto Canyon Road which is a public street. The other access is on the west side and is a private easement extending through property owned by the First Baptist Church and provides access to the City's Wig Wam Park located south of the subject property. This is not a public street but the public does have access to this road due to easement conditions. The applicant, Mr. Hall, has stated that he has a right to that easement and is able to utilize this easement to provide access to his development. Though not pertinent to a Zoning Map Amendment request, this will need verification during the subdivision review process.

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 issued the following comments:

1. The Sensitive Area Overlay has no bearing on the zoning assignment. The Sensitive Area Overlay largely pertains to development standards regarding access, slopes, cut, fill and so forth. These issues are reviewed and addressed during subdivision review.
2. This Zoning Map Amendment is really more of a house keeping amendment to bring the boundaries of the zoning map into alignment with the property boundaries. The majority of the property is already zoned R1-7 Residential.
3. The request to change the zoning to R1-7 is in compliance with the City's Land Use Map.

Engineering and Public Works Division Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative items such as Zoning Map Amendments and as such have not issued any comments.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative items such as Zoning Map Amendments and as such have not issued any comments.

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. As of the date this staff report was written no comments have been received by Staff.

STAFF RECOMMENDATION

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

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

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

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 request to change the zoning to R1-7 is in compliance with the City's Land Use Map.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Hall's Hollow Zoning Map Amendment Request by Ronald Hall to re-assign property located at approximately 600 South Canyon Road from the MU-160 Multiple Use zoning district to the R1-7 Residential zoning district, application number 2025061, based on the findings listed in the Staff Report dated July 16, 2025:”

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 Hall's Hollow Zoning Map Amendment Request by Ronald Hall to re-assign property located at approximately 600 South Canyon Road from the MU-160 Multiple Use zoning district to the R1-7 Residential zoning district, application number 2025061, based on the following findings:”

