

PUBLIC NOTICE

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

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecity or searching for our YouTube handle **@tooelecity**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.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. **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.
4. **City Council Reports**
5. **Review and Decision** – June 24, 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 1, 2026

To: Tooele City Planning Commission
Business Date: July 8, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Western Acres Phase 4A – Preliminary Subdivision Plan Request

Application No.: 2026022
Applicant: David Lewis IV, representing DR Horton
Project Location: Approximately 1600 North Copper Canyon Drive
Zoning: MR-16 PUD Multi-Family Residential Zone
Acreage: 1.35 Acres (Approximately 58,806 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the MR-16 PUD Multi-Family Residential zone regarding the creation of 23 town house style multi-family residential lots, common areas, limited common areas and roads.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 1.35 acres located at approximately 1600 North Copper Canyon Drive. The property is currently zoned MR-16 PUD Multi-Family Residential. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the development of the currently vacant site as town homes.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 PUD Multi-Family Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 PUD Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. All properties surrounding Phase 4A are zoned MR-16 Multi-Family Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Western Acres PUD. The Western Acres PUD was approved early in 2021 and consists of 86.7 acres and will ultimately include 714 townhomes and 97 single-family homes. The PUD was approved permitting variations from the standard MR-16 zoning ordinance requirements for building setbacks, architectural standards and landscaping criteria. Although zoned MR-16 which permits up to 16 units per acre the actual build out density for Western Acres will be around 9.2 units per acre.

Western Acres has been under continuous construction since approval of the original PUD. Phases 1, 2A, 2B, 2C, and 3A were approved under previous preliminary subdivision plans and are nearing completion. DR Horton, the builder of Western Acres is now ready to continue moving the development to the south and construct 23 new townhomes as well as the roads that will service the new homes.

Site Plan Layout. This is not a site plan design review application. Site plan design review questions such as landscaping, building architecture, amenities, and so forth should be reserved until the site plan design review is brought to the Planning Commission. The Preliminary Subdivision Plan is focused primarily on lot layout, road layout and lot creation.

Single-Family Lots. Phase 4A proposes the creation of 23 townhouse style multi-family lots as originally approved under the 2021 PUD. These 23 lots will be immediately adjacent to multi-family lots in Phase 3 of the Western Acre Planned Development. The townhome lots will access the proposed extension of Black Gold Avenue and 1520 North. Black Gold Avenue and 1520 North will be private roads, owned and maintained by the Western Acres Development HOA.

Each lot in this section of Phase 4 has been reviewed against the lot size and lot width criteria established by the Western Acres PUD zoning code and staff has confirmed that the layout matches the original intent of the PUD and that each lot meets or exceeds the minimum standards for lot size and lot width as required by the PUD ordinance. Lot sizes will average around 1,100 square feet in size.

Other than the roads the lots in this portion of Phase 4A will be landscaped and maintained by the owner of the lot. The HOA may have some control over the landscaping of these lots but the City is not and will not be involved in the enforcement of these HOA standards.

Multi-Family Lots. Phase A proposes the creation of 23 lots which will facilitate the creation of privately owned town house lots that reflect the exact foot print of the townhomes that will occupy the lot. The Preliminary plan shows three types of areas that will be created once the final plat is recorded. The foot print of the townhomes will be privately owned and maintained space and is indicated on the plan by a honey comb hatch pattern. The areas immediately surrounding the townhomes is indicated on the plans by a cross-hatch diamond pattern. These areas are designated as limited common areas and even though they are owned by the development HOA they will be limited in use to the occupant of the townhomes. The remaining areas designated in white are common areas. Common areas include open space, private roads and the Middle Canyon drainage. These areas will be open to all and will be owned and maintained by the development HOA.

All townhomes within Phase 4A will access internal private roads. Some of the townhomes will back onto the existing Middle Canyon drainage which is still under the ownership of the development. However, it is intended that eventually the Middle Canyon drainage and trail system will be dedicated to Tooele City. When that happens, what is currently an easement boundary will become a property line. Recently, Tooele City amended the rear yard and side yard setbacks for the townhomes in preparation for when the easement line becomes a property line. All townhome lots comply and will comply with the building separation and setback requirements of the Western Acres PUD, the multi-family residential design guidelines as found in TCC 7-11a, and the MR-16 zoning ordinance. The MR-16 PUD zone does not have lot size minimum requirements in order to facilitate individual town house ownership so lot size minimum is not an issue.

Road Dedication. Black Gold Avenue will be a private road, owned and maintained by Western Acres. There is no dedication of public rights-of-way associated with Phase 4A.

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 comments:

1. Phase 4A as proposed closely complies with the original subdivision design as proposed by the original PUD approval with slight deviations occurring due to the need for additional storm water detention capacity.
2. All multi-family lots comply with the building separation and building setback requirements as found in the Western Acres PUD ordinance, Tooele City Code 7-11a and the MR-16 zoning ordinance.

Engineering & Public Works Division 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 with the following proposed conditions:

1. Common areas should be designated as a PU&DE, where appropriate.
2. If built in phases, temporary paved cul-de-sac shall be installed per City code on any dead end roads.

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.

Tooele City Economic Development Division. The Tooele City Division of Economic Development did not have any comments regarding this proposed Preliminary Subdivision Plan.

Noticing. Preliminary Subdivision Plans are an administrative action of the Planning Commission and do not require a public hearing. As such, noticing was not required for this item.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by David Lewis IV, representing DR Horton, application number 2026022, 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. Common areas should be designated as a PU&DE, where appropriate.
6. If built in phases, temporary paved cul-de-sac shall be installed per City code on any dead end roads.

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 Western Acres Phase 4A Preliminary Subdivision Plan meets the minimum qualifications and requirements for development in the MR-16 PUD zoning district concerning lot size, lot location, building setbacks (for townhome lots).

