

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, September 9, 2026** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

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

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on a request for a Zoning Map Amendment to remove the Sensitive Area Overlay from three parcels located at approximately 695 South Main Street and 598 South Canyon Road on a combined total of 2.02 acres located in the Open Space & MU-160 Multiple Use Zones and the R1-7 Residential zoning district.
4. **Public Hearing and Decision** to consider a Conditional Use Permit request by Steve Laird, property owner, to allow construction of a detached garage that would cause the total lot coverage of accessory buildings to exceed the maximum 8% permitted by the zoning ordinance. The subject property is located at 576 Park Hill, consists of approximately 0.45 acres, and is zoned R1-12 Single-Family Residential.
5. **Public Hearing and Decision** to consider a Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A Restaurants, to authorize the use of an "Accessory Drive Through Facility" for property located at approximately 967 North Main Street on approximately 1.67 acres in the GC General Commercial zoning district.
6. **Public Hearing and Decision** to consider a Conditional Use Permit request by Steve Mros, representing Awesome Auto Repair, to authorize the use of "Automobile Repair" to occur at the property located at 310 East 2000 North in the General Commercial (GC) zoning district on .73 acres.
7. **Decision** on a Preliminary Subdivision Plan request by Perry Homes, Inc., for the Compass Point Village 5 subdivision proposed to be located at 3072 N 400 West consisting of 181 residential lots on 21.75 acres in the Compass Point RSD zoning district.
8. **City Council Reports**
9. **Review and Decision** – August 26, 2026 Planning Commission meeting minutes.
10. **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

September 3, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: East Hall's Hollow – Sensitive Area Overlay Map Amendment Request

Application No.: 2025068
Applicant: Ronald Hall & Douglas Kinsman
Project Location: Approximately 600 S Canyon Road & 695 S Main St.
Zoning: MU-160 Multiple Use Zone, Open Space & R1-7 Residential
Acreage: 2.02 Acres (Approximately 87,991 ft²)
Request: Request for a Zoning Map Amendment to remove the Sensitive Area Overlay from three parcels located at approximately 695 South Main Street and 598 South Canyon Road on a combined total of 2.02 acres located in the Open Space & MU-160 Multiple Use Zones and the R1-7 Residential zoning district.

DECISION-MAKING AUTHORITY

A Zoning Map Amendment is a legislative decision. The Planning Commission's role is to review the proposed amendment, consider the applicable provisions and criteria of the Tooele City Code and General Plan, receive public input as required, and forward a recommendation to the City Council. The Planning Commission is not the final decision-making body for a Zoning Map Amendment. The City Council is the final decision-maker and has the authority to approve, deny, or otherwise act upon the proposed amendment. The Commission's recommendation should be based on the applicable General Plan, City Code, and other relevant planning considerations.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 2.02 acres located at approximately 600 South Canyon Road and 695 South Main Street. The property located at 695 S. Main Street currently bears two zoning designations. The majority of the property is zoned Open Space, with a minor portion of the property bearing the MU-160 Multiple Use zoning designation. The properties located at approximately 600 South Canyon Road are entirely within the R1-7 Residential zoning district.

The applicants are requesting approval of a Zoning Map Amendment to remove the Sensitive Area Overlay from all three parcels. The property located off Main Street shares a driveway easement that is used to access Wigwam Park. All three parcels are currently located within the Sensitive Area Overlay.

ANALYSIS

General Plan and Land Use Map. The General Plan Land Use Map designates the subject properties for Medium Density Residential (MDR) land use, which supports residential development at the subject location. In addition, the *Land Use Goals and Objectives of the General Plan*, specifically Goal #8 encourages the sensitive integration of land uses into the surrounding physical and natural environment. The strategies associated with this goal encourage appropriate land use transitions, the placement of less intensive land uses within environmentally sensitive areas, and the incorporation of open space, mobility, and drainage networks while protecting natural systems.

A proposed single-family residential development is a relatively low-intensity use and is consistent with the MDR land use designation. However, consistency with Goal #8 also requires that future development appropriately address the site's physical and environmental constraints. Removal of the Sensitive Area Overlay should not eliminate the City's ability to require appropriate engineering, geotechnical, drainage, grading, access, and other development-related measures through the subdivision and development review processes.

Sensitive Area Overlay. The properties are currently located within the Sensitive Area Overlay. The Sensitive Area Overlay is established and regulated under Tooele City Code Chapter 7-12. The overlay does not prohibit residential development; however, it establishes specific requirements related to slopes, cut and fill, roads, and other aspects of development that may be affected by slope and geologic conditions not normally encountered in flatter areas of the City. The requirements of the Sensitive Area Overlay are addressed during the subdivision and development review processes.

R1-7 Residential Zone. The R1-7 zoning district permits single-family and two-family residential uses, including Accessory Dwelling Units. The typical minimum lot size in this zone is 7,000 square feet, with no maximum lot size. Commercial uses are generally limited to home occupations, where the commercial activity must remain secondary or ancillary to the primary residential use.

MU-160 Multiple Use Zone. The MU-160 zoning district is generally considered a holding zone and is typically applied to properties that are sensitive due to slope, geologic conditions, or other development constraints. The MU-160 zoning district permits residential development but requires each residential dwelling to be located on a minimum 160-acre lot.

Open Space Zone. The Open Space zoning district is intended for undeveloped open space areas that are not used for residential, industrial, or commercial purposes. Uses allowed through a Conditional Use Permit include conservation areas, parks, recreation, cemeteries, and other similar public services.

Subject Property in the R1-7 Zone. The properties facing Canyon Road (Parcel Numbers #02-013-0-0090 and #02-013-0-0089) are within the R1-7 Residential zoning district, which is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The R1-7 zoning district allows a density of approximately six units per acre. All surrounding properties are also located within the Sensitive Area Overlay.

Adjacent properties to the north are also zoned R1-7 Residential. Properties to the west and east are zoned MU-160 and Open Space, including the third property that is part of this application (Parcel #02-013-0-0083). Properties to the south are zoned MU-160, with the current use being Wigwam Park.

The smaller 0.17-acre parcel fronting on Canyon Road has been developed with a single-family residence. The larger 0.81-acre parcel has an application submitted for a two lot and possibly four-lot subdivision.

One of the purposes of the requested Sensitive Area Overlay removal is to facilitate the proposed subdivision. The applicant has indicated that removal of the Sensitive Area Overlay is necessary to facilitate the proposed subdivision. The development standards associated with the Sensitive Area Overlay may affect the feasibility and configuration of the proposed subdivision.

The property also contains areas with slopes greater than 30 percent. The Sensitive Area Overlay requires larger lots based on the percentage of slope. These requirements are identified in Section 7-12-4(1) of the Tooele City Code. In addition, the Sensitive Area Overlay requires a 20-foot setback from areas with slopes of this amount pursuant to Section 7-12-6(3)(a).

Development within the Sensitive Area Overlay also requires a geotechnical report and slope analysis identifying areas with slopes greater than 30 percent. The larger subject property has also undergone a significant amount of excavation without the required permits. According to the City Engineer, engineered footings and foundations will act as retaining walls once the property is developed.

As a condition of approval, Planning Staff recommends that any geotechnical report, slope analysis, or other related engineering studies identified as necessary by the Development Review Committee (DRC) be required prior to development of the property. See Attachment B for comments from the most recent review of the minor subdivision application.

Subject Property in the OS and MU-160 Zones. The third parcel (Parcel Number 02-013-0-0083) is primarily designated Open Space, with a portion designated MU-160. The property is currently located within the Sensitive Area Overlay and is adjacent to properties subject to the Sensitive Area Overlay along its west and south sides. Properties to the north are within the MU-160 zoning district, and the adjacent property to the east includes property within the R1-7 zoning district. These properties are also subject to the Sensitive Area Overlay. Properties to the south are within the R1-12 Residential zoning district, and properties to the west, across Main Street, are within the R1-7 zoning district. These areas are outside the Sensitive Area Overlay.

The current use of the subject property is a single-family residence. The Open Space zoning district is not intended to accommodate long-term residential uses. The property also contains areas of floodplain, and any future development will be required to address applicable floodplain requirements through the Development Review process.

The General Plan Land Use Map designates the subject property for Medium Density Residential use. However, the General Plan Land Use Map and the Zoning Map serve different purposes. The Land Use Map identifies the City's intended future land use for the property, while the Zoning Map establishes the property's current development regulations. Therefore, the Medium Density Residential land use designation does not change or supersede the property's existing Open Space and MU-160 zoning designations. The existing single-family residential use is legally nonconforming with respect to the property's underlying zoning.

The property does not meet the minimum lot size or setback requirements applicable to either the MU-160 or Open Space zoning districts. As a result, the property is legally nonconforming with respect to its underlying zoning. Removal of the Sensitive Area Overlay would not change the underlying Open Space or MU-160 zoning designations and, therefore, would not eliminate or otherwise alter the property's existing nonconforming status.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request are found in Section 7-1A-7 of the Tooele City Code. This section establishes the standard of review for such requests as follows:

(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 vis-à-vis 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 its review of the Zoning Map Amendment application and has issued the following comments:

1. The Sensitive Area Overlay primarily establishes development standards related to access, slopes, cut and fill, and other development considerations. These issues will be required to be reviewed and addressed during the subdivision and development review processes as a condition of approval.
2. The subject property off Canyon Road contains areas with slopes greater than 30 percent and has undergone a significant amount of excavation without the required permits. This excavation may have affected the stability of the ground and will need to be evaluated as part of the future development review process.

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. However, because this map amendment involves property that is currently under subdivision review, Engineering and Public Works have been involved in reviewing development-related issues associated with the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative items such as Zoning Map Amendments. However, because this map amendment involves property that is currently under subdivision review, the Fire Department may review applicable fire access and development requirements as part of the subdivision and development review processes.

Noticing. The applicant has expressed their desire to remove the subject properties from the Sensitive Area Overlay and desires to 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 that the Planning Commission carefully consider this request for a Zoning Map Amendment pursuant to the applicable provisions of Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1), and forward a recommendation to the City Council based on specific findings addressing the applicable approval criteria.

Potential topics for findings that the Commission should consider in rendering its recommendation include:

1. The effect the proposed amendment may have on the character of the surrounding area.
2. The degree to which the proposed amendment is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed amendment is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the subject properties for the uses identified by the General Plan and allowed under the underlying zoning designations.
6. The degree to which the proposed amendment may affect the health, safety, and general welfare of the public or the residents of adjacent properties.
7. The degree to which the proposed amendment may affect the general aesthetic and physical development of the area.
8. The degree to which the proposed amendment may affect the uses or potential uses of adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate as a basis for its recommendation.

If the Planning Commission determines that a positive recommendation is appropriate, Staff recommends consideration of the following findings:

1. The proposed removal of the Sensitive Area Overlay does not conflict with the Medium Density Residential (MDR) designation shown on the Tooele City General Plan Land Use Map.
2. Removal of the Sensitive Area Overlay does not change the underlying zoning designations of the subject properties.
3. The development standards associated with slopes, geotechnical conditions, access, drainage, floodplain, and other site-specific conditions will continue to be addressed through applicable subdivision, engineering, building, and development review processes.
4. Future development of the subject properties will be required to comply with all applicable provisions of the Tooele City Code and other applicable regulations.
5. The proposed amendment is not anticipated to adversely affect the health, safety, or general welfare of the public or the residents of adjacent properties, provided that future development complies with applicable development requirements.

6. The proposed amendment may provide a community benefit by allowing future development to be evaluated under the applicable underlying zoning and general development standards while continuing to address site-specific engineering and development requirements through the City's development review process.