1. List findings...

EXHIBIT A

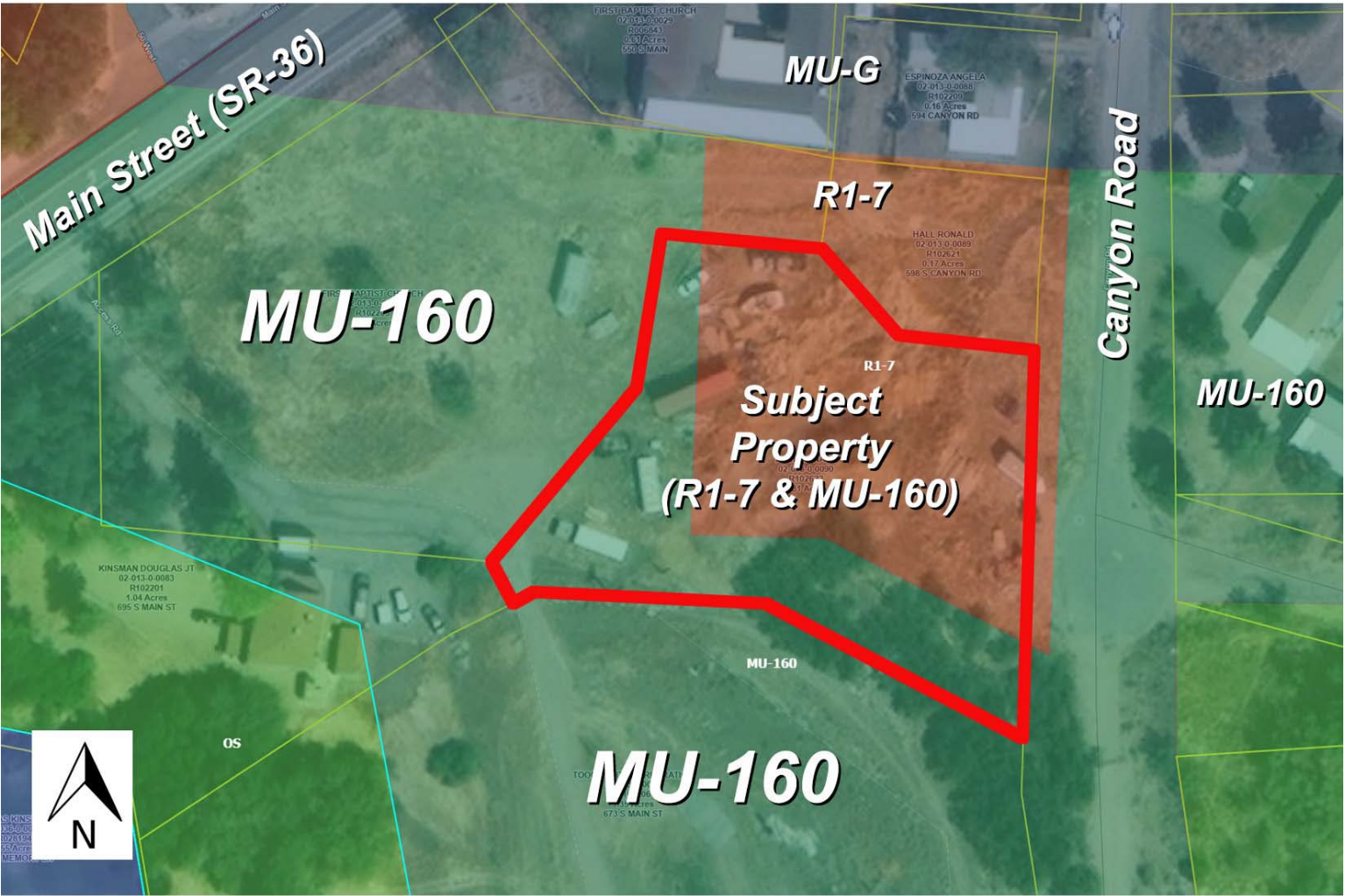
MAPPING PERTINENT TO THE HALL'S HOLLOW ZONING MAP AMENDMENT

Hall's Hollow Zoning Map Amendment



Aerial View

Hall's Hollow Zoning Map Amendment



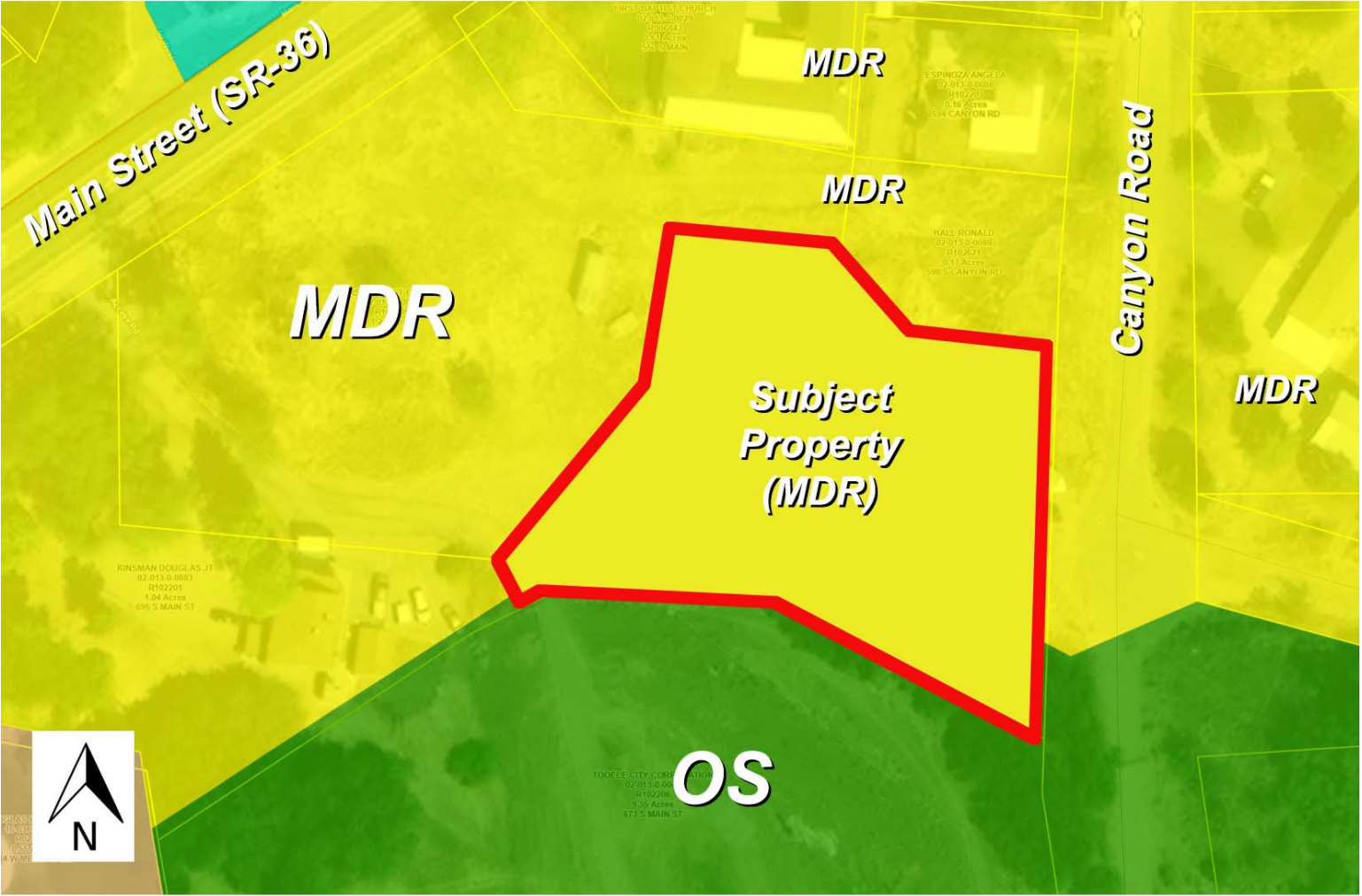
Current Zoning

Hall's Hollow Zoning Map Amendment



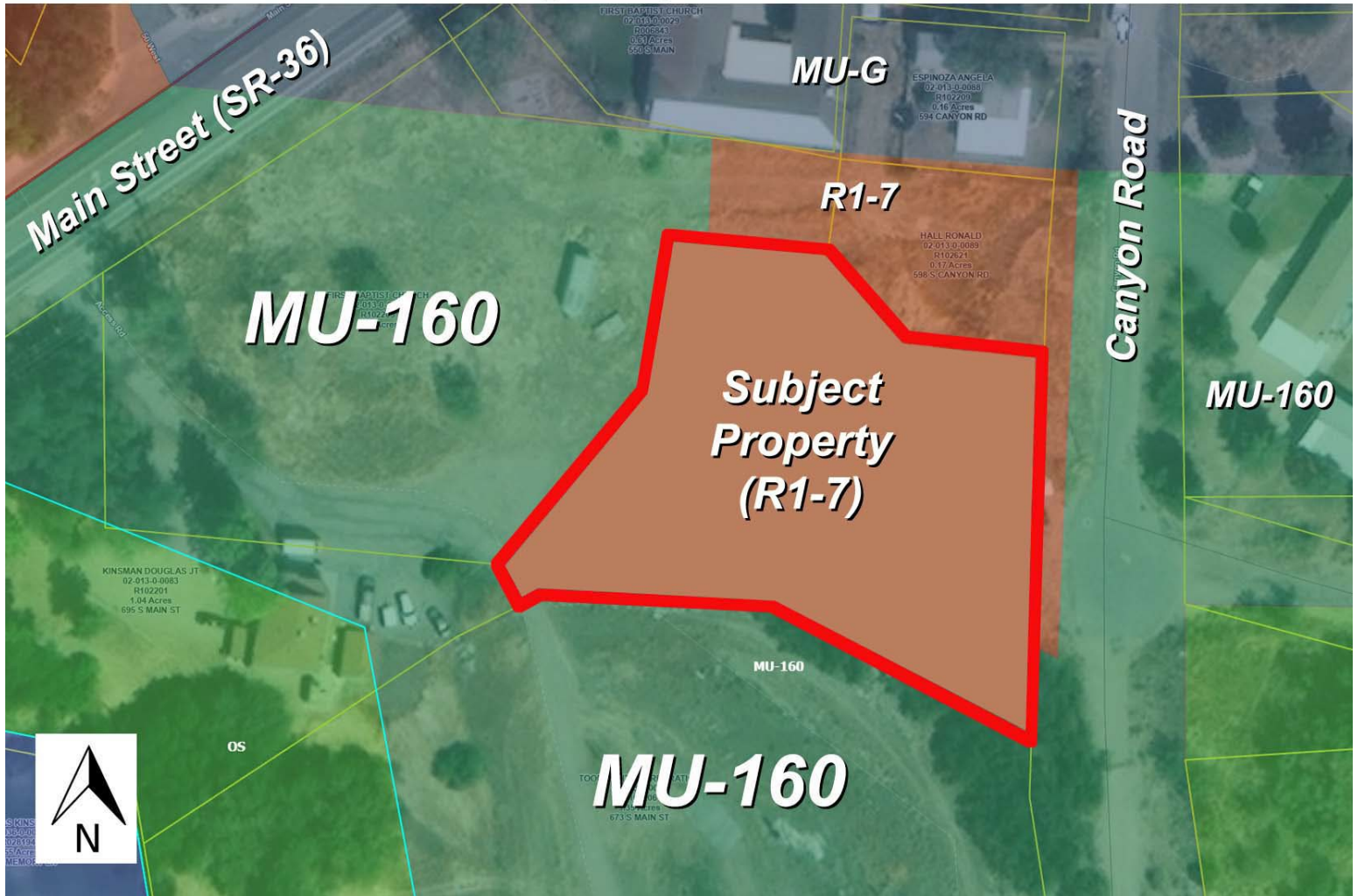
Proposed Changes

Hall's Hollow Zoning Map Amendment



Current Land Use

Hall's Hollow Zoning Map Amendment



Proposed Zoning

EXHIBIT B

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				2025061	
Date of Submission: 24 June 2025	Current Zoning: R1-7 M4160	Proposed Zoning: R1-7	Parcel #(s): 02-013-0-0080	Acres: .81	
Project Name: Halls Hollow			Project Address: 6005 Canyon Road (Not exact address)		
Does the proposed Zoning Comply with the General Plan: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Brief Project Summary: Amend Parcel to make it all R1-7					
Property Owner(s): Ronald L Hall			Applicant(s):		
Address: 176 Meritage Hill DR			Address:		
City: Tooele	State: Ut	Zip: 84074	City:	State:	Zip:
Phone: (801) 830-9507			Phone:		
Contact Person: Ron Hall			Address:		
Phone:			City:	State:	Zip:
Cellular: (801) 830-9507	Fax:	Email: uniqueexcavation11@gmail.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). We 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				2250252	
Received By: Jade	Date Received: 7/7/25	Fees: \$1,000	App. #: 766057		

MAIN STREET

LOT 01:
 LOT SIZE: 9,436 SF
 1,219 SF EASEMENT AREA
 1,035 SF RETENTION AREA
 7,182 SF = USABLE LOT
 COVERAGE (FLAG PORTION):
 STRUCTURE: 1,860 SF
 DRIVEWAY: 536 SF
 PATIO: 144 SF
 TOTAL COVERAGE: 2,540 SF
 TOTAL OPEN: 4,642 SF

LOT 02:
 LOT SIZE: 9,552 SF
 2,301 SF STAFF PORTION
 7,251 SF = FLAG PORTION
 COVERAGE (FLAG PORTION):
 STRUCTURE: 2,008 SF
 DRIVEWAY: 893 SF
 PATIO: 144 SF
 TOTAL COVERAGE: 3,045 SF
 TOTAL OPEN: 4,206 SF

LOT 03:
 LOT SIZE: 7,287 SF
 COVERAGE:
 STRUCTURE: 2,004 SF
 DRIVEWAY: 558 SF
 PATIO: 144 SF
 TOTAL COVERAGE: 2,706 SF
 TOTAL OPEN: 4,581 SF

LOT 04:
 LOT SIZE: 9,008 SF
 COVERAGE:
 STRUCTURE: 2,026 SF
 DRIVEWAY: 581 SF
 PATIO: 144 SF
 TOTAL COVERAGE: 2,751 SF
 TOTAL OPEN: 4,277 SF

EXISTING ACCESS
 EXISTING ACCESS & UTILITY EASEMENT LINE

ADJACENT BAPTIST CHURCH PROPERTY

ADJACENT BAPTIST CHURCH PROPERTY
 ACCESSORY/UTILITY EASEMENT LINE

EXISTING 30'-0" WIDE ACCESS AND UTILITY EASEMENT ACROSS BAPTIST CHURCH AND KINSMAN PROPERTIES IN FAVOR OF THE HALL PROPERTY