MODEL MOTIONS

Sample Motion for Approval – “I move 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:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by David Lewis IV, representing DR Horton for Western Acres Phase 4A, application number 2026022, based on the following findings:”

1. List findings...

EXHIBIT A

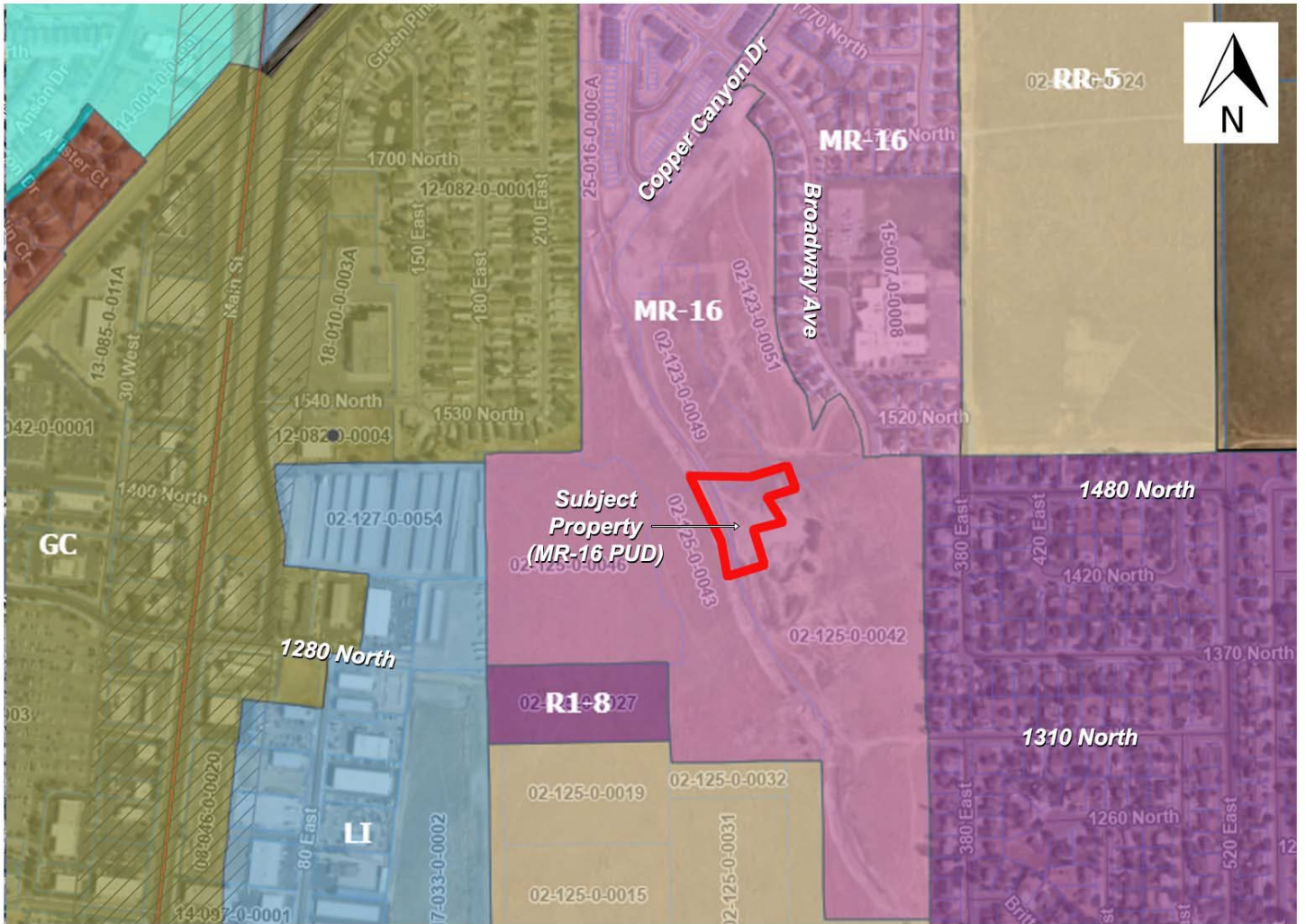
**MAPPING PERTINENT TO THE WESTERN ACRES PHASE 4A PRELIMINARY
SUBDIVISION PLAN**