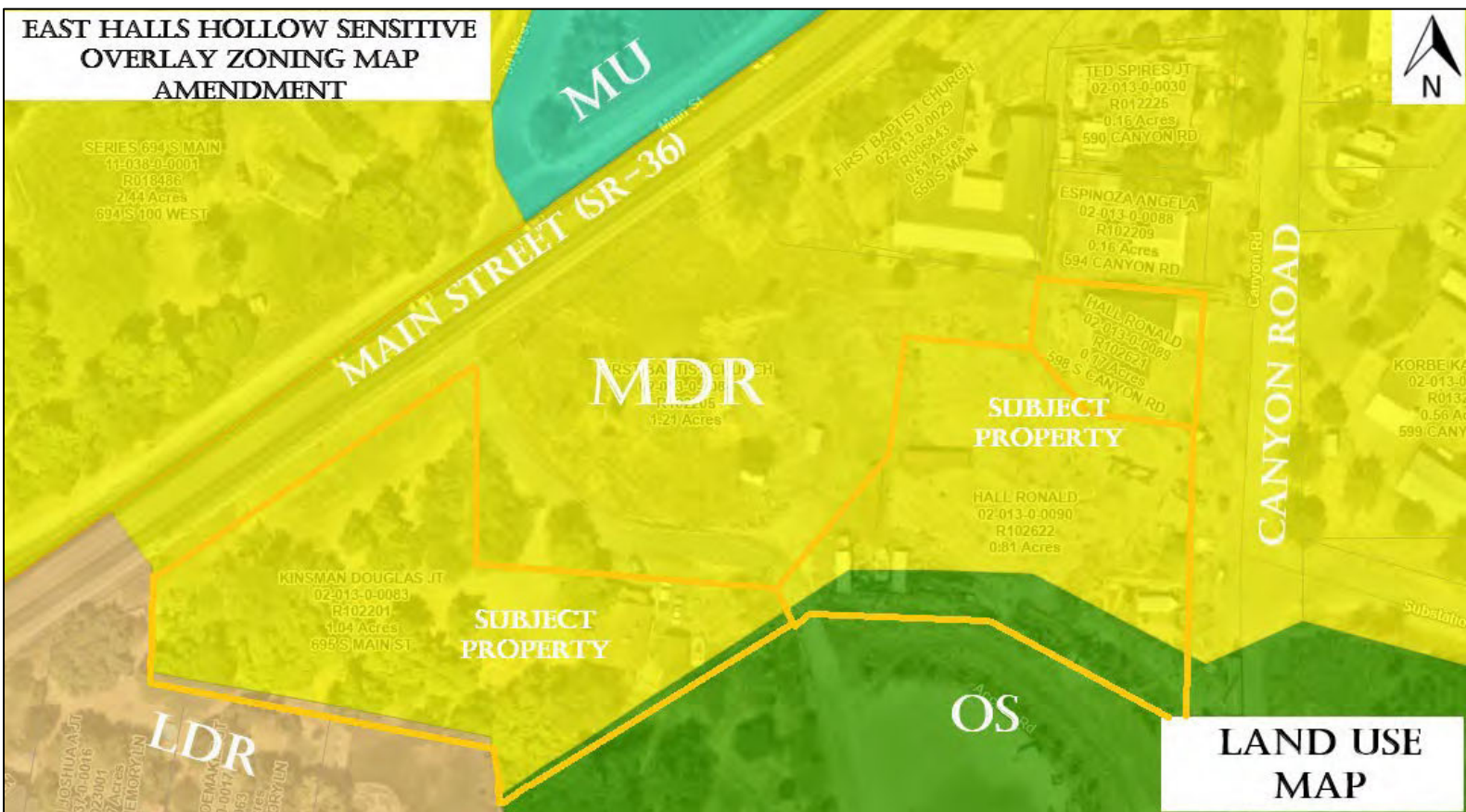
MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the findings listed in the Staff Report dated September 3, 2026:”

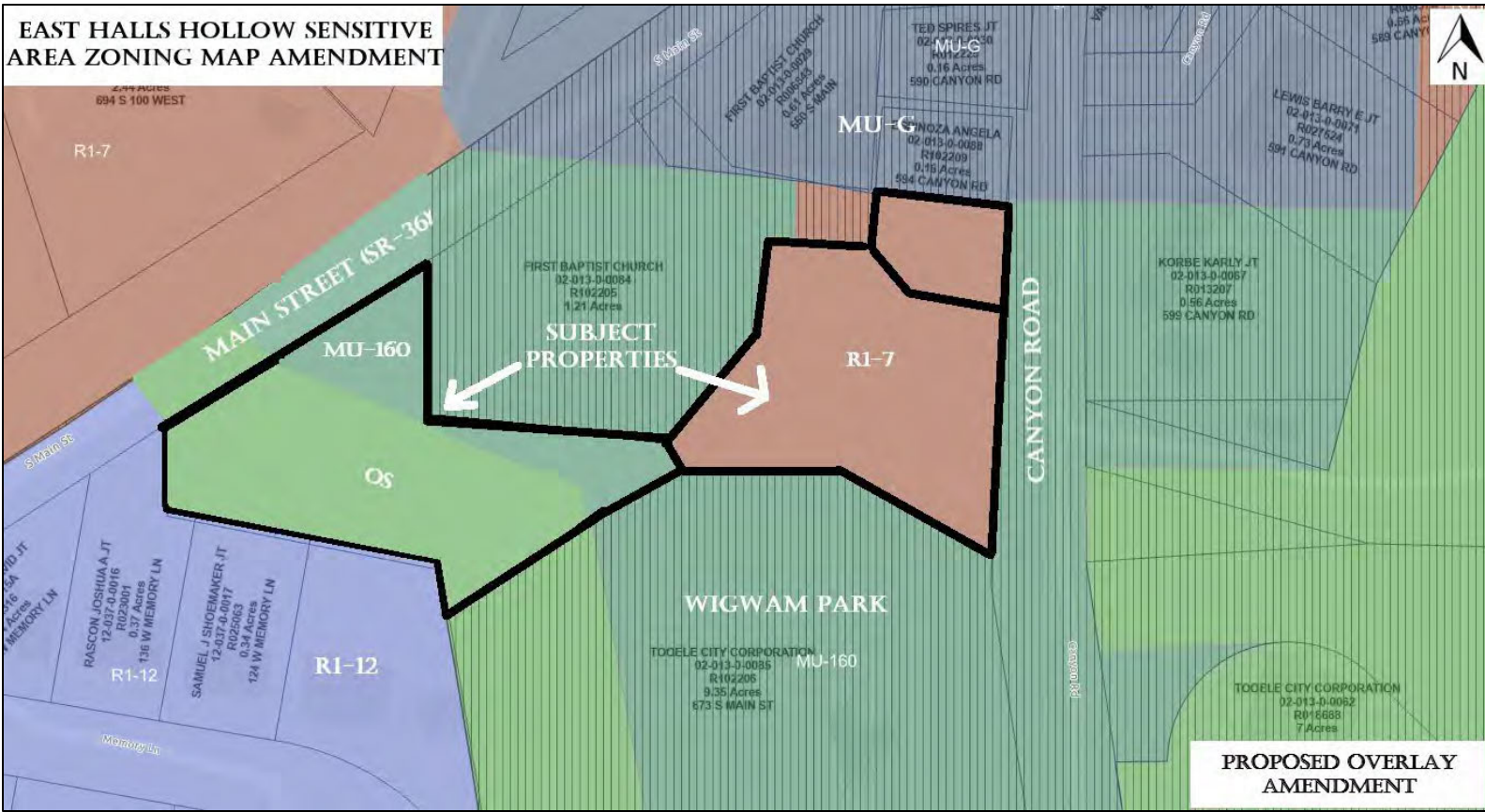
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the following findings:”

1. List findings...

[illegible]

**EAST HALLS HOLLOW SENSITIVE
AREA ZONING MAP AMENDMENT**



**East Halls Hollow Sensitive
Area Zoning Map Amendment**



**Aerial of Current
Land Conditions**

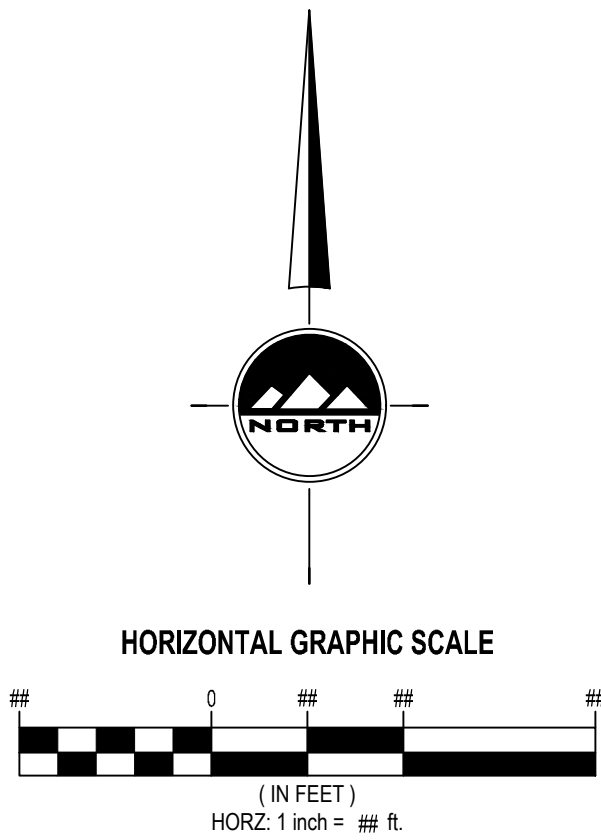
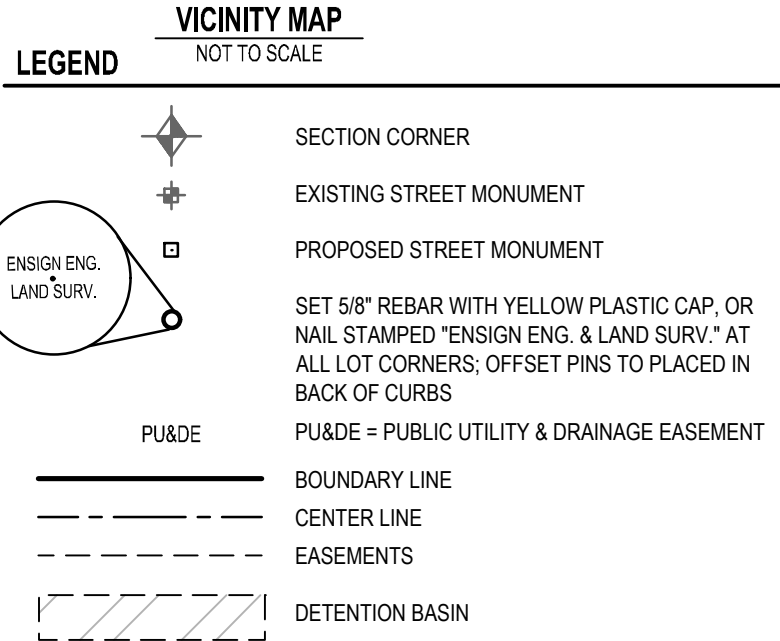
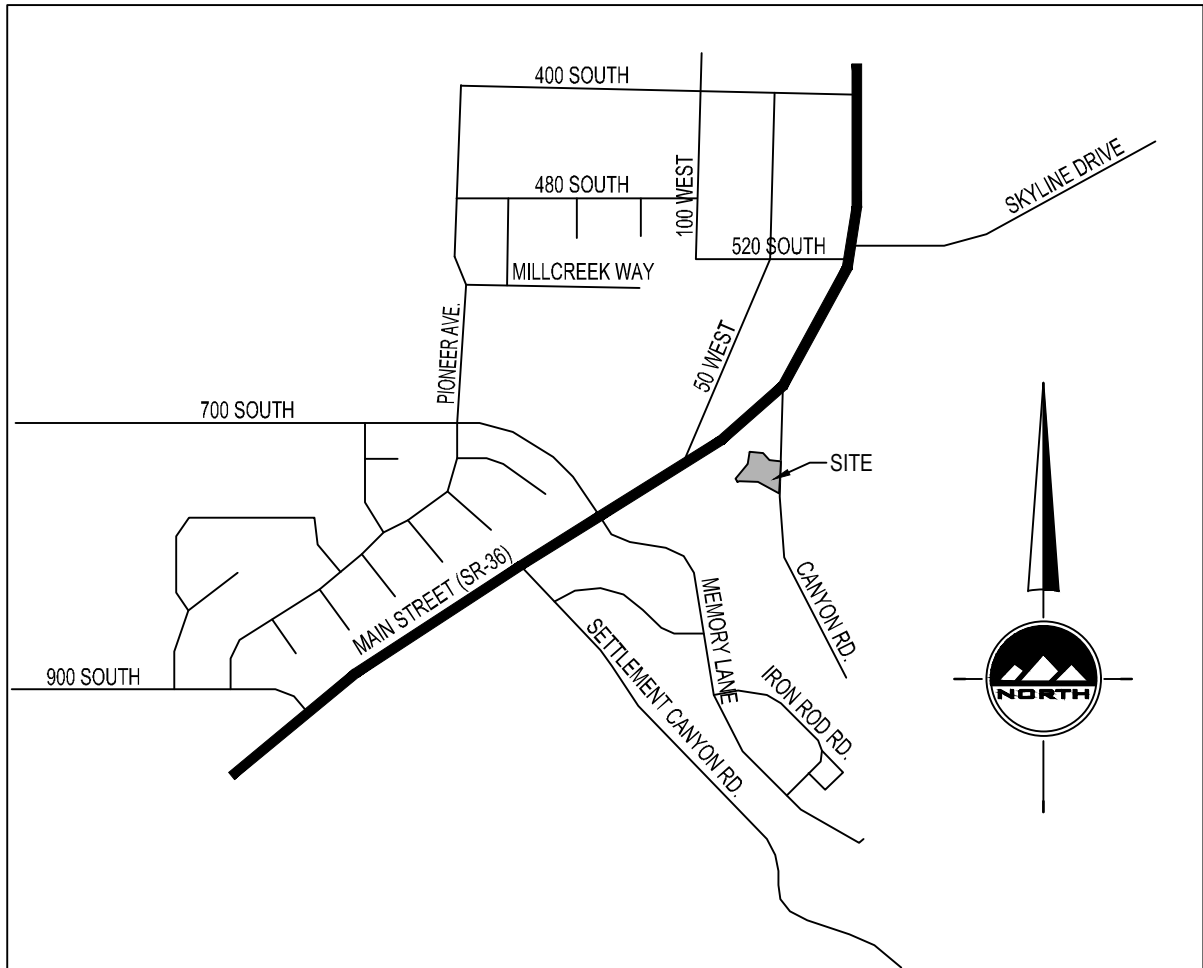
EXHIBIT B