EXISTING 30'-0" WIDE ACCESS EASEMENT ACROSS HALL PROPERTY IN FAVOR OF TOOELE CITY

NEW STORMWATER RETENTION POND (EASEMENT ON LOT #1)

ADJACENT BAPTIST CHURCH PROPERTY

ADJACENT RESIDENTIAL PROPERTY

ADJACENT RESIDENTIAL PROPERTY (BUILDING PERMIT ISSUED)

CANYON ROAD

ADJACENT TOOELE CITY PROPERTY

Proposed New Site Plan

SCALE: 1/16" = 1'-0"

Drawn By: [Name]
 Date: 10/13/2023
 Title: Halls Hollow Minor Subdivision
 Tooele, UT 84074

Proposed New Site Plan

A new Concept Plan For:
Halls Hollow Minor Subdivision
 687 S Main Street, Tooele, UT 84074

File Name:
 10-14
 Date:
 10 Nov 2023
 Sheet No.

A-2

STAFF REPORT

July 17, 2025

To: Tooele City Planning Commission
Business Date: July 23, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: **Microtel Moda Hotel – Preliminary Subdivision Plan Request**

Application No.: P23-619
Applicant: Leo Mantas, representing WLG, LLC
Project Location: 470 East 2300 North
Zoning: IS Industrial Service Zone
Acreage: 2.05 Acres (Approximately 89,298 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the IS Industrial Service zone regarding the creation of one platted light industrial / commercial lot and some road dedication.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 2.05 acres located at 470 East 2300 North. The property is currently zoned IS Industrial Service. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the continued development of the site as a hotel and to facilitate road dedication.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Light Industrial land use designation for the subject property. The property has been assigned the IS Industrial Service zoning classification. The IS Industrial Service zoning designation is identified by the General Plan as a preferred zoning classification for the Light Industrial land use designation. All surrounding properties are currently zoned IS Industrial Service. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision plan is fairly unique in that the application to subdivide isn’t creating multiple lots from a larger lot. Basically, the subdivision process is taking an existing parcel of record and creating a fully platted subdivision lot. Essentially, a one lot subdivision. The lot itself is 2.05 acres and easily exceeds any lot width and lot size requirements of the IS zoning district.