Western Acres Phase 4a Preliminary Subdivision Plan



Aerial View

Western Acres Phase 4a Preliminary Subdivision Plan



Current Zoning

PROPOSED ZONING

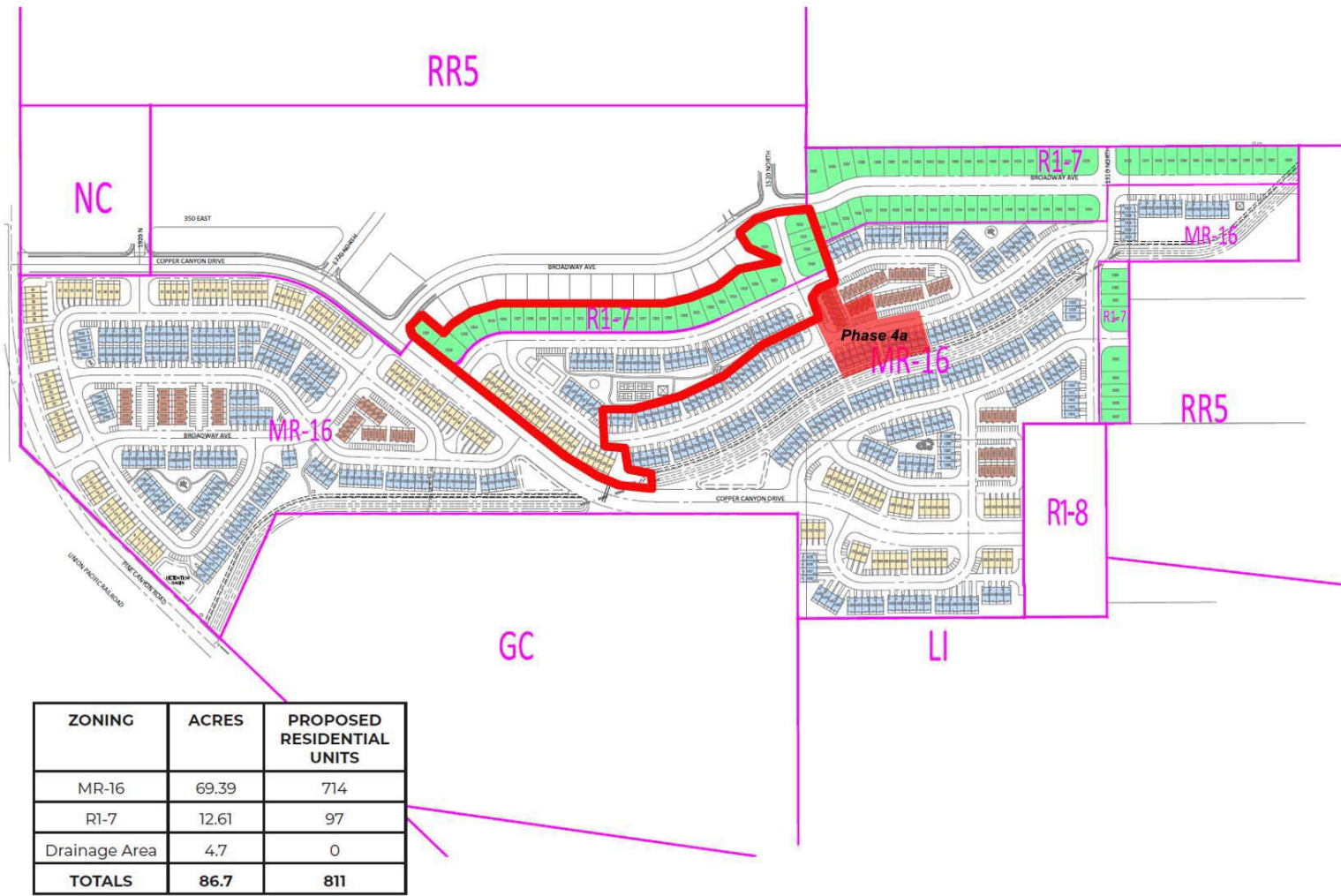


EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

WESTERN ACRES TOWNHOMES PHASE 4A PRELIMINARY PLAT

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH
SHEET 1 OF 2

PLAT NOTES

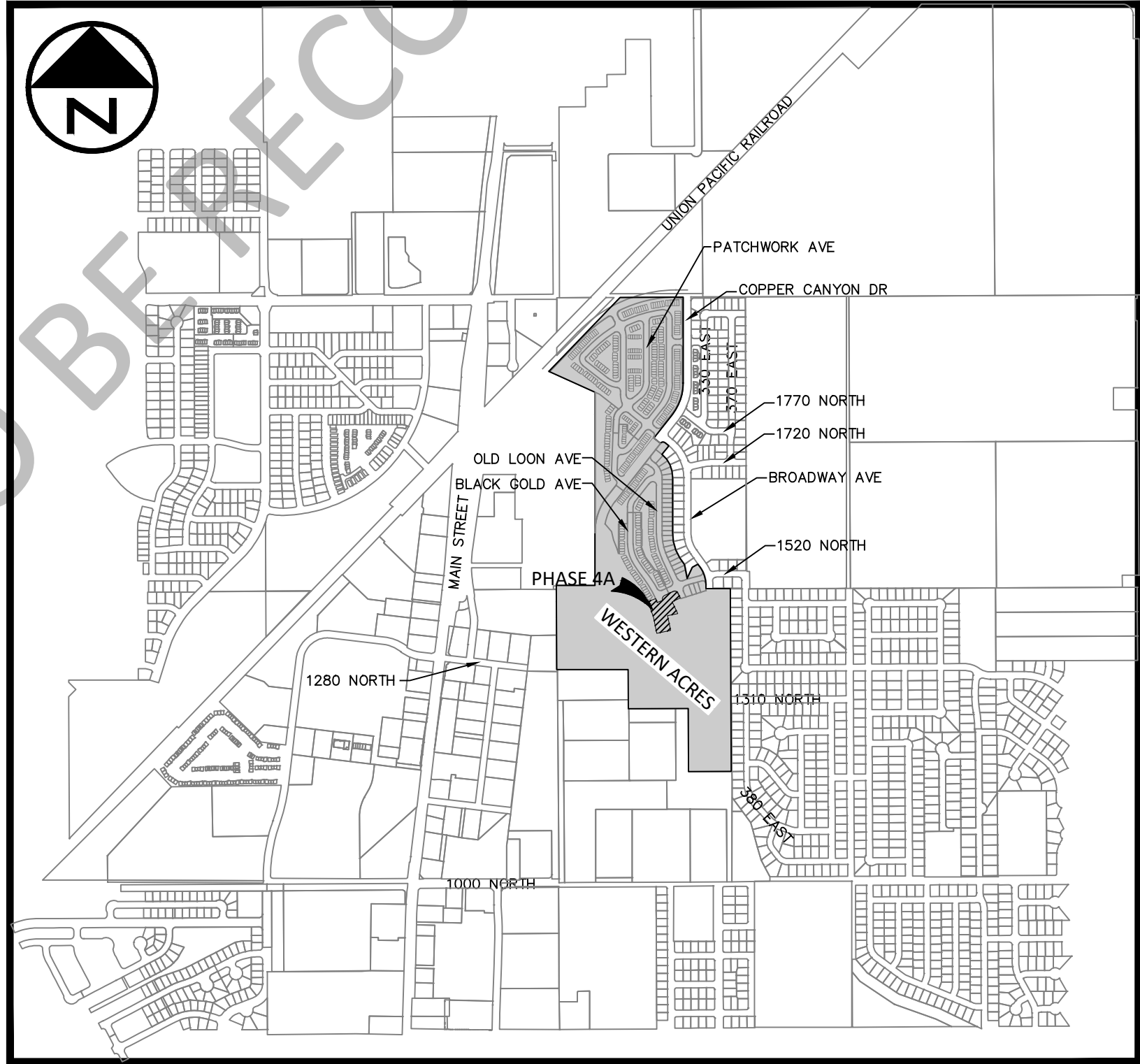
- GUEST PARKING REQUIREMENT CALCULATED AS 23 UNITS/4= 6 PARKING SPACES REQUIRED. PARKING SPACES IN PHASE 4A= 6.
- ALL BEARINGS OUTSIDE OF THE PLATTED BOUNDARY ARE TO BE VERIFIED BY REFERENCING THE VARIOUS DOCUMENTS WHICH ESTABLISHED THESE LINES. THEY ARE PROVIDED ON THIS PLAT FOR CONVENIENCE ONLY.
- ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE. REFER TO "GEOTECHNICAL INVESTIGATION WESTERN ACRES DEVELOPMENT" PREPARED BY GEOSTRATA, PROJECT NO. 589-087, PREPARED NOVEMBER 1, 2019.
- NORTHINGS AND EASTINGS SHOWN ON THIS PLAT ARE PROJECTED IN NAD83 GRID, UTAH CENTRAL STATE PLANE ZONE, U.S. SURVEY FEET.
- ALL COMMON AREAS AND PRIVATE ROADWAYS WILL BE MAINTAINED BY THE WESTERN ACRES OWNER'S ASSOCIATION.