DRC REVIEW AND COMMENTS ON PROPOSED SUBDIVISION

EAST HALLS HOLLOW MINOR SUBDIVISION

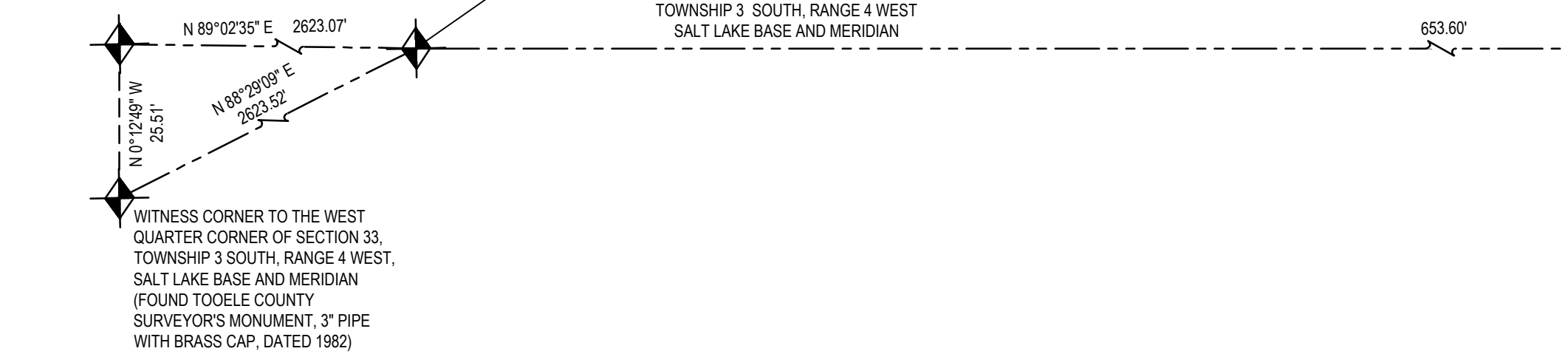
FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



EAST QUARTER CORNER OF
SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN (FOUND TOOELE
COUNTY SURVEYOR'S MONUMENT,
3" PIPE WITH BRASS CAP DATED
1982)

WEST QUARTER CORNER OF
SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN (CALCULATED
POSITION)



ROCKY MOUNTAIN POWER COMPANY 1. PURSUANT TO UTAH CODE ANN. § 54-3-37 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. 2. 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 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 POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW. APPROVED THIS _____ DAY OF _____, 20____ ROCKY MOUNTAIN POWER BY - _____ TITLE - _____	ENBRIDGE GAS ENBRIDGE GAS UTAH - NOTE: 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. APPROVED THIS _____ DAY OF _____, 20____ QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH BY - _____ TITLE - _____
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LAND USE AUTHORITY
APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE CITY LAND USE AUTHORITY.
TOOELE CITY PUBLIC WORKS DIRECTOR
TOOELE CITY ENGINEER
TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ TOOELE CITY ATTORNEY	COMMUNITY DEVELOPMENT APPROVAL APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____ TOOELE CITY COMMUNITY DEVELOPMENT	COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE #2023-0051 TOOELE COUNTY SURVEY DIRECTOR	COUNTY TREASURER APPROVAL APPROVED AS TO FORM THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY TREASURER. TOOELE COUNTY TREASURER	COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY HEALTH DEPARTMENT. TOOELE COUNTY HEALTH DEPARTMENT	TOOELE COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF : _____ DATE: _____ TIME: _____ FEES _____ TOOELE COUNTY RECORDER
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SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 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 17-13-504, have verified all measurements, and have subdivided said tract of land into a lot, together with easements, hereafter to be known as EAST HALLS HOLLOW MINOR SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that the lot meets frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Utah, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Canyon Road, said point being located South 89°11'48" West 2011.76 feet along the Quarter Section line and North 0°48'12" West 1046.86 feet from the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 2°24'47" West 182.15 feet along said Westerly right-of-way line;
thence North 61°58'12" West 103.14 feet to a point on an existing fence line;
thence North 2°24'47" East 171.89 feet;
thence South 41°06'14" East 40.28 feet;
thence South 83°06'18" East 65.47 feet to said Westerly line of Canyon Road and Point of Beginning.

Contains 15.581 square feet or 0.36 acres.

For Review

04/29/2026 1:14:49 PM

Date
Douglas J. Kinsman
License No. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele City and to all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D., 20____.

By: Ronald Hall, Owner

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele J.S.S.

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2893

TOOELE
3950 N Tealby Way, Ste 200
Erd, UT 84074
Phone: 435.843.3590
WWW.ENSGNENG.COM

SHEET 1 OF 1

PROJECT NUMBER: T1444F
MANAGER: D. KINSMAN
DRAWN BY: M. SANDOVAL
CHECKED BY: D. KINSMAN
DATE: 4/23/2026

811

Know what's below.
Call before you dig.

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

BENCHMARK

WITNESS CORNER OF THE WEST QUARTER OF
SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4
WEST SALT LAKE BASE AND MERIDIAN
ELEV = 5137.25'



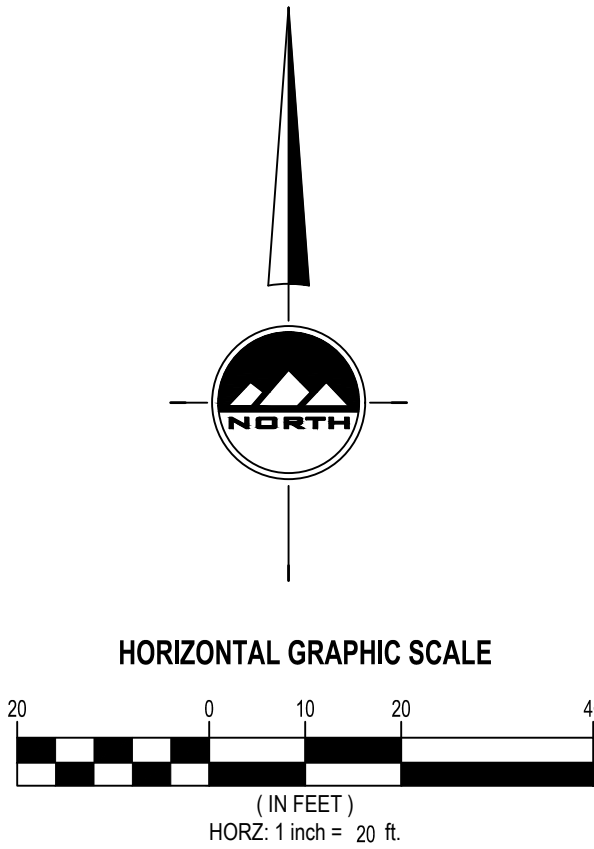
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- DETAIL SITE GRADING AND EROSION CONTROL PLAN WILL BE REQUIRED ON EACH LOT AS PART OF THE BUILDING PERMITS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- BACKYARD DRAINAGE SWALE PER DETAIL 10/C-600.
- PARKSTRIP DRAINAGE SWALE PER DETAIL 1/C-600.
- INSTALL DRIVEWAY APPROACH PER DETAIL 11/C-600.



EN SIGN

THE STANDARD IN ENGINEERING

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FOR:
RON HALL
176 HERITAGE DRIVE
TOOELE, UTAH 84074

CONTACT:
RON HALL
PHONE: 801-830-9507

EAST HALLS HOLLOW
MINOR SUBDIVISION
OLD CANYON ROAD
TOOELE CITY, UTAH

GRADING PLAN

PROJECT NUMBER
T1444N
PROJECT MANAGER
C. CHILD
PRINT DATE
2026-04-27
DESIGNED BY
C. CHILD

C-300

Project: HALLS HOLLOW MINOR SUBDIVISION

Project No.: T1444N

By: C. CHILD

Checked By: J. CLEGG

Date: 2026-04-22

RETENTION CALCULATION

AREA CALCULATION

Hardscape Area:	0.13 acres	Runoff Coeff. C :	0.90
Landscape/Native Area:	0.34 acres	Runoff Coeff. C :	0.20
Offsite Area:	0.00 acres	Runoff Coeff. C :	0.75
Total Area:	0.47 acres	Weighted C :	0.40

RUNOFF CALCULATION

100 Year Design Storm

Infiltration rate for Perc Test 60 in/hr		15 in/hr - SF of 4	
Total Infiltration Area		3600 ft²	
Total Infiltration / Allowable Runoff		1,250 cfs	

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	0.19	6.60	300	372	375	0
10	0.19	5.02	600	567	750	0
15	0.19	4.15	900	703	1,125	0
30	0.19	2.79	1,800	945	2,250	0
60	0.19	1.73	3,600	1,172	4,500	0
120	0.19	0.95	7,200	1,292	9,000	0
180	0.19	0.65	10,800	1,323	13,500	0
360	0.19	0.36	21,600	1,446	27,000	0
720	0.19	0.21	43,200	1,723	54,000	0
1440	0.19	0.13	86,400	2,129	108,000	0
				Storage Required:		0
				Storage Provided:		835

SUMP DESIGN	
Sump volume = ((sump area)x(sump depth)x(void ratio))/(safety factor)	STORAGE REQUIRED : -
Void Ratio = 0.40	STORAGE PROVIDED : 835
Safety Factor = 1.5	
Construct (3) 66.00' x 2' x 3' deep gravel sumps	

1/27/26, 3:51 PM



Precipitation Frequency Data Server

NOAA Atlas 14, Volume 1, Version 5
Location name: Tooele, Utah, USA*
Latitude: 40.5176°, Longitude: -112.3006°
Elevation: 5192 ft**
*source: ERSI Maps
**source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Mutana, Deborah Martin, Sandra Perovic, Ishant Roy, Carl Toppala, Dana Ulrich, Fenglin Yan, Michael Yelka, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Pierzbak, John Yarbrough