The reason the applicant is required to do a Preliminary Subdivision Plan is because of the need for road dedication. 540 East Street is a dedicated public street for nearly $\frac{3}{4}$ of the eastern lot frontage but does not extend the entire length of the eastern frontage. There is approximately 5,135 square feet located at the south east corner that needs to be dedicated to Tooele City to continue 540 East the entire length of the property. Whenever road dedication is required, a Preliminary Subdivision Plan, followed by a Final Subdivision Plat is the process that must be followed.

It should be noted that there is currently a temporary turn around easement in favor of Tooele City on the

eastern edge of the lot that is no longer available to be used as a temporary turn around easement due to the hotel construction. Recordation of this subdivision plat will vacate that easement. Therefore, a new temporary turn around easement has been created south of the subject property at the end of 540 East. The improvements for 540 East as well as the required cul-de-sac turn around have been constructed and are in place.

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 approval for the request with the following comment:

1. The right-of-way improvements for 540 East as well as the temporary cul-de-sac turn around have been constructed and are in place. They have not been dedicated yet as the final subdivision plat has not been recorded.

Engineering and 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 Leo Mantas, representing WLG, LLC, application number P23-619, 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.
5. The applicant shall submit a Final Subdivision Plat application to official record the subdivision plat, fully dedicate the portion of 540 East and record the easement for the temporary turn around.

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 lot itself exceeds all lot size and lot width requirements of the IS Industrial Service zoning district.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan request by Leo Mantas, representing WLG, LLC for the Microtel Moda Hotel Subdivision, application number P23-619, based on the findings and subject to the conditions listed in the Staff Report dated July 17, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan request by Leo Mantas, representing WLG, LLC for the Microtel Moda Hotel Subdivision, application number P23-619, based on the following findings:”

1. List findings...

EXHIBIT A

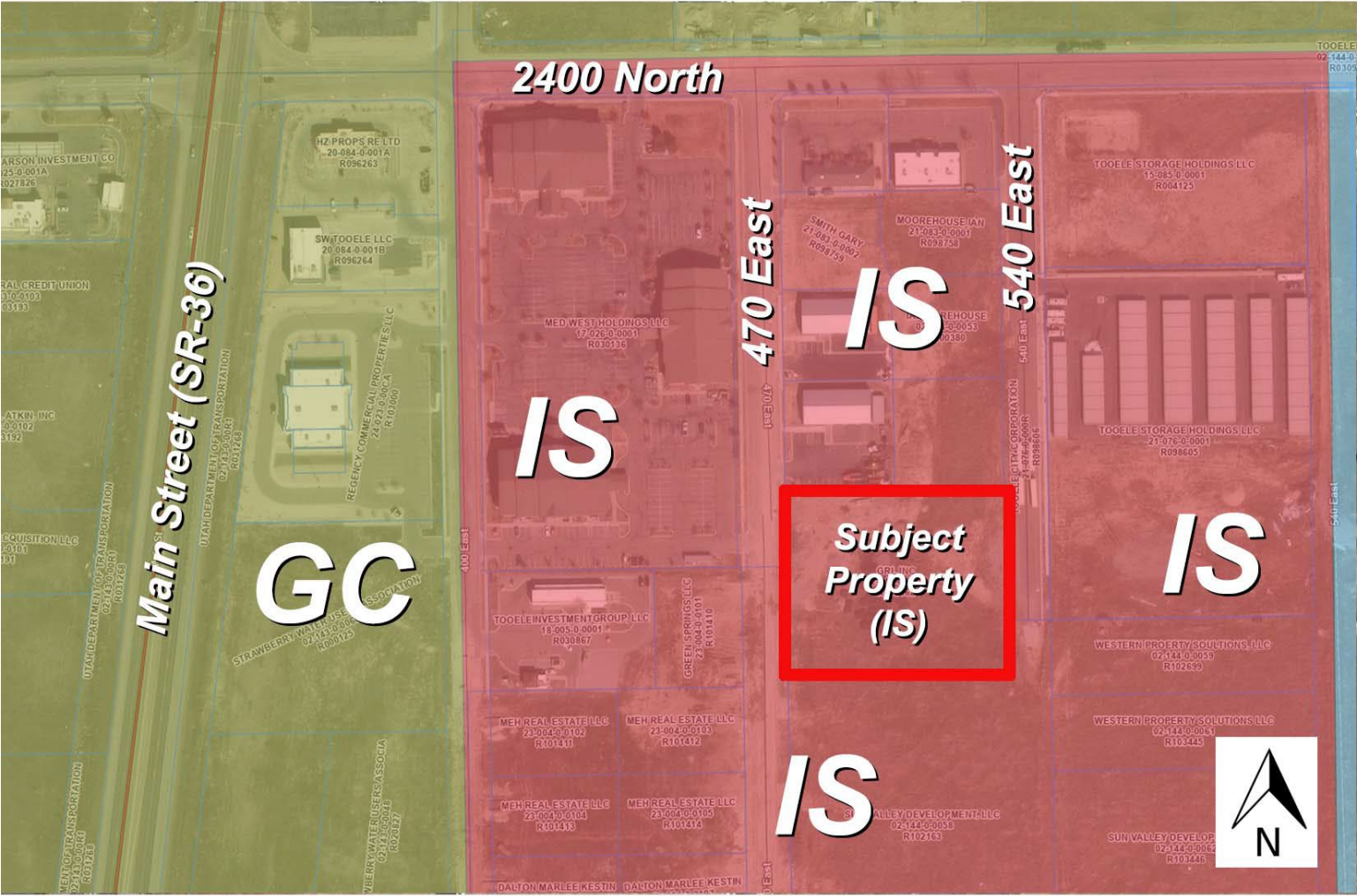
**MAPPING PERTINENT TO THE MICROTEL MODA HOTEL PRELIMINARY
SUBDIVISION PLAN**

Microtel Moda Hotel Preliminary Subdivision Plan



Aerial View

Microtel Moda Hotel Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Subdivision - Preliminary Plan Application