PLAT AREA TABULATIONS

ITEM	QTY	AREA (AC)
TOWNHOME UNITS	23	0.479
SINGLE FAMILY LOTS	0	0.000
COMMON AREAS	2	0.285
ROADWAYS	N/A	0.325
PARCELS	0	0.000

VICINITY MAP

THIS MAP IS SOLELY TO LOCATE THE PROJECT WITHIN A PORTION OF TOOELE CITY.
REFER TO THE RECORD OF SURVEY AND PLAT DRAWINGS FOR DETAILS REGARDING ADJACENT PROPERTIES



TOOELE COUNTY RECORDER

REVIEWED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

TOOELE COUNTY RECORDER

TOOELE COUNTY SCHOOL DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY SCHOOL DISTRICT.

TOOELE COUNTY SCHOOL DISTRICT

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

TOOELE CITY LAND USE AUTHORITY

TOOELE CITY PUBLIC WORKS DIRECTOR _____ DATE _____

TOOELE CITY ENGINEER _____ DATE _____

TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY SURVEY DEPARTMENT.

TOOELE COUNTY SURVEY DEPARTMENT

ENBRIDGE GAS

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, A.D. 20____

BY: _____ TITLE: _____

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) 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 EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, A.D. 20____

ROCKY MOUNTAIN POWER BY: _____ TITLE: _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY PLANNING COMMISSION.

ATTEST:

TOOELE CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

TOOELE CITY ATTORNEY

U.S. POST MASTER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE POST MASTER.

U.S. POST MASTER

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 90610921, 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 TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS WESTERN ACRES TOWNHOMES PHASE 4A AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°53'00" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 828.00 FEET AND SOUTH 116.36 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 69°51'21" EAST 75.64 FEET TO THE POINT OF A 974.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 37.49 FEET THROUGH A CENTRAL ANGLE OF 02°12'16" (CHORD BEARS SOUTH 23°16'42" EAST 37.49 FEET); THENCE NORTH 67°49'23" EAST 51.00 FEET TO THE POINT OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 51.64 FEET THROUGH A CENTRAL ANGLE OF 87°01'06" (CHORD BEARS NORTH 21°19'57" EAST 46.82 FEET); THENCE NORTH 64°50'30" EAST 86.84 FEET TO THE POINT OF A 34.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 63.41 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 70°08'30" EAST 48.08 FEET); THENCE SOUTH 25°09'30" EAST 47.00 FEET; THENCE SOUTH 64°50'30" WEST 81.07 FEET; THENCE SOUTH 25°09'30" EAST 118.24 FEET; THENCE SOUTH 78°44'51" WEST 94.34 FEET TO THE POINT OF A 1,025.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 73.97 FEET THROUGH A CENTRAL ANGLE OF 04°07'56" (CHORD BEARS SOUTH 11°58'41" EAST 73.95 FEET) TO THE POINT OF A 974.50 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 62.66 FEET THROUGH A CENTRAL ANGLE OF 04°06'19" (CHORD BEARS SOUTH 11°57'52" EAST 62.65 FEET); THENCE SOUTH 78°32'43" WEST 128.53 FEET; THENCE NORTH 11°27'17" WEST 152.07 FEET; THENCE NORTH 20°08'39" WEST 148.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.349 ACRES, MORE OR LESS.

23 UNITS

OWNERS' DEDICATION

KNOW BY ALL MEN THESE PRESENTS THAT WE, THE _____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO PARCELS AND STREETS TO BE HEREAFTER KNOWN AS "WESTERN ACRES TOWNHOMES PHASE 4A PRELIMINARY PLAT" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

PURSUANT TO UTAH CODE 10-9A-604.1(D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADWAYS AS INDICATED HEREON, TO THE WESTERN ACRES OWNER'S ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100; DRAPER, UTAH 84042.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ A.D., 20____