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aeriels

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹											
Duration	Average recurrence interval (years)										
	1	2	5	10	25	50	100	200	500	1000	
5-min	1.58 (1.35-1.82)	2.00 (1.75-2.33)	2.76 (2.40-3.19)	3.42 (2.95-3.97)	4.48 (3.78-5.23)	5.46 (4.69-6.41)	6.60 (5.29-7.84)	7.92 (7.37-12.4)	10.0 (8.12-15.1)	12.0 (8.42-15.1)	
10-min	1.20 (1.05-1.39)	1.53 (1.34-1.77)	2.10 (1.83-2.42)	2.61 (2.28-3.02)	3.42 (2.89-3.98)	4.15 (3.42-4.88)	5.02 (4.01-5.95)	6.03 (4.65-7.28)	7.64 (5.60-9.45)	9.12 (6.41-11.5)	
15-min	0.992 (0.868-1.15)	1.26 (1.11-1.48)	1.73 (1.51-2.00)	2.16 (1.86-2.50)	2.62 (2.39-3.29)	3.43 (2.83-4.03)	4.15 (3.32-4.92)	4.98 (3.84-6.02)	6.31 (4.63-7.81)	7.54 (5.30-9.53)	
30-min	0.670 (0.584-0.772)	0.850 (0.745-0.964)	1.17 (1.02-1.35)	1.45 (1.25-1.68)	1.90 (1.61-2.22)	2.31 (1.92-2.71)	2.79 (2.23-3.32)	3.35 (2.54-4.05)	4.25 (3.12-5.28)	5.08 (3.58-6.41)	
60-min	0.414 (0.361-0.478)	0.526 (0.463-0.609)	0.722 (0.630-0.835)	0.900 (0.776-1.04)	1.18 (0.995-1.37)	1.43 (1.18-1.68)	1.73 (1.38-2.05)	2.08 (1.60-2.51)	2.63 (1.93-3.25)	3.14 (2.21-3.97)	
2-hr	0.260 (0.235-0.293)	0.327 (0.294-0.369)	0.426 (0.385-0.482)	0.518 (0.469-0.589)	0.665 (0.576-0.757)	0.799 (0.676-0.917)	0.964 (0.794-1.11)	1.14 (0.901-1.35)	1.43 (1.08-1.74)	1.69 (1.22-2.11)	
3-hr	0.201 (0.183-0.223)	0.248 (0.226-0.276)	0.314 (0.285-0.348)	0.372 (0.335-0.414)	0.466 (0.411-0.520)	0.549 (0.475-0.619)	0.650 (0.549-0.743)	0.770 (0.632-0.906)	0.965 (0.757-1.17)	1.14 (0.882-1.42)	
6-hr	0.132 (0.122-0.144)	0.163 (0.150-0.177)	0.197 (0.182-0.214)	0.228 (0.210-0.248)	0.274 (0.248-0.299)	0.311 (0.278-0.343)	0.355 (0.312-0.398)	0.410 (0.355-0.463)	0.506 (0.423-0.589)	0.592 (0.482-0.718)	
12-hr	0.084 (0.077-0.091)	0.102 (0.086-0.112)	0.124 (0.114-0.135)	0.142 (0.130-0.155)	0.168 (0.153-0.184)	0.189 (0.170-0.209)	0.211 (0.187-0.236)	0.237 (0.206-0.268)	0.280 (0.237-0.323)	0.315 (0.261-0.370)	
24-hr	0.054 (0.051-0.058)	0.067 (0.063-0.072)	0.081 (0.076-0.086)	0.092 (0.086-0.098)	0.107 (0.100-0.114)	0.119 (0.110-0.127)	0.130 (0.121-0.140)	0.142 (0.131-0.153)	0.158 (0.144-0.170)	0.170 (0.154-0.187)	
2-day	0.030 (0.028-0.033)	0.037 (0.035-0.040)	0.045 (0.042-0.049)	0.052 (0.048-0.055)	0.061 (0.057-0.066)	0.068 (0.063-0.073)	0.076 (0.070-0.082)	0.084 (0.078-0.090)	0.094 (0.085-0.102)	0.102 (0.091-0.111)	
3-day	0.022 (0.020-0.023)	0.027 (0.025-0.029)	0.033 (0.031-0.035)	0.038 (0.035-0.041)	0.045 (0.041-0.048)	0.050 (0.046-0.054)	0.056 (0.051-0.060)	0.062 (0.056-0.067)	0.070 (0.063-0.076)	0.077 (0.068-0.084)	
4-day	0.017 (0.016-0.019)	0.022 (0.020-0.023)	0.026 (0.025-0.029)	0.031 (0.028-0.033)	0.036 (0.034-0.039)	0.041 (0.038-0.044)	0.046 (0.042-0.050)	0.051 (0.046-0.055)	0.058 (0.052-0.063)	0.064 (0.057-0.070)	
7-day	0.012 (0.011-0.013)	0.014 (0.013-0.016)	0.018 (0.016-0.019)	0.020 (0.019-0.022)	0.024 (0.022-0.026)	0.027 (0.025-0.029)	0.030 (0.028-0.033)	0.033 (0.030-0.036)	0.037 (0.034-0.041)	0.041 (0.036-0.045)	
10-day	0.009 (0.008-0.010)	0.011 (0.011-0.012)	0.014 (0.013-0.015)	0.016 (0.015-0.017)	0.018 (0.017-0.020)	0.021 (0.019-0.022)	0.023 (0.021-0.024)	0.025 (0.023-0.027)	0.028 (0.025-0.030)	0.030 (0.027-0.032)	
20-day	0.006 (0.006-0.006)	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.017 (0.015-0.018)	0.018 (0.016-0.019)	
30-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.010-0.011)	0.011 (0.011-0.012)	0.012 (0.011-0.013)	0.014 (0.013-0.015)	0.015 (0.013-0.016)	
45-day	0.004 (0.004-0.004)	0.005 (0.005-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.007)	0.008 (0.007-0.009)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.010-0.013)	
60-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parentheses are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

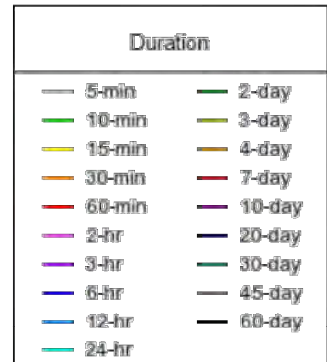
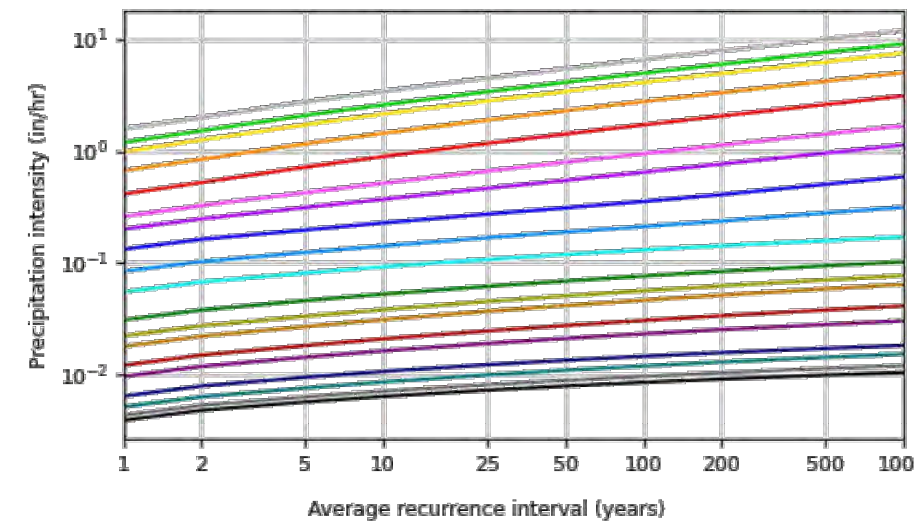
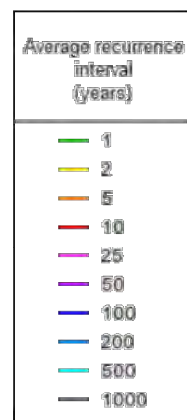
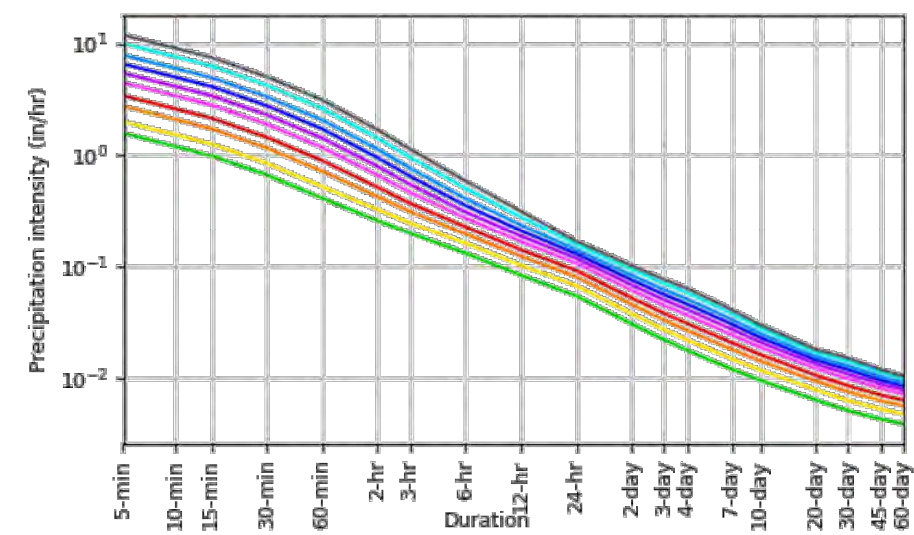
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1/4

1/27/26, 3:51 PM

Precipitation Frequency Data Server

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 40.5176°, Longitude: -112.3006°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Jan 27 22:51:11 2026

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Maps & aeriels

Small scale terrain

https://hdsc.nws.noaa.gov/pfds/pfds_printpage.html?lat=40.5176&lon=-112.3006&data=intensity&units=english&series=pds

2/4

Geotechnical Engineering Study
Halls Hollow Subdivision, Tooele, Utah
CMT Project No. 104880

Page 3

2.0 FIELD EXPLORATION

2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions, 2 test pits were excavated with a backhoe at the site to a depth of approximately 11 feet below the existing ground surface. Locations of the test pits are shown on **Figure 1, Site Map**, included in the Appendix. The field exploration was performed under the supervision of an experienced member of our geotechnical staff.

Representative soil samples were collected by obtaining disturbed "grab" samples from within each test pit. The samples were placed in sealed plastic bags prior to transport to the laboratory.

The subsurface soils encountered in the test pits were classified in the field based upon visual and textural examination, logged and described in general accordance with ASTM¹ D-2488. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, **Figures 2 and 3**, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as **Figure 4** in the Appendix.

Upon completion of logging and sampling, the test pits were backfilled with the excavated soils. When backfilling, minimal to no effort was made to compact the backfill and no compaction testing was performed. Thus, the test pit backfill is considered undocumented fill and settlement of the backfill in the test pits over time should be anticipated.

2.2 Infiltration Testing

We also performed infiltration testing as part of our field exploration within test pit TP-2 at a depth of about 5 feet below the existing ground surface. The testing consisted of creating and filling a small hole at that depth with water, and measuring the rate of water drop within the small hole over a certain time period (i.e. 10 minutes). We repeated this process multiple times until subsequent readings were the same. The results of this test indicate that the gravel soils at this site have an infiltration rate faster than 1 minute per inch. This rate could increase (become slower) over time due to siltation, thus we recommend an appropriate factor of safety be applied for design.