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



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

Project Information						23-619	
Date of Submission: 07/06/2023		Submittal #: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Zone: 1	Acres: 2.05	Parcel #(s): 1	
Project Name: Microtel Moda Hotel Subdivision							
Project Address: 470 East and 2300 North							
Project Description: Microtel Moda Hotel Subdivision Preliminary plan					Phases: 1		Lots: 1
Property Owner(s): Randy Hunt				Applicant(s): WLG, LLC.			
Address: 2400 North 600 East				Address: 2520 Columbine Circle			
City: Tooele		State: UT	Zip: 84074	City: Lafayette		State: CO	Zip: 80026
Phone: 435-830-2220		Email: randyhunt1954@gmail.com		Phone: 760-917-3691		Email:	
Contact Person: Leo Mantas				Address: 2520 Columbine Circle			
Phone: 760-917-3691				City: Lafayette		State: CO	Zip: 80026
Cellular:		Fax:		Email: leo@worldlinksgroup.com			
Engineer & Company:				Surveyor & Company: Ensign Engineering and Land Surveying			
Address:				Address: 169 North Main Street, Unit 1			
City:		State:	Zip:	City: Tooele		State: UT	Zip: 84074
Phone:		Email:		Phone: 435-843-3590		Email:	

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For Office Use Only				2230665							
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: <input type="checkbox"/> Yes <input type="checkbox"/> No		Comments Returned: <input type="checkbox"/> Yes <input type="checkbox"/> No Date:			

STAFF REPORT

July 17, 2025

To: Tooele City Planning Commission
Business Date: July 23, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Tooele City Community Development Director

Re: Deseret Peak High School – Preliminary Subdivision Plan Request

Application No.: 23-1077
Applicant: Michael Garcia, representing Tooele County School District
Project Location: Approximately 2244 N Berra Boulevard
Zoning: RR-5 Rural Residential and GC General Commercial Zones
Acreage: 57.12 Acres (Approximately 2,488,147 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the RR-5 Rural Residential and GC General Commercial zones regarding a subdivision plat for the Deseret Peak High School and necessary road dedications.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 57.12 acres located at approximately 2244 N Berra Boulevard. The property currently bears two zoning districts. The western half of the property is zoned RR-5 Rural Residential and the eastern half of the property zoned GC General Commercial. The applicant is requesting that a Preliminary Subdivision Plan be approved to convert an existing parcel of record into a fully platted subdivision lot and to dedicate portions of the Berra Boulevard and the 2400 North right-of-way to Tooele City for ownership and maintenance.

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 RR-5 Rural Residential and GC General Commercial zoning districts. Both of these zoning designations are not identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties located to the west of the 57 acre parcel of record are currently zoned RR-5 Rural Residential, R1-8 Residential and MR-8 Multi-Family Residential. Properties to the south are zoned GC General Commercial. Properties to the east are zoned GC General Commercial. Properties to the north are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. This is a fairly straightforward subdivision that doesn’t result in the division of a larger property into smaller lots. This subdivision proposal, instead, will take an existing parcel of record and convert it into a fully platted subdivision lot. Essentially a single-lot subdivision. The parcel of record is 57 acres before right-of-way dedication and 54 acres after right-of-way dedication. The lot greatly exceeds minimum lot size and lot width requirements of the RR-5 and GC zoning districts.

The main impetus behind this preliminary subdivision plan is road dedication. The Tooele County

School District has been constructing road improvements along the entire high school frontage consisting of Berra Boulevard and 2400 North as required by ordinance. Typically these improvements include the curb, gutter, park strip, side walk and 30 feet of asphalt.

Due to the need for right-of-way dedication the School District must complete a preliminary subdivision plan and a final subdivision plat to fully dedicate the rights-of-way to Tooele City for ownership and maintenance.

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 approval for the request.

Engineering and 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 Michael Garcia, representing the Tooele County School District, application number 23-1077, 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 proposed platted lot greatly exceeds any lot size and lot width requirements as found in the RR-5 and GC zoning districts.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan request by Michael Garcia, representing the Tooele County School District for the Deseret Peak High School Subdivision, application number 23-1077, based on the findings and subject to the conditions listed in the Staff Report dated July 17, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan request by Michael Garcia, representing the Tooele County School District for the Deseret Peak High School Subdivision, application number 23-1077, based on the following findings:”

1. List findings...

EXHIBIT A

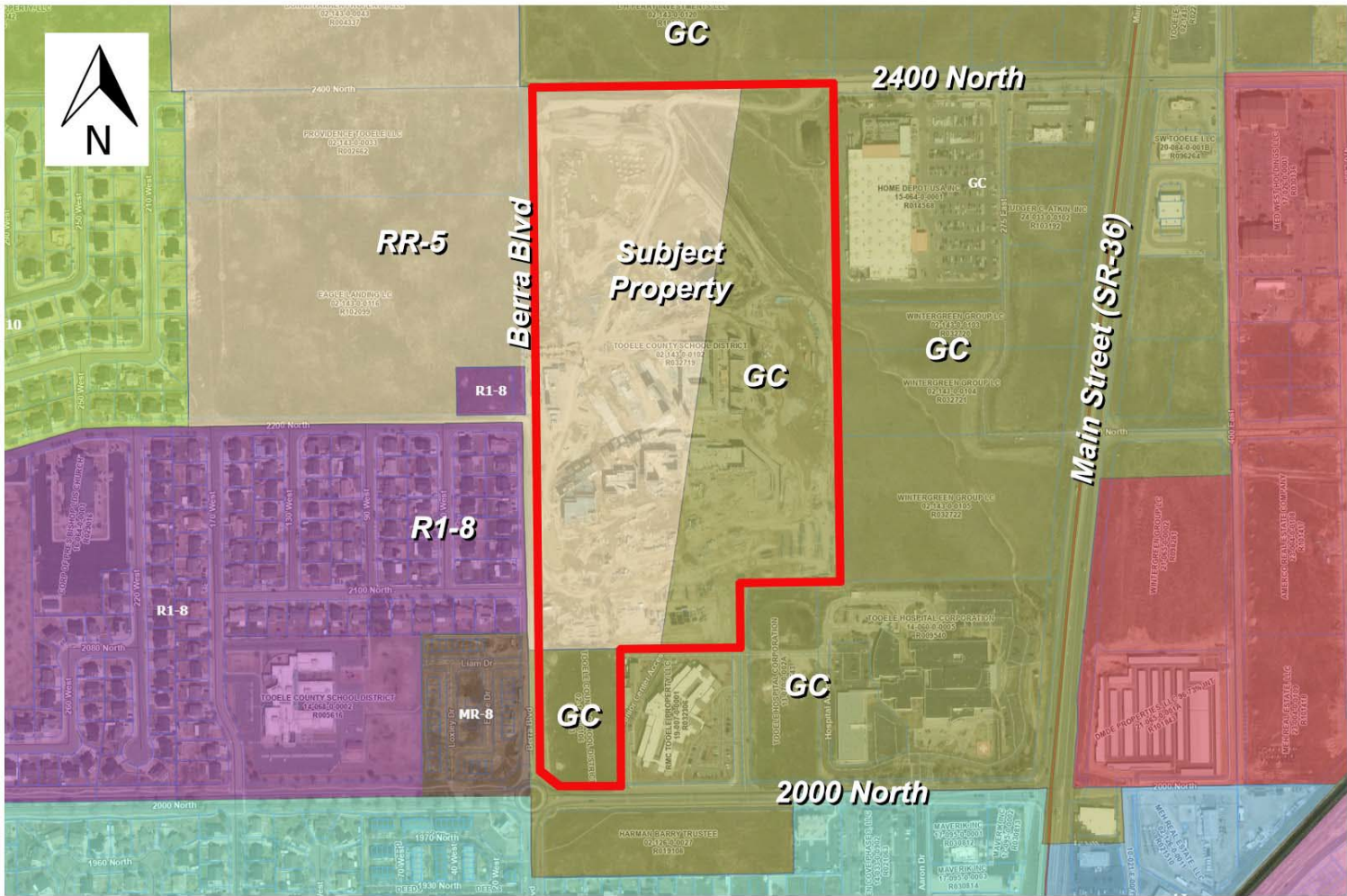
**MAPPING PERTINENT TO THE DESERET PEAK HIGH SCHOOL PRELIMINARY
SUBDIVISION PLAN**