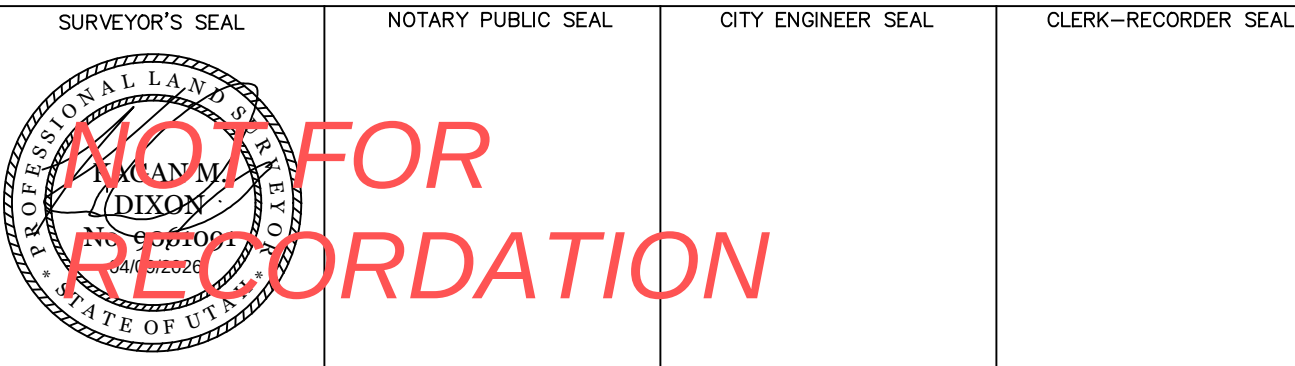
AUTHORIZED SIGNATURE

WESTERN ACRES HOLDING LLC
BY: WESTERN ACRES HOLDING LLC
ITS: MANAGER

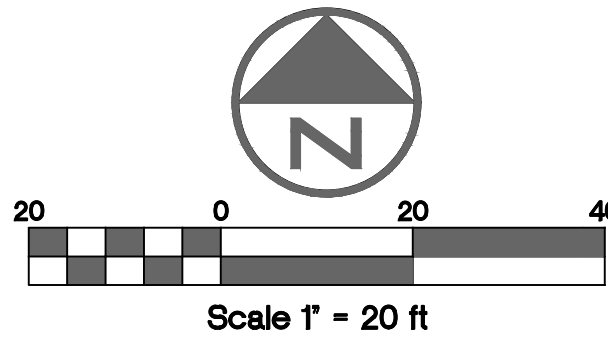
PRINTED NAME: _____

TITLE: _____

WESTERN ACRES TOWNHOMES PHASE 4A
PRELIMINARY PLAT - A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND
MERIDIAN. TOOELE CITY, TOOELE COUNTY, UTAH
SHEET 1 OF 2



WEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOEE COUNTY BRASS
CAP MONUMENT)
N: 7373120.76
E: 1419945.12



828.00' (TIE)
WESTERN ACRES
PHASE 3B - 1339

WESTERN ACRES
PHASE 3B - 1340

WESTERN ACRES
PHASE 3B - 1341

WESTERN ACRES
PHASE 3B - 1342

POB

EXISTING FEMA ZONE
AE FLOOD PLAIN

WESTERN ACRES HOLDING LLC
APN: 02-125-0-0043

MONUMENT PER
PHASE 3B PLAT
N: 7373058.92
E: 1420859.79

BLACK GOLD AVENUE
(51' RIGHT-OF-WAY, PRIVATE)

WESTERN ACRES HOLDING LLC
APN: 02-125-0-0042

WESTERN ACRES HOLDING LLC
APN: 02-125-0-0042

R= 1025.50'
L= 73.97'
Δ= 004°07'58"
CB= S11°58'41"E
CD= 73.95'

R= 874.50'
L= 62.66'
Δ= 004°06'19"
CB= S11°57'52"E
CD= 62.65'

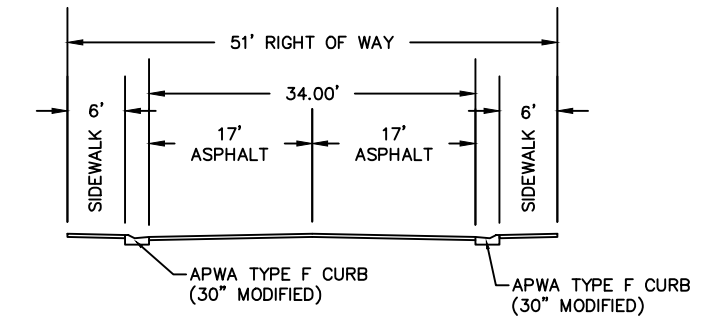
BASIS OF BEARINGS
N89°53'05"E 5293.60'
(MEASURED MON TO MON)

WESTERN ACRES
PHASE 3A - LOT 132

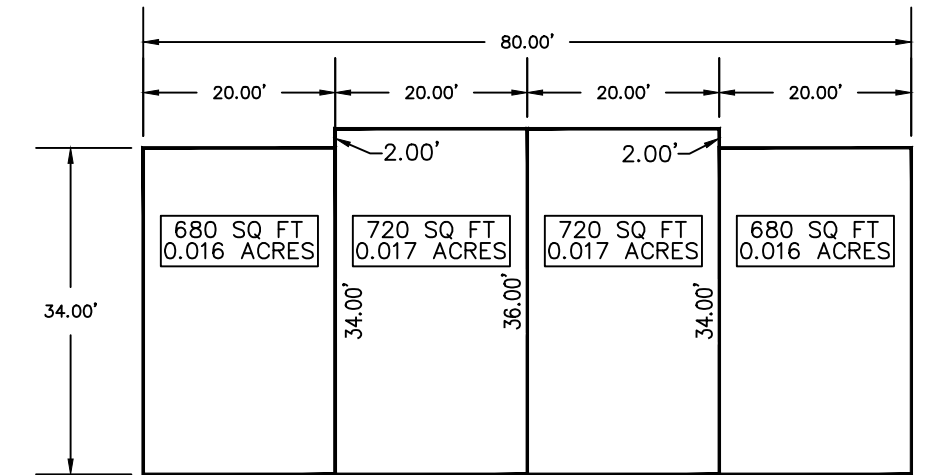
WESTERN ACRES TOWNHOMES PHASE 3A
ENTRY

EAST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOEE COUNTY BRASS
CAP MONUMENT)
N: 7373131.41
E: 1425238.70