3.0 LABORATORY TESTING

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

- Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
- Atterberg Limits, ASTM D-4318, Plasticity and workability

¹American Society for Testing and Materials



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EAST HALLS HOLLOW
MINOR SUBDIVISION
OLD CANYON ROAD
TOOELE CITY, UTAH



DRAINAGE
CALCULATIONS

PROJECT NUMBER
T1444N
PRINT DATE
2026-04-27
PROJECT MANAGER
C. CHILD
DESIGNED BY
C. CHILD

C-301

811

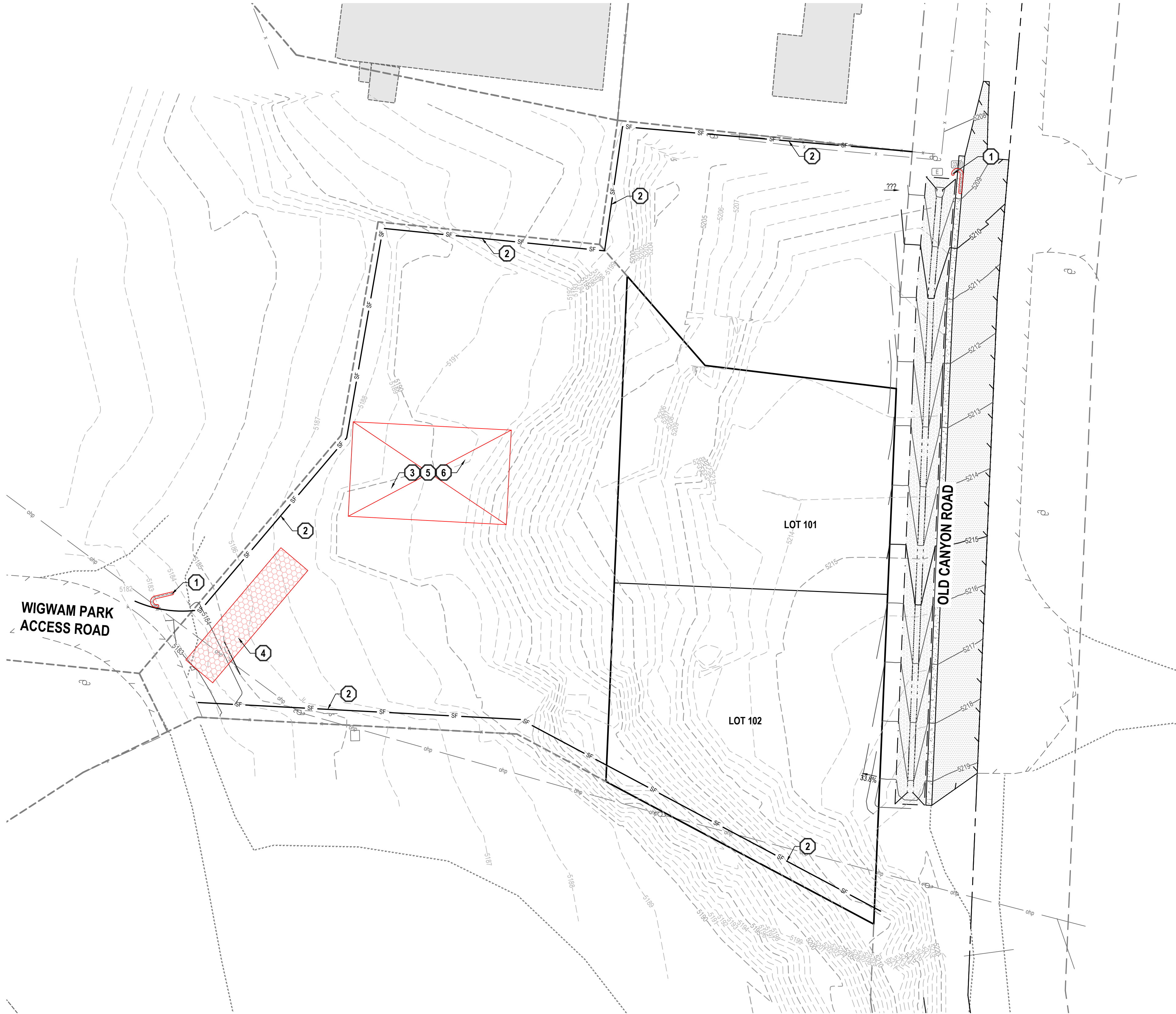
Know where to dig.
Call before you dig.

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

BENCHMARK

WITNESS CORNER OF THE WEST QUARTER OF
SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4
WEST SALT LAKE BASE AND MERIDIAN

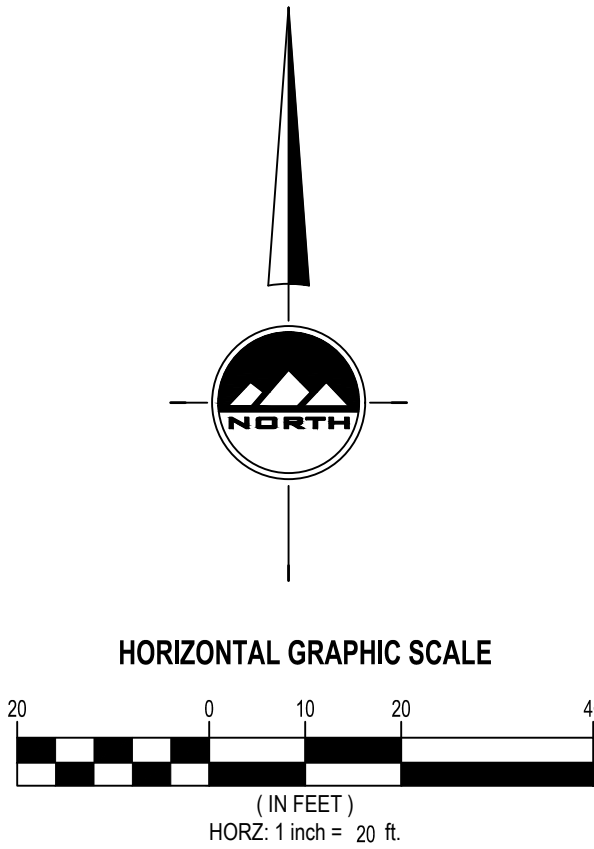
ELEV = 5137.25'



- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INLET PROTECTION PER DETAIL 6/C-600.
 - SILT FENCE PER DETAIL 5/C-600.
 - PORTABLE TOILET PER DETAIL 5/C-600.
 - VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-600.
 - SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



EN SIGN

THE STANDARD IN ENGINEERING

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FOR:
RON HALL
176 HERITAGE DRIVE
TOOELE, UTAH 84074

CONTACT:
RON HALL
PHONE: 801-830-9507

**EAST HALLS HOLLOW
MINOR SUBDIVISION**

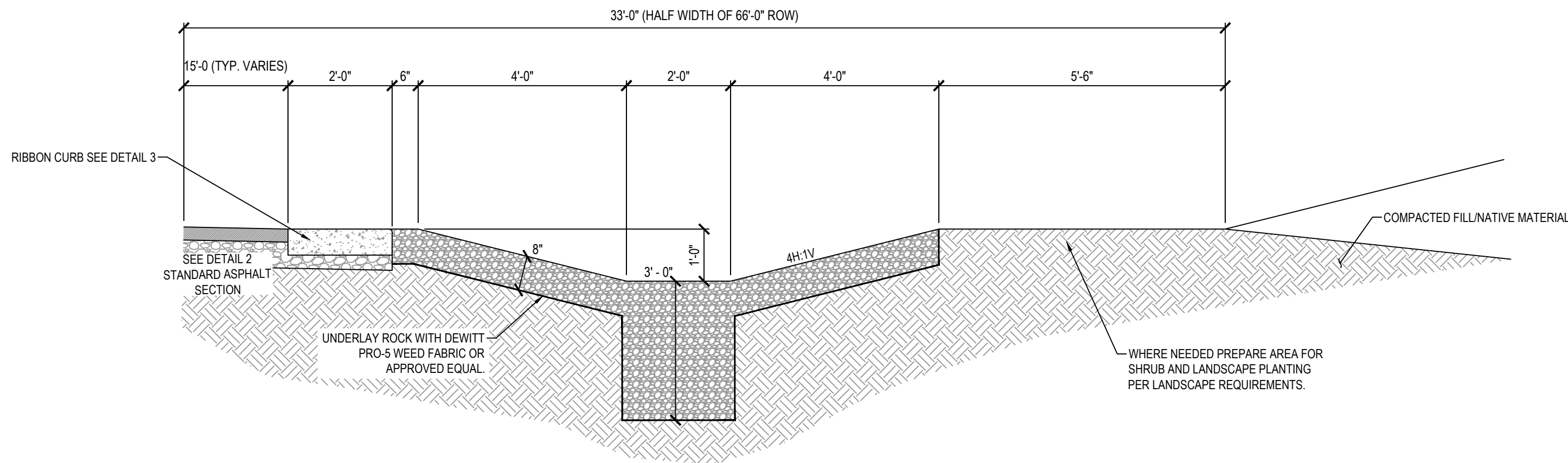
**OLD CANYON ROAD
TOOELE CITY, UTAH**



**EROSION CONTROL
PLAN**

PROJECT NUMBER: T1444N
PRINT DATE: 2026-04-27
PROJECT MANAGER: C. CHILD
DESIGNED BY: C. CHILD

C-500

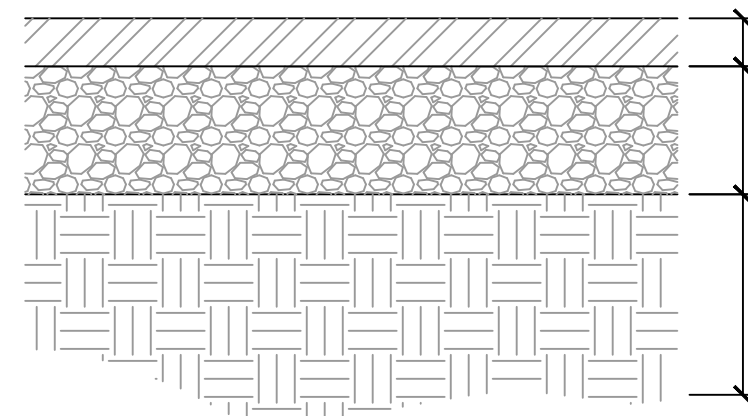


1 OLD CANYON SWELL CROSS SECTION

SCALE: NONE

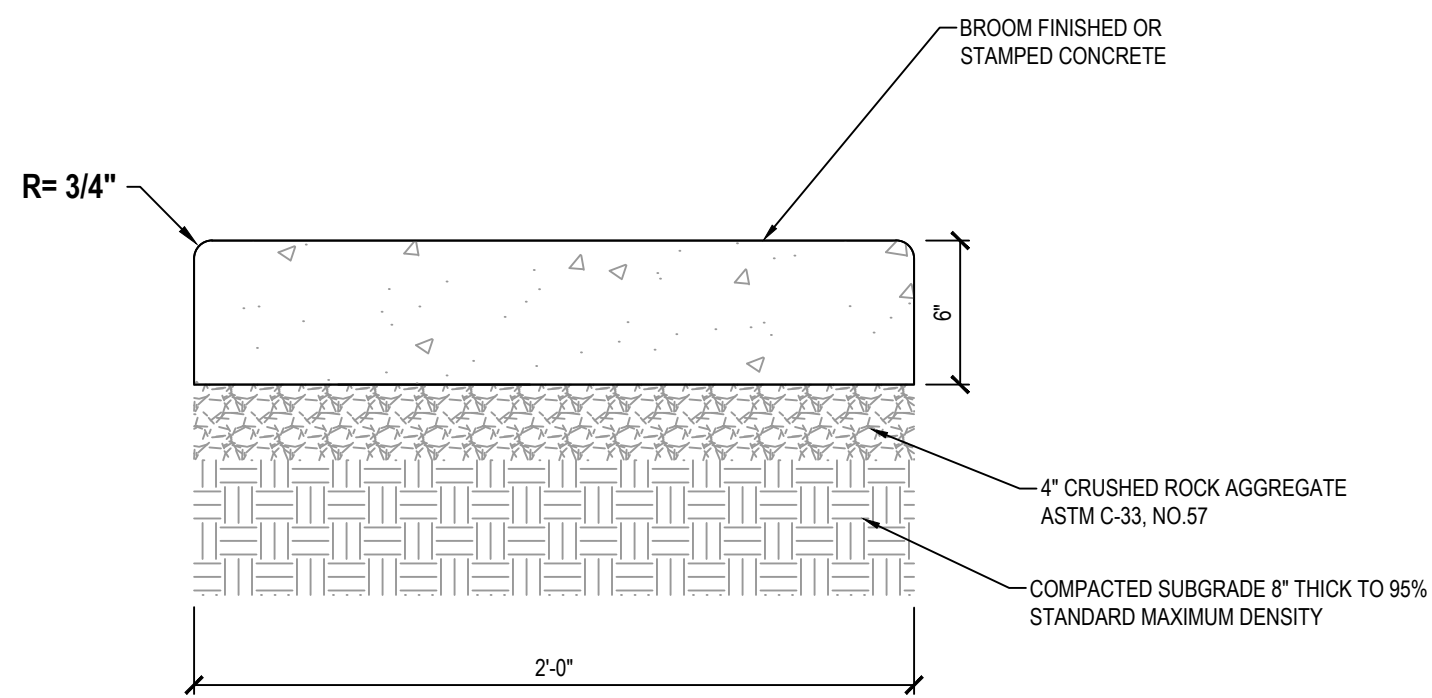
ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE

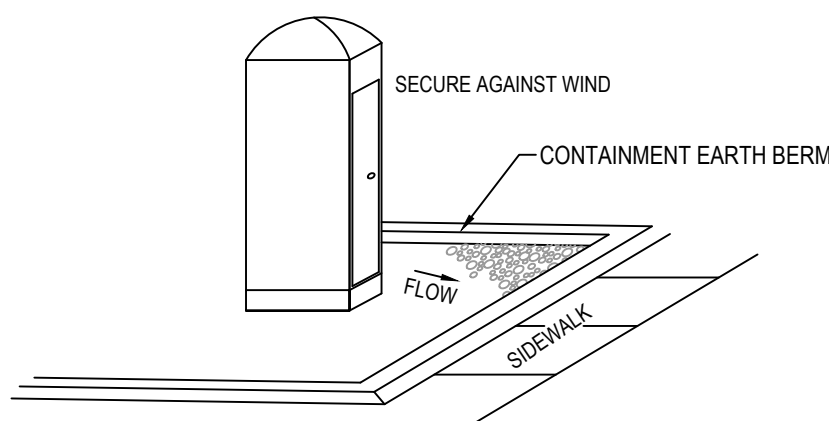


NOTES:

- PROVIDE EXPANSION JOINT AT 50' MAX. O.C.
- PROVIDE 2" SCORE AT 8' O.C.