Deseret Peak High School Preliminary Subdivision Plan



Aerial View

Deseret Peak High School Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Subdivision – Plat Amendment Application

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



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

Project Information						23-1077					
Date of Submission: 9/15/2023		Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Zone: RR-5 / GC		Acres: 57.12		Parcel #(s): 02-143-0-0102, 02-143-0-0106			
Project Name: Deseret Peak High School											
Project Address: 2244 N Berra Blvd											
Project Description: New High School						Phases: 1		Lots: 1			
Property Owner(s): Tooele County School District					Applicant(s):						
Address: 92 Ldoestone Way					Address: SAME AS OWNER						
City: Tooele		State: UT		Zip: 84074		City:		State:		Zip:	
Phone: 435-83-1900		Email: mgarcia@tooeleschools.org			Phone:			Email:			
Contact Person: Michael Garcia					Address: 92 Lodestone Way						
Phone: 435-833-1992 ex 2872					City: Tooele		State: UT		Zip: 84074		
Cellular: 435-830-9437		Fax: 435-833-1956			Email: mgarcia@tooeleschools.org						
Engineer & Company: Meridian Engineering - Nicole Luthi					Surveyor & Company: SAME						
Address: 1628 W 11010 S Ste 102					Address:						
City: South Jordan		State: UT		Zip: 84074		City:		State:		Zip:	
Phone: 801-569-1351		Email: nluthi@meiamerica.com			Phone:			Email:			

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

For Office Use Only			
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: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No

DESERET PEAK HIGH SCHOOL SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN,
TOOELE CITY, TOOELE COUNTY, STATE OF UTAH

EAST 1/4 CORNER OF
SEC 9, T3S, R4W, SLB&M
FOUND 3" FLAT BRASS CAP

S.00°26'38"E. (M) S.00°26'19"E. (O) 2644.19' (M)(O) (MONUMENT TO MONUMENT)

SOUTHEAST CORNER OF
SEC 9, T3S, R4W, SLB&M
FOUND 3" FLAT BRASS CAP



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: MARY 28, 2025

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO AN AMENDED LOT AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "DESERET PEAK HIGH SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, IN TOOELE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 2000 NORTH STREET, SAID POINT IS 337.82 FEET N.89°41'57"E. ALONG THE SECTION LINE AND 33.00 FEET N.00°18'03"W. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9 (NOTE: BASIS OF BEARING IS N.89°41'57"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 9); AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S.89°41'57"W. 221.05 FEET, 2) N.00°17'56"W. 9.00 FEET TO THE BEGINNING OF A NON-TANGENT 75.00 FOOT RADIUS CURVE TO THE RIGHT AND 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 117.65 FEET THROUGH A CENTRAL ANGLE OF 89°52'54" (NOTE: CHORD FOR SAID CURVE BEARS N.45°21'04"W. FOR A DISTANCE OF 105.96 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF BERRA BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N.00°24'32"W. 27.61 FEET TO THE BEGINNING OF A 310.50 FOOT RADIUS CURVE TO THE LEFT, 2) NORTHERLY ALONG THE ARC OF SAID CURVE 27.10 FEET THROUGH A CENTRAL ANGLE OF 05°00'00" (NOTE: CHORD FOR SAID CURVE BEARS N.02°54'32"W. FOR A DISTANCE OF 27.09 FEET), 3) N.05°24'32"W. 77.07 FEET TO THE BEGINNING OF A 289.50 FOOT RADIUS CURVE TO THE RIGHT, 4) NORTHERLY ALONG THE ARC OF SAID CURVE 25.26 FEET THROUGH A CENTRAL ANGLE OF 05°00'00" (NOTE: CHORD FOR SAID CURVE BEARS N.02°54'32"W. FOR A DISTANCE OF 25.26 FEET) AND 5) N.00°24'32"W. 1147.59 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°41'35"W. 33.00 FEET TO A POINT IN THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE N.00°24'32"W. 1222.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9 AS MONUMENTED WITH A TOOELE COUNTY THREE INCH FLAT BRASS CAP; THENCE ALONG THE QUARTER SECTION LINE N.89°41'06"E. 1170.37 FEET TO THE INTERSECTION OF THE CENTERLINE OF 2400 NORTH STREET AND THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF HOME DEPOT SUBDIVISION NO. 2 RECORDED AS ENTRY NO. 245609 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION S.00°18'54"E. 1860.23 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF TOOELE HOSPITAL SUBDIVISION AMENDED NO. 1 RECORDED AS ENTRY NO. 196982 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION S.89°41'57"W. 374.26 FEET TO A POINT IN A EASTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF THE TOOELE COUNTY SCHOOL DISTRICT RECORDED AS ENTRY NO. 427591 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG SAID EASTERLY BOUNDARY LINE S.00°24'32"E. 242.10 FEET TO THE NORTHEAST CORNER OF ROCKY MOUNTAIN CARE SUBDIVISION RECORDED AS ENTRY NO. 413040 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION S.89°41'57"W. 455.18 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION S.00°24'32"E. 508.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LAND CONTAINS 57.13 ACRES IN AREA, MORE OR LESS.
1 LOT & DEDICATED ROADWAYS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS N.89°41'57"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN AUGUST, 2021.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND A STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

DESERET PEAK HIGH SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 2025.