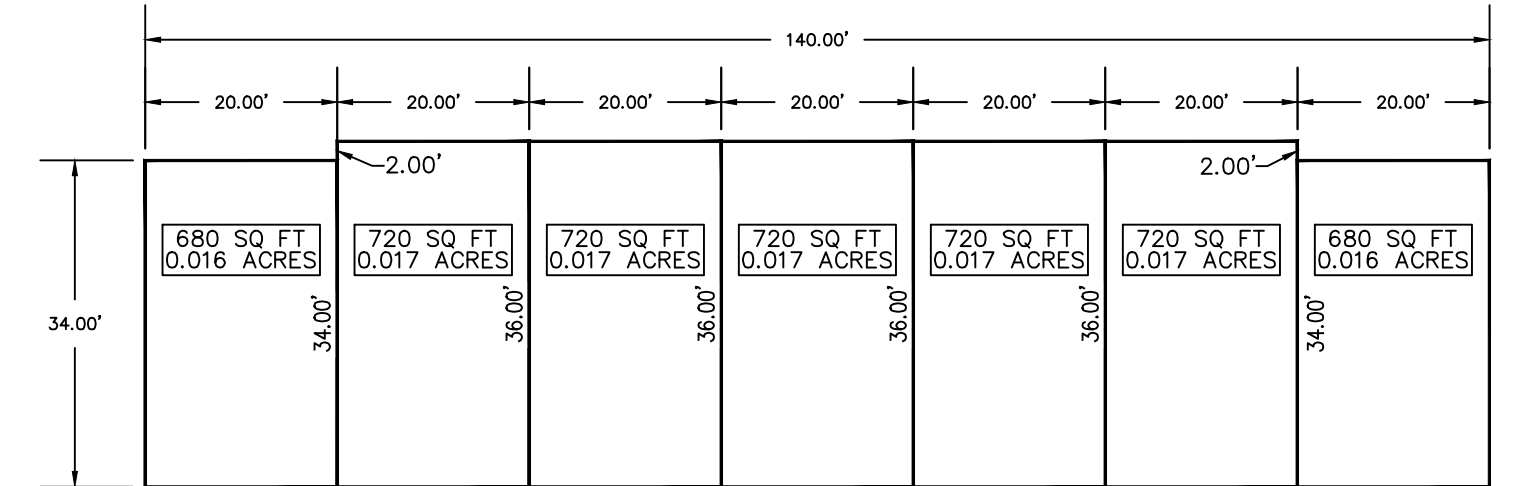
TYPICAL BUILDING DIMENSIONS



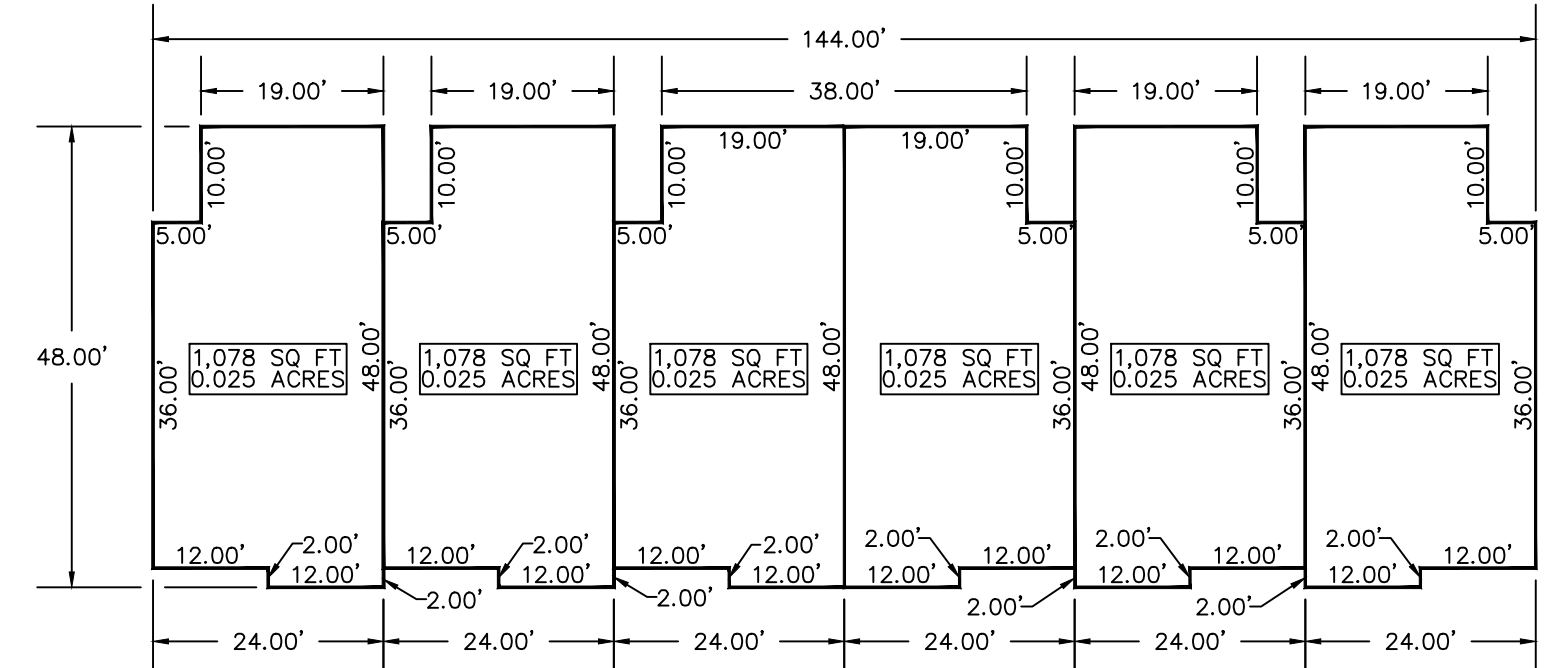
PRIVATE INTERIOR ROADS - 51' ROW



4-UNIT PIONEER



7-UNIT PIONEER



6-UNIT FL 2-STORY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.49'	974.50'	2°12'16"	S23°16'45"E	37.49'
C2	51.64'	34.00'	87°01'06"	N21°19'57"E	46.82'
C3	53.41'	34.00'	90°00'00"	S70°09'30"E	48.08'
C4	214.07'	1000.00'	12°15'54"	N16°02'40"W	213.66'
C5	63.35'	900.00'	4°01'58"	S11°55'41"E	63.33'
C6	208.61'	974.50'	12°15'54"	N16°02'40"W	208.21'
C7	64.03'	925.50'	3°57'51"	S11°53'38"E	64.02'
C8	145.56'	1025.50'	8°07'57"	N18°06'38"W	145.43'
C9	144.13'	974.50'	8°28'27"	N20°08'39"W	144.00'
C10	21.96'	974.50'	1°17'27"	N15°15'42"W	21.96'
C11	80.01'	974.50'	4°42'16"	N12°15'50"W	79.99'