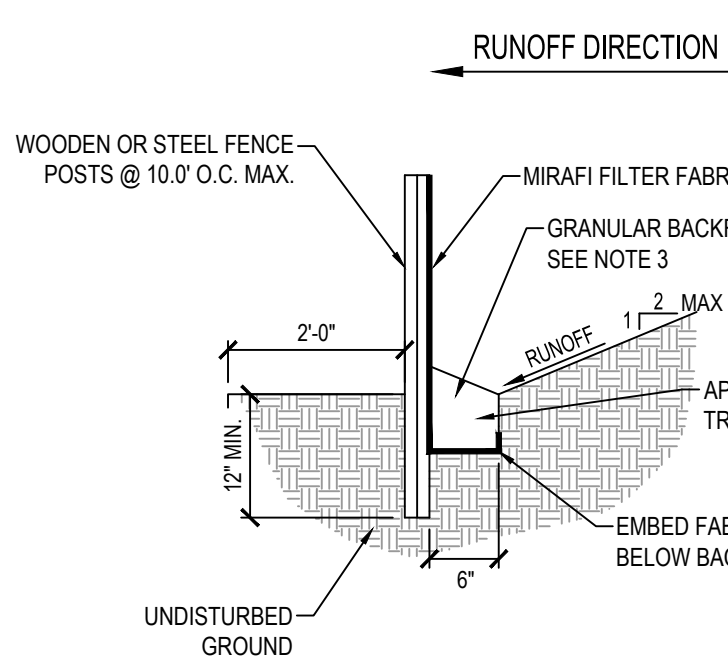
3 TYPICAL 24" CONCRETE RIBBON

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE

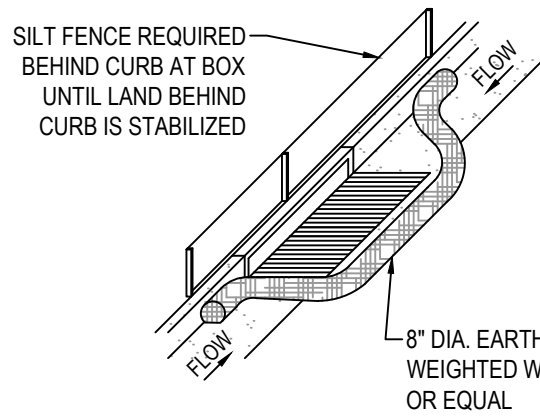


NOTES:

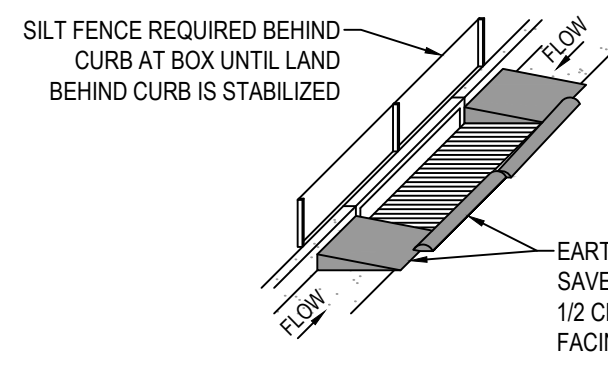
- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
- SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 10' MAX. SPACING BETWEEN STAKES.
- SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

5 TEMPORARY SILT FENCE

SCALE: NONE



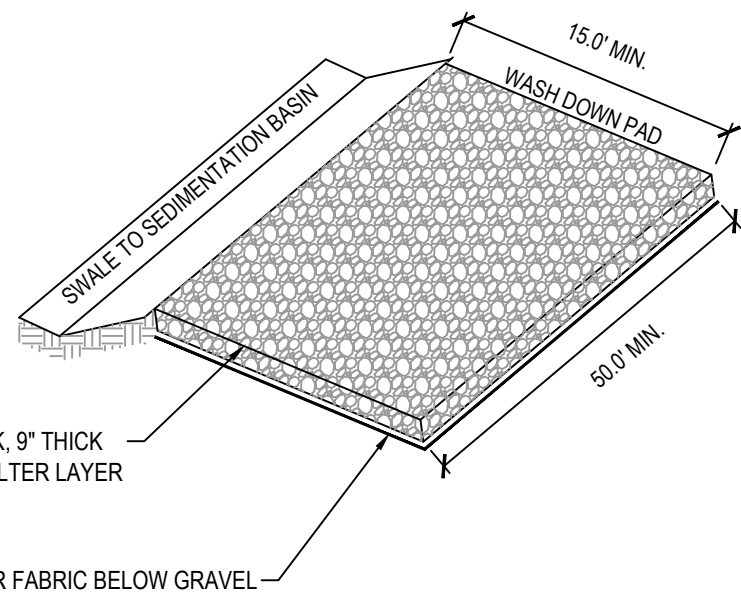
WATTLE OPTION



SANDBAG OPTION

6 SAG INLET PROTECTION

SCALE: NONE

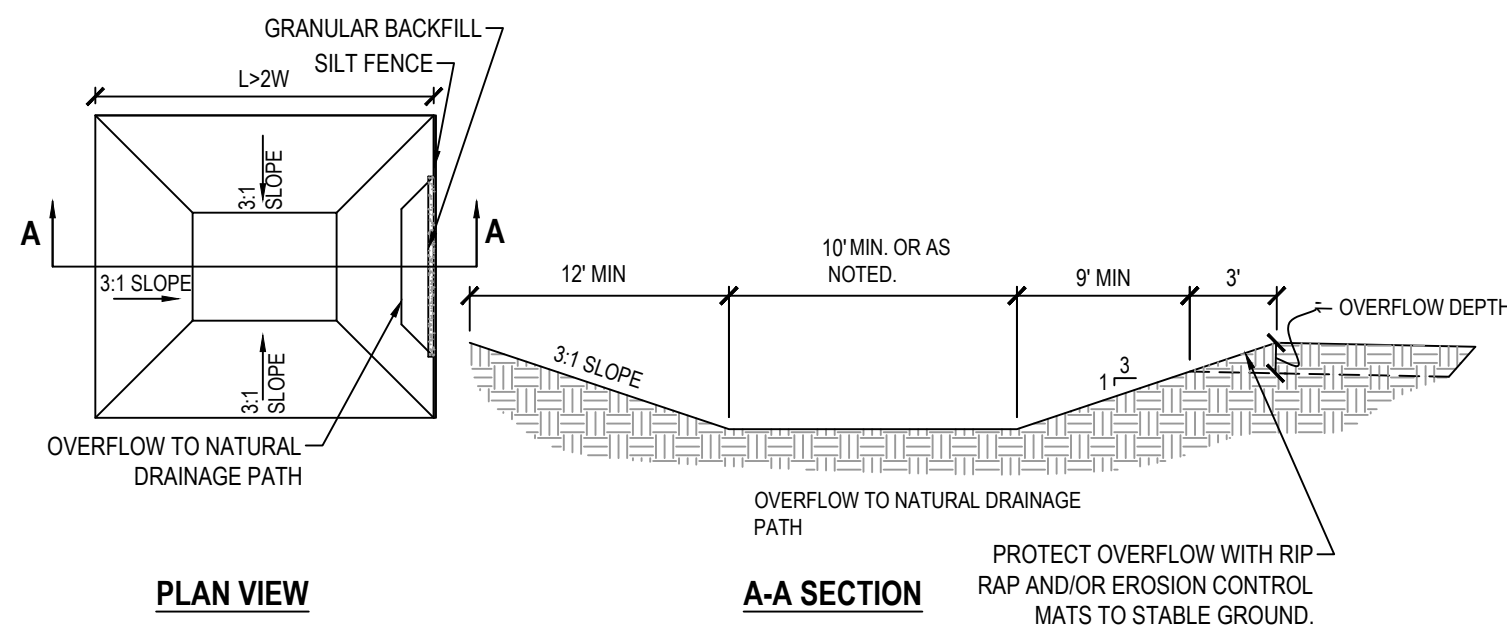


NOTE:

- PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

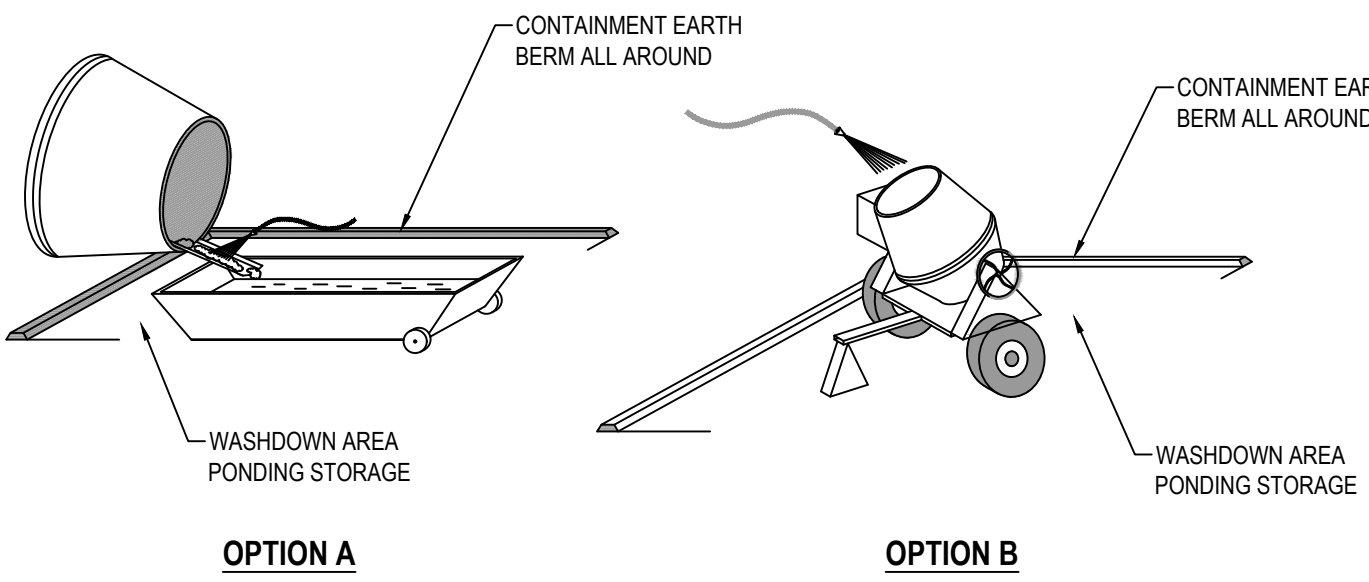


NOTES:

- CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
- SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
- SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
- WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
- WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL. L. TEMPORARY BASIN OUTLET PROTECTION.