OWNER: TOOELE COUNTY SCHOOL DISTRICT

BY _____

ITS _____

ACKNOWLEDGMENT

(TOOELE COUNTY SCHOOL DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF TOOELE

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE HEREON OWNER'S DEDICATION, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF TOOELE COUNTY SCHOOL DISTRICT, DID SAY THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC _____

PRELIMINARY - NOT TO BE RECORDED

DOMINION ENERGY QUESTAR CORPORATION

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 2025.

BY _____

TITLE
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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. 17-27A-603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, 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 HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 2025.

ROCKY MOUNTAIN POWER _____

NOTES:

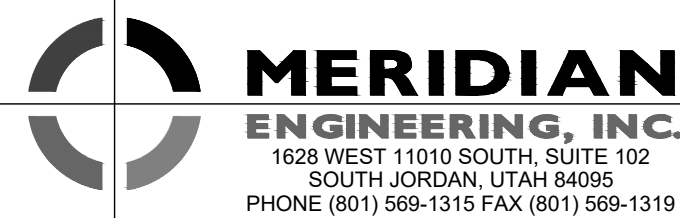
- CURRENT FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP NO. 49045C1635C (EFFECTIVE DATE: NOVEMBER 18, 2009): AROUND MIDDLE CANYON CREEK - ZONE A: AREAS OF 1% CHANCE OF AN ANNUAL, 100-YEAR FLOOD / NO BASE FLOOD ELEVATION DETERMINED. REMAINDER OF THE SUBJECT PARCEL - ZONE X: AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS.
- BEARING AND/OR DISTANCE DATA TAKEN FROM TOOELE COUNTY RECORDER'S OWNERSHIP MAP.
- BEARING AND/OR DISTANCE DATA TAKEN FROM SUNSET ESTATES SUBDIVISION PHASE I.
- BEARING AND/OR DISTANCE DATA TAKEN FROM SUNSET ESTATES SUBDIVISION PHASE 3.

COMP. FILE
21097
PRELIMINARY PLAT

PROJECT NO.
21097

SHEET NO.
1 OF 4

PREPARED BY:



TOOELE CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE CITY COUNCIL.

ATTEST: CITY RECORDER _____

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE COUNTY SURVEYOR.

RECORD OF SURVEY FILE NO. _____

TOOELE COUNTY SURVEYOR _____

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT _____

TOOELE SPECIAL SERVICE DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE COUNTY HEALTH DEPARTMENT.

DIRECTOR, SPECIAL SERVICE DISTRICT _____

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER _____

TOOELE CITY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE CITY COMMUNITY DEVELOPMENT.

TOOELE CITY COMMUNITY DEVELOPMENT _____

TOOELE CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2025 BY THE TOOELE CITY ENGINEER.

TOOELE CITY ENGINEER _____

TOOELE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2025 BY THE TOOELE CITY ATTORNEY.

TOOELE CITY ATTORNEY _____

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE TOOELE CITY PLANNING COMMISSION.

CHAIRMAN, TOOELE CITY PLANNING COMMISSION _____

TOOELE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ TOOELE COUNTY RECORDER _____

COMP. FILE
21097
PRELIMINARY PLAT

PROJECT NO.
21097

SHEET NO.
1 OF 4

Tooele City Planning Commission
Business Meeting Minutes

Date: July 9, 2025

Time: 7:00 p.m.

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

Planning Commissioners Present

Kelley Anderson
Melanie Hammer
Jon Proctor
Chris Sloan
Tyson Hamilton
Weston Jensen
Jon Gossett (alternate)
Matt Robinson

Council Member Liaisons

Maresa Manzione
Ed Hansen (excused)

Staff Present

Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Braxton Roberts, IT
Matt Johnson, Assistant City Attorney

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

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

2. Roll Call

Melanie Hammer, Present
Jon Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present

3. Public Hearing and Recommendation on proposed ordinance amendments to Tables 1, 2 and 3 of Tooele City Code 7-14 Residential Zoning Districts and Tooele City Code 7-1-5; Definitions, regarding the construction of twin homes in certain residential zoning districts and zero lot line construction.

Mr. Aagard presented the proposed ordinance amendments and explained that while the current ordinance permits two-family dwellings such as duplexes in certain residential zones, it does not address twin homes or zero lot line construction. Mr. Aagard clarified the distinction between duplexes, which involve one owner and one property with no property line bisecting the unit, and twin homes, where two units are classified as single-family homes with an internal property line dividing ownership.

He outlined that the ordinance's current structure allows duplexes but lacks provisions for twin homes, including standards for minimum lot size per side and zero lot line development. To address this, Mr. Aagard proposed codifying definitions for duplex and twin homes, modifying Table 1 to allow condominiums as a conditional use in R1-7 and R1-8 zones, adding twin homes with specified minimum lot sizes in Table 2, and updating Table 3 to clarify that twin homes may have zero lot line internal side setbacks. He emphasized that these changes would provide additional housing options and support private ownership opportunities.

Commissioner Sloan inquired whether the amendments would still require 14,000 square feet for two-family dwellings in the R1-7 zone. Mr. Aagard confirmed that the amendment would not change that requirement but would clarify the ordinance for twin homes.

Chairman Robinson opened the public hearing at 7:09 p.m. There were no comments. The floor was closed.