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 24" x 5/8" REBAR AND CAP (WILDING ENGINEERING)
- BOUNDARY LINE
- STREET MONUMENT
- ROW CENTERLINE
- ADJACENT PROPERTY / ROW LINE
- PRIVATE AREA
- LIMITED COMMON AREA (HOA OWNED, UNIT OWNER MAINTAINED) ALSO DEDICATED AS PUE & DE SEE PLAT NOTE 3, PAGE 1
- COMMON AREA (HOA OWNED, HOA MAINTAINED) ALSO DEDICATED AS PUE & DE SEE PLAT NOTE 3, PAGE 1

WESTERN ACRES TOWNHOMES PHASE 4A

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION
15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE
BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH
SHEET 2 OF 2



**Tooele City Planning Commission
Business Meeting Minutes**

Date: June 24, 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

Absent:

Sarah Faircloth, Alternate

Frank Linford, Alternate

Council Member Liaisons:

Jon Gossett

Ed Hansen, Excused

Staff Present:

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Matt Johnson, City Attorney

Paul Hansen, City Engineer

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

2. **Roll Call**

Melanie Hammer, Present

Chris Sloan, Present

Jon Proctor, Present
Amanda Cordova, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Public Hearing and Recommendation on a proposed Land Use Map Amendment request by Boyd Brown, representing Grow Development, LLC, for a 4.1-acre parcel located at approximately 1280 North and 200 East from “Medium Density Residential” to “Light Industrial” to facilitate a light industrial development at this location.**

Ms. Anglin presented a request from Grow Development LLC to amend the Future Land Use Map for approximately 4.1 acres at 1280 North and 200 East, changing the designation from Medium Density Residential to Light Industrial. The amendment would allow the property to be rezoned to Light Industrial or Industrial Service as the second phase of the existing business park development. Staff noted the vacant property is adjacent to existing industrial uses on the west, with future residential development planned to the north and east. The proposal was found to be a logical extension of the existing business park, with buffering, landscaping, and compatibility measures to be addressed during future site plan review. Engineering, Public Works, and the Fire Department had no comments, and public notice requirements were met. Ms. Anglin advised that staff recommended the Planning Commission evaluate the request using the City's approval criteria and forward a recommendation to the City Council.

During planning commission questions, Mr. Aagard reported receiving one public comment in the form of an email from the owner of a nearby storage facility expressing concern that predesignating the property to Light Industrial could negatively affect future residential property values. Mr. Aagard noted there are currently no homes adjacent to the site and no comments were received from neighboring property owners to the south, despite being included in the public noticing radius.

Planning Commissioners also asked about access to the property. Staff explained that the site is currently landlocked but will gain access through planned road extensions as adjacent properties develop. Future subdivision approval will require connectivity between the proposed developments to ensure adequate access.

Chairman Hamilton opened the public hearing at 7:08 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:09 p.m.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the Fire Station Business Park Land Use Map Amendment request by Boyd Brown, representing Grow Development, LLC to re-assign the land use for 4.1 acres from Medium Density Residential to Light Industrial, application number 2026043, based on the findings listed in the Staff Report dated June 18, 2026. Commissioner Jensen 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. **Public Hearing and Decision to consider a Conditional Use Permit request by Jake Finlinson,**

representing Perry Commercial to authorize the use of an “Accessory Drive Through Facility” for property located at approximately 2400 North and SR-36 on approximately 1.56 acres in the GC General Commercial zoning district.

Ms. Anglin presented a conditional use permit request for an accessory drive-through facility for a new restaurant on Building Pad H within The Peak at Compass Point Commercial Development. The property is designated Regional Commercial in the General Plan and zoned General Commercial, making the proposed use consistent with the area's intended development.

The restaurant will be centrally located on the site and accessed through the existing private street network. Staff noted that the drive-through lane will remain entirely on private property and is not expected to interfere with traffic circulation. The final location of the order board, queuing area, landscaping, and any necessary screening—particularly along SR-36—will be reviewed during the final site plan process. The restaurant parcel was created through an amended subdivision plat that was recorded with the Tooele County Recorder's Office on the day of the meeting.

Staff found the proposal to be compatible with the surrounding commercial development and recommended approval, concluding that any anticipated impacts can be addressed through the proposed conditions and site plan review.

During commission discussion, commissioners expressed appreciation that detailed site design issues would be addressed during the future site plan review rather than through the conditional use permit.

Chairman Hamilton opened the public hearing at 7:13 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:13 p.m.

Motion: Commissioner Hammer moved to approve the Conditional Use Permit request by Jake Finlinson, representing Perry Commercial, to authorize an “Accessory Drive Through Facility” for Building Pad H, lot 15 of the Peak at the Compass Point Commercial Subdivision, application number 2026041, based on the findings and subject to the conditions listed in the Staff Report dated June 18, 2026. 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.

5. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code 7-16a-3, Residential Special Districts Eligibility and Size, Regarding the Minimum Land Requirements Necessary to Qualify for a Commercial Special District.**

Mr. Aagard presented a proposed ordinance amendment, submitted by Perry Homes, to modify the Commercial Special District (CSD) regulations. The amendment would allow CSDs totaling more than 125 acres to include noncontiguous parcels, rather than requiring all property within the district to be contiguous. The request was prompted by a proposed commercial development consisting of three separate properties totaling approximately 146 acres. While two of the properties already meet the existing 50-acre minimum, the third parcel is only 36 acres and would not qualify independently under the current ordinance.

Mr. Aagard explained that CSDs are intended to provide customized development standards that exceed the City's base zoning requirements while allowing flexibility in site design. Planning Staff noted that CSDs are limited to commercially designated properties and are relatively uncommon. They found no significant drawbacks to the proposed amendment, stating that whether the developments proceed under one CSD or multiple CSDs, each would still require approval by the Planning Commission and City Council. Planning Staff expressed support for the amendment but encouraged the Commission to consider whether additional limitations should be included.

Planning Commissioners discussed several concerns regarding the proposal. While generally supportive of allowing noncontiguous parcels, they questioned whether a single special district should encompass properties separated by several miles. Planning Commissioners also raised concerns that the proposed language could unintentionally allow a large number of very small parcels to be combined into one CSD, creating an inconsistent or impractical district.

To address these concerns, the Planning Commission discussed possible revisions, including limiting a noncontiguous CSD to a maximum of three separate parcels, establishing a minimum parcel size of 30 acres, or requiring each parcel to represent a minimum percentage of the total district acreage. Commissioners also confirmed that any future additions of property to a CSD would require a zoning map amendment and comply with the ordinance in effect at that time.