8 TEMPORARY WASHDOWN SEDIMENTATION BASIN

SCALE: NONE

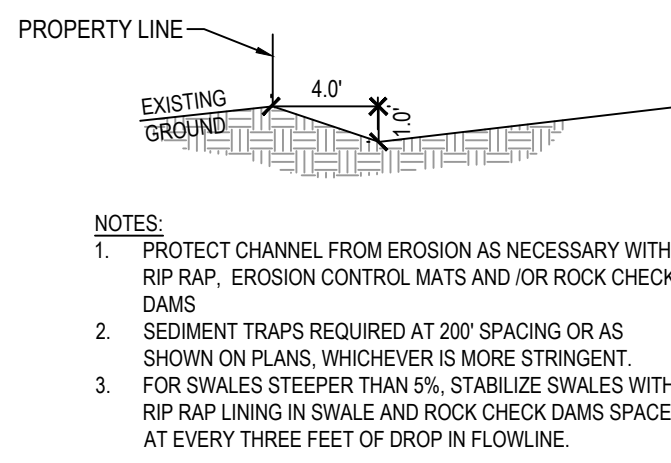


OPTION A

OPTION B

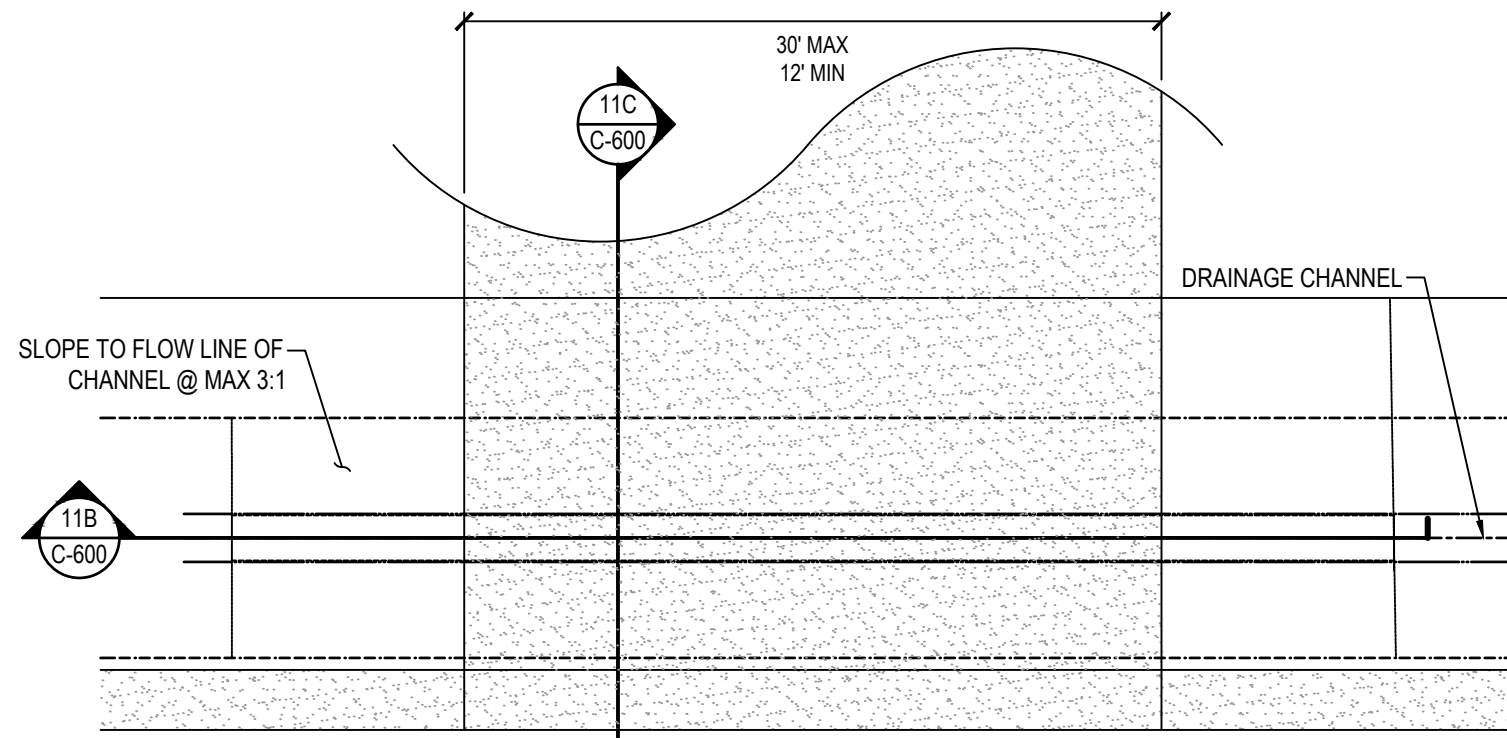
9 CONCRETE WASTE MANAGEMENT

SCALE: NONE



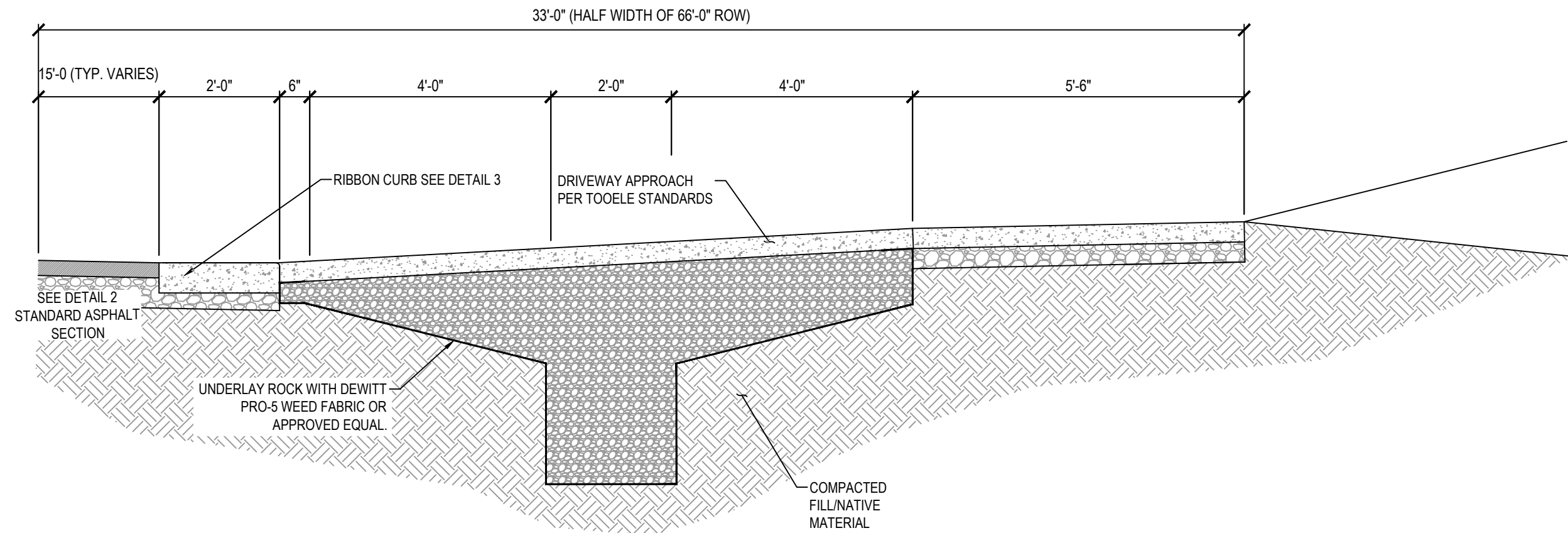
10 DRAINAGE SWALE

SCALE: NONE



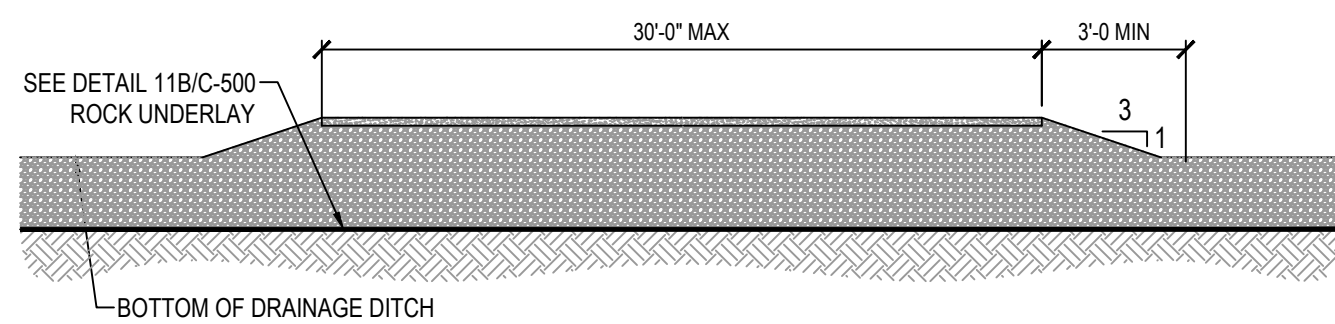
11A DRIVEWAY APPROACH

SCALE: NONE



11B DRIVEWAY APPROACH

SCALE: NONE



11C DRIVEWAY APPROACH

SCALE: NONE



TOOELE

3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

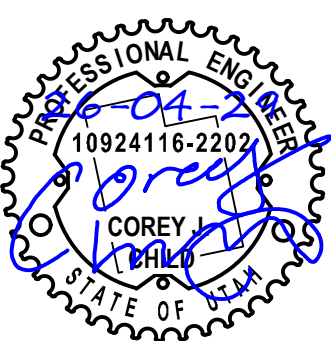
Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR:
RON HALL
176 HERITAGE DRIVE
TOOELE, UTAH 84074

CONTACT:
RON HALL
PHONE: 801-830-9507

EAST HALLS HOLLOW
MINOR SUBDIVISION
OLD CANYON ROAD
TOOELE CITY, UTAH



DETAILS

PROJECT NUMBER
T1444N
PRINT DATE
2026-04-27
PROJECT MANAGER
C. CHILD
DESIGNED BY
C. CHILD

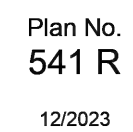
C-600



Plan No.
521 R
1/2023



Plan No.
431 R
9/2025



* MUELLER OR FORD 300 PSI CORPORATION VALVE WITH
AWWA TAPER THREAD (OR APPROVED EQUAL).



Plan No.
551 R
12/2023



SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

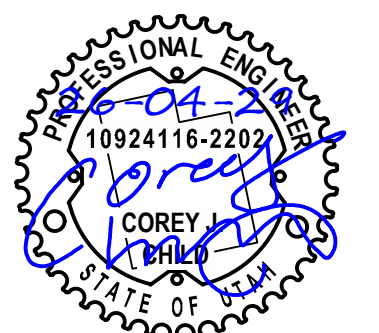
WWW.ENSIGNENG.COM

FOR:
RON HALL
176 HERITAGE DRIVE
TOOELE, UTAH 84074

CONTACT:
RON HALL
PHONE: 801-830-9507

**EAST HALLS HOLLOW
MINOR SUBDIVISION**

**OLD CANYON ROAD
TOOELE CITY, UTAH**



DETAILS

PROJECT NUMBER T1444N	PRINT DATE 2026-04-27
PROJECT MANAGER C. CHILD	DESIGNED BY C. CHILD

C-601

EXHIBIT C

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 20260608					
Date of Submission: August 20, 2026		Current Land Use MU-160 Designation: R1-7 W/Overlay		Proposed Land Use Eliminate Designation: Hillside Overlay	
Project Name: East Halls Hollow Minor Subdivision 695S Main				Parcel #(s): 2-13-83, 2-13-89, 2-13-90 and 2-13-84 Acres: 3.23 Acres	
Project Address:					
Brief Project Summary: We would like to eliminate the hillside overlay zone for these parcels.					
Property Owner(s): Douglas Kinsman			Applicant(s): Ron Hall		
Address: 695 South Main Street			Address: 598 South Canyon Road		
City: Tooele	State: Utah	Zip: 84074	City: Tooele	State: Utah	Zip: 84074
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: Douglas Kinsman			Address: Same		
Phone: [REDACTED]			City: Same	State:	Zip:
Cellular:		Fax:	Email: [REDACTED]		

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

Note to Applicant:

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

For Office Use Only 2260292			
Received By: Jade	Date Received: 8/21/26	Fees: \$1,320.00	App. #: 885838

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

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

Ronald Hall
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 20 day of August, 2020



Staci Maloney
(Notary)
Residing in Tooele County, Utah
My commission expires: June 26, 2027

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

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

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 20 day of August, 2026



Staci Maloney
(Notary)

Residing in Tooele County, Utah
My commission expires: June 26, 2027

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)

Residing in _____ County, Utah
My commission expires: _____

Zoning Map?

1. What is the present zoning of the property? The current zoning of the property is MU-160 and R1-7 with a sensitive hillside overlay zone.
2. Explain how the proposed zoning is consistent with the current land use designation. We would like to eliminate the hillside overlay zone with this property, as the parcels to the north is currently built out. The property to the east is owned by Tooele city and will never be built on. The property to the south is an existing subdivision and does not have the hillside overlay zone. The property north and west of SR 36 is currently zoned R1-7 and does not have any hillside overlay zone.
3. Explain how the proposed zoning is similar or compatible to the current zoning in the surrounding area. as the parcels to the north is currently built out, the hillside overlay does not and will not ever apply. The property to the east is owned by Tooele city and will never be built on, therefore the hillside overlay does not and will not ever apply. The property to the south is an existing subdivision and does not have the hillside overlay zone. The property north and west of SR 36 is currently zoned R1-7 and does not have any hillside overlay zone.
4. Explain how the proposed zoning is suitable for the existing uses of the subject property(s). The property that is in discussion is surrounded by either currently built out land or subdivisions or property owned by Tooele City. None of which has been built on with the existing Hillside overlay zone.
5. Explain how the proposed zoning promotes the goals and objectives of Tooele City?

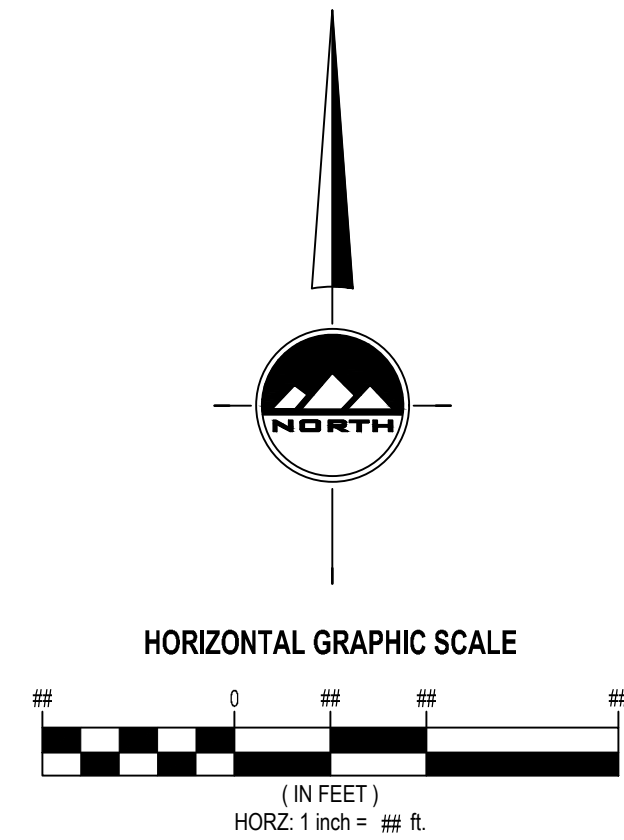
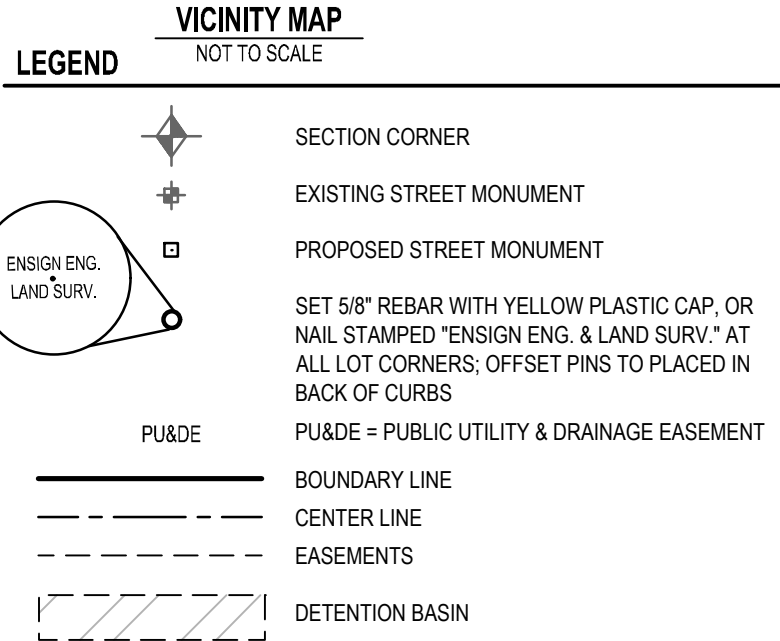
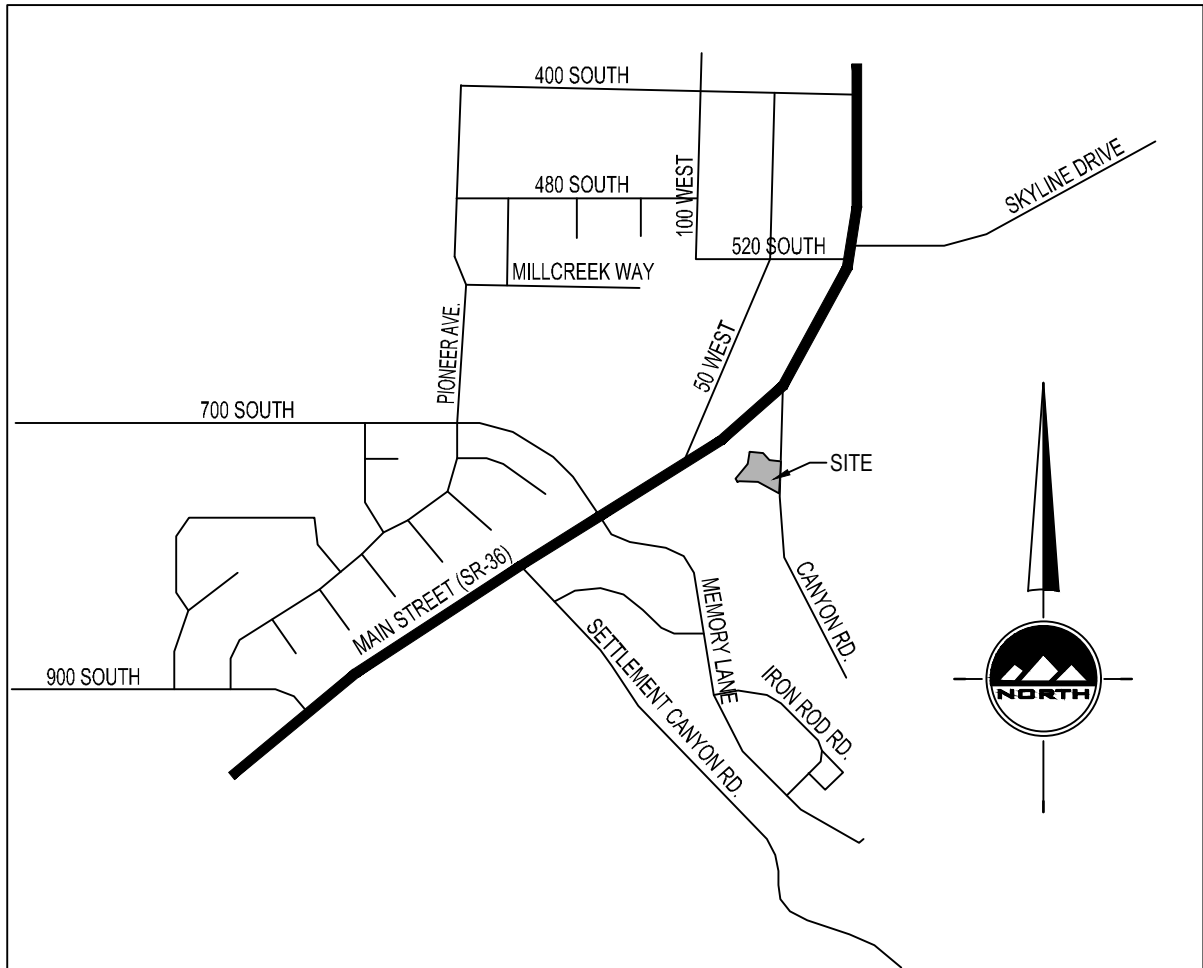
General Plan Map?

1. What is the present land use designation of the subject property(s)?
2. Explain how the proposed land use designation is similar or compatible with the other land use designations in the surrounding area.
3. What do you anticipate the land being used for?
4. Explain how the proposed land use designation would affect property, surrounding properties, and Tooele City.
5. Explain how the proposed land use designation promotes the goals and objectives of Tooele City.

EAST HALLS HOLLOW MINOR SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



EAST QUARTER CORNER OF
SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN (FOUND TOOELE
COUNTY SURVEYOR'S MONUMENT,
3\"/>

WEST QUARTER CORNER OF
SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN (CALCULATED
POSITION)

WITNESS CORNER TO THE WEST
QUARTER CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND TOOELE COUNTY
SURVEYOR'S MONUMENT, 3\"/>

ROCKY MOUNTAIN POWER COMPANY 1. PURSUANT TO UTAH CODE ANN. § 54-3-37 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. 2. 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 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 POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW. APPROVED THIS _____ DAY OF _____, 20____ ROCKY MOUNTAIN POWER BY - _____ TITLE - _____	ENBRIDGE GAS ENBRIDGE GAS UTAH - NOTE: 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. APPROVED THIS _____ DAY OF _____, 20____ QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH BY - _____ TITLE - _____
---	---

LAND USE AUTHORITY APPROVED THIS _____ DAY OF _____, 20____. BY THE TOOELE CITY LAND USE AUTHORITY. _____ TOOELE CITY PUBLIC WORKS DIRECTOR _____ TOOELE CITY ENGINEER _____ TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR
--

CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. _____ TOOELE CITY ATTORNEY	COMMUNITY DEVELOPMENT APPROVAL APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____. _____ TOOELE CITY COMMUNITY DEVELOPMENT	COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____. BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE #2023-0051 _____ TOOELE COUNTY SURVEY DIRECTOR	COUNTY TREASURER APPROVAL APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. BY THE TOOELE COUNTY TREASURER. _____ TOOELE COUNTY TREASURER	COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____. BY THE TOOELE COUNTY HEALTH DEPARTMENT. _____ TOOELE COUNTY HEALTH DEPARTMENT	TOOELE COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF : _____ DATE: _____ TIME: _____ FEES _____ _____ TOOELE COUNTY RECORDER
---	---	--	---	---	--

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 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 17-13-504, have verified all measurements, and have subdivided said tract of land into a lot, together with easements, hereafter to be known as EAST HALLS HOLLOW MINOR SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that the lot meets frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Utah, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Canyon Road, said point being located South 89°11'48" West 2011.76 feet along the Quarter Section line and North 0°48'12" West 1046.86 feet from the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 2°24'47" West 182.15 feet along said Westerly right-of-way line;

thence North 61°58'12" West 103.14 feet to a point on an existing fence line;

thence North 2°24'47" East 171.89 feet;

thence South 41°06'14" East 40.28 feet;

thence South 83°06'18" East 65.47 feet to said Westerly line of Canyon Road and Point of Beginning.

Contains 15,581 square feet or 0.36 acres.

For Review

04/29/2026 1:14:49 PM

Date
Douglas J. Kinsman
License No. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele City and to all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D., 20____.

By: Ronald Hall, Owner

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SANDY
Phone: 801.255.0529

LAYTON
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Phone: 435.896.2893

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3950 N Tealby Way, Ste 200
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Phone: 435.843.3590
WWW.ENSIGNENG.COM

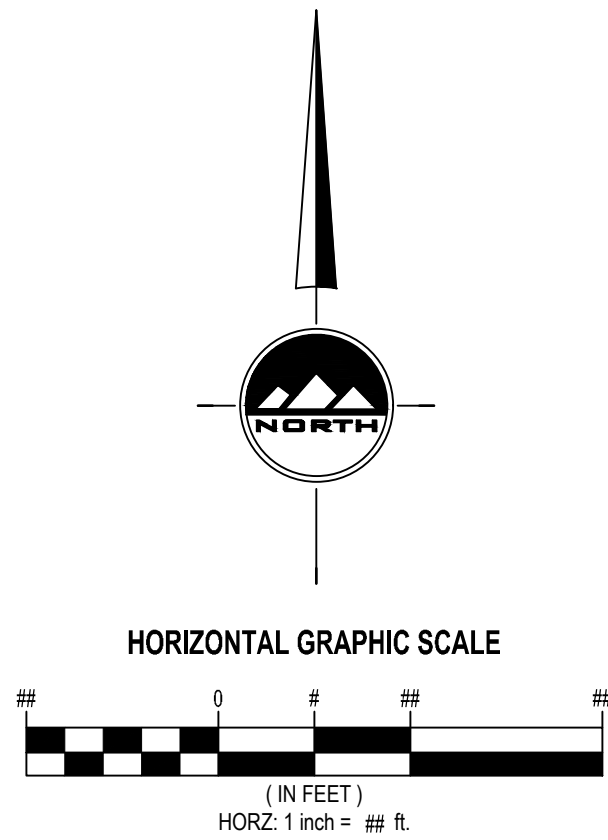