Commissioner Sloan expressed appreciation for the staff's work but commented that the amendment may not go far enough, particularly noting the success of smaller lots, such as those in Shetland Meadows. He indicated a desire to revisit the topic in the future to explore further options for smaller housing developments.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the twin homes text amendment request by Tooele City for the purpose of amending Tooele City Codes to permit zero lot line development for twin homes and town houses, clearly define duplexes and twin homes, and permit condominium development for two-family dwellings, based on the following findings in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Sloan, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Aye"; Chairman Robinson, "Aye". The motion passed 7-0.

4. Decision on a Site Plan Design Review request by Nick Berlin for the Edenbrooke town home development located at 1772 North Broadway Avenue in the MR-16 Multi-Family Residential Zoning district on .20 acres.

Mr. Aagard presented the site plan design review request and explained that the proposal included three townhomes on a 0.20-acre parcel at the intersection of Copper Canyon Drive and Broadway Avenue, within the MR-16 Multi-Family Residential Zone. Although the lot was small, the proposed density complied with zoning limits.

Each unit would face and access Copper Canyon Drive directly, with no formal entrance into the development. The landscaping plan met minimum requirements, with gravel and trees in the front and side yards maintained by an HOA, and private rear yards maintained by the owners. Architectural features included stone wainscoting, brick accents, stucco panels, and pitched roofs to meet design standards.

Staff confirmed the proposal met all parking, landscaping, and site plan requirements and recommended approval with conditions outlined in the staff report. Chairman Robinson invited questions from the Commission, but there were none.

Motion: Commissioner Sloan moved to approve the site plan design review request by Nick Berlin for the Edenbrooke Townhome Development, application number 2024036 based on the findings and subject to

the conditions listed in the Staff Report dated June 30, 2025. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Sloan, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”, Chairman Robinson, “Aye”. The motion passed 7-0.

5. Decision on a Site Plan Design Review request by Building Dynamics for the Lot 105 Townhomes of Lexington development located at 1255 North 680 West in the MR-16 Multi-Family Residential Zoning district on 1.29 acres.

Mr. Aagard presented the site plan design review request. He clarified that while the project was similar to a previous approval for Lot 106 directly to the south, this request pertained specifically to Lot 105. The site was zoned MR-16, consistent with adjacent properties to the south and east, while the land to the north and west was zoned R1-7, with undeveloped property to the west.

The proposal included two townhome buildings, one with eight units and the other with five, each with direct access to 680 West. A stormwater detention basin was planned on the north end of the development. The landscaping plan featured gravel, sod, irrigated buffalo grass, trees, and other plantings to meet city requirements.

Mr. Aagard explained that the architectural design matched the existing Lexington townhomes, featuring masonry on all sides and complying with multi-family residential design standards. Staff confirmed that the application met all applicable requirements and recommended approval subject to the conditions outlined in the staff report. Chairman Robinson invited questions from the Commission, but none were raised.

Motion: Chairman Robinson moved to approve the site plan design review request by Dave Irving, representing Building Dynamics for the Lot 105 Townhomes of Lexington development, application number 2025037, based on the findings and subject to the conditions listed in the Staff Report dated June 26, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Sloan, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”, Chairman Robinson, “Aye”. The motion passed 7-0.

6. Decision on a Preliminary Subdivision Plan request by DR Horton for Western Acres Phase 3A proposed to be located at approximately 1600 North Copper Canyon Drive in the MR-16 PUD Multi-Family Residential Zoning district on approximately 14.8 acres.

Mr. Aagard presented the preliminary subdivision plan request and noted that a revised staff report had been provided to include corrected maps. The proposed area, highlighted in red on the aerial map, was zoned MR-16 PUD Multi-Family Residential, with specific design criteria established when the PUD was approved approximately five years ago.

Mr. Aagard explained that while the zoning map did not reflect it, some parcels on the east side were actually zoned R1-7, consistent with the PUD approval. The proposed layout aligned with the original PUD plan, with single-family homes on the east side and a mix of front-entry and rear-entry townhomes. All interior roads in this phase would be private, with Copper Canyon Drive as the only public street, though no construction was planned on Copper Canyon Drive within this phase.

He also noted the presence of the Middle Canyon drainage along the west side of the project area. Previous PUD amendments approved reduced setbacks for townhomes adjacent to this drainage to accommodate a future public dedication of the drainage area.

Staff determined that the preliminary subdivision plan complied with the PUD standards and MR-16 zoning requirements and recommended approval subject to the conditions in the staff report. Mr. Aagard offered to answer questions, and Chairman Robinson noted that Mr. David Lewis from DR Horton was also available. No questions were raised by the Commission.

Motion: Commissioner Anderson moved to approve the preliminary subdivision plan request by David Lewis IV, representing DR Horton, Western Acres Phase 3A, application number 2025009, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2025. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Sloan, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”, Chairman Robinson, “Aye”. The motion passed 7-0.

7. City Council Reports

Councilwoman Manzione reported that the City Council did not meet during the first week of July due to the Fourth of July holiday. She reminded the Commission that City Recorder Michelle Pitt would be retiring on July 15th, and Shilo Baker would be assuming the position. She also informed the Commission that Economic Development Director John Perez would be returning in the coming weeks with a rezone request for the city-owned business park. The previous zoning included a rail spur; however, since that was determined to be impractical, a new plan was developed in partnership with a different company and will be presented for approval.

Additionally, Councilwoman Manzione announced that the city would be hosting a meet-the-candidate night on July 30th from 6:00 to 8:00 p.m. at the Parks Building, which she noted was a great venue. She invited the Commissioners and their friends, family and neighbors to attend. There were no questions from the Commission.

8. Review and Decision – Minutes of the Planning Commission meeting held June 25, 2025.

There were no corrections to the minutes.

Motion: Commissioner Jensen moved to approve the minutes as presented. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Sloan, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”, Chairman Robinson, “Aye”. The motion passed 7-0.

Mr. Aagard reminded the Commission that the next scheduled meeting was set for July 23, the evening before the state holiday. He noted that he had two items ready for that agenda: a relatively straightforward zoning map amendment and the Tooele City Water Use Preservation element of the General Plan. He stated that neither item was urgent, with the general plan element due by December 31, though the zoning amendment was submitted by an applicant who may be eager for progress.

Chairman Robinson confirmed that a quorum would be available for the July 23 meeting, allowing staff to proceed with scheduling the agenda items and issuing public hearing notices as needed.

9. Adjourn

There being no further business, Chairman Robinson adjourned the meeting at 7:26 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, 2025

Matt Robinson, Tooele City Planning Commission Chair