Following the discussion, the Commission invited the applicant to provide additional input and respond to the proposed modifications before proceeding further.

Jake Finlinson, representing the applicant, explained that the proposed Commercial Special District (CSD) amendment is intended to create consistent development standards across the commercial entry points of the Compass Point master-planned community. The three commercial areas serve as gateways into the development, and a single CSD would ensure cohesive architectural design, landscaping, signage, pedestrian amenities, and branding, even if individual commercial pads are sold to different developers.

Mr. Finlinson stated that the request for allowing noncontiguous parcels is primarily an administrative measure to avoid creating and managing three separate CSDs. He indicated the applicant had no objection to the Commission's proposed revisions limiting the amendment to a maximum of three noncontiguous parcels with a minimum parcel size of 30 acres.

Mr. Finlinson also shared examples of the design standards that will be incorporated into the future CSD, including enhanced landscaping, shaded pedestrian walkways, seating areas, monument signage, attractive retail storefronts, and landscaping around walking trails and signage. He noted that additional CSD standards, including updated monument sign regulations and permitted uses for the commercial and light industrial areas, will be presented to the Planning Commission at future meetings.

Planning Commissioners expressed support for the overall vision and design standards proposed for Compass Point, noting that their primary concern was ensuring the ordinance language would prevent unintended applications by future developers. The Planning Commission agreed that the proposed revisions limiting the number of parcels and establishing a minimum parcel size addressed those concerns and discussed incorporating those changes into the recommended ordinance language.

Motion: Commissioner Jensen moved to forward a positive recommendation to the City Council for the proposed amendments to Tooele City Code Section 7-16a-3, changing "Residential" to "Commercial" in the title, Commercial Special Districts Eligibility and Size, and amending the minimum land requirements to allow no more than three parcels with a minimum of 30 acres each. If there are not three parcels, the existing minimum requirement of 50 acres shall remain in effect. 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.

6. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code Title 7, Chapter 25: Signs; regarding the display of political signs in public rights-of-way, the removal of such political signs from public rights-of-way, the regulations of such political signs, and other such regulations concerning political signs as required by Utah Code Title 20A, Chapter 17.**

Mr. Johnson presented a proposed ordinance amendment to the City's sign regulations to comply with changes required by state law under House Bill 33. While a few revisions provide general code cleanup and clarification, the majority of the amendments are mandatory to align the City's political sign regulations with the updated state statute.

The most significant changes remove the City's authority to prohibit political signs in park strips, provided the adjacent property owner consents, and limit the City's ability to remove political signs to those that violate state regulations or create safety hazards, such as obstructing traffic visibility. When a noncompliant sign is removed, the City must store it in a designated location, make reasonable efforts to notify the owner, hold the sign for five days, and may charge a retrieval fee of up to \$25 before disposing of unclaimed signs. The ordinance also updates the definition of political signs to match state law, exempts political signs from certain general sign regulations, removes outdated references to the former Board of Adjustment, and clarifies the City's appeals process to address three types of appeals, including appeals of the sign retrieval fee.

Planning Commissioners discussed the practical challenges of the new state requirements, particularly the likelihood that candidates from outside the area would not retrieve old campaign signs. Despite those concerns, planning commissioners acknowledged that the updated process would provide a clear mechanism for removing abandoned or hazardous political signs and help address long-standing concerns about signs remaining in public rights-of-way after elections. Overall, the discussion focused on implementing the state-mandated changes while improving the City's ability to manage noncompliant political signs.

Chairman Hamilton opened the public hearing at 7:46 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:46 p.m.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code Title 7, Chapter 25, Signs, regarding the removal, safeguard and disposal of political signs based on Mr. Johnson's presentation. 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.

7. **Decision on a Preliminary Subdivision Plan Review requested by Larry Jacobson, representing SandRock Development, for the Millennial Park Phase 2 Townhomes Subdivision, a proposed 24-unit townhome development on approximately 1.5 acres located at the northeast corner of 400 North and 300 West in the MR-16 Multi-Family Residential zoning district.**

Ms. Anglin presented a request for preliminary subdivision approval for 24 townhouse lots and associated common areas. The subdivision had previously been approved but expired due to time limitations, and the applicant is requesting approval of the same general design.

Staff explained that the proposal is consistent with the property's zoning and the General Plan and is compatible with surrounding development. Adjacent properties to the north and west are zoned MR-16 and include an existing mobile home park and Phase 1 of Millennial Park. The subdivision will consist of townhouse lots served by private streets with homeowner association-maintained open space.

As part of the review process, the applicant obtained the required approvals from applicable service providers. Staff noted that the associated site plan remains under review by the Development Review Committee and has not yet received final approval. All reviewing departments recommended approval of the preliminary subdivision, and staff supported the request subject to the recommended conditions.

Motion: Commissioner Anderson moved to approve the Millennial Park Phase 2 Preliminary Subdivision Plan Request by Larry Jacobson, representing SandRock Development for the purpose of creating 24 town house style residential lots, application number 2025102, based on the findings and subject to the conditions listed in the Staff Report dated June 17, 2026.

Commissioner Jensen 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.

8. **City Council Reports**

Councilman Gossett reported that the most recent City Council meeting focused heavily on the budget and financial numbers. He noted that, from his review, many budget items actually decreased compared to the previous year, with only a slight overall increase, which he viewed positively as an effort to control costs rather than continually raise spending.

He pointed out one notable exception: a significant increase tied to repairs for the golf course driving range fence, which he acknowledged was a necessary expense.

He also remarked that public attendance at the meeting was very low—only about five people—but highlighted that the Finance Director, Shannon Wimmer, became emotional while presenting and appreciated that at least one resident appeared to be closely following the budget process.

Overall, he described the meeting as informative and appreciated the focus on fiscal responsibility.

9. **Review and Decision – June 10, 2026 Planning Commission Meeting Minutes**

There were no corrections to the minutes

Motion: Commissioner Hammer moved to approve the June 10, 2026 Planning Commission Meeting Minutes. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:53 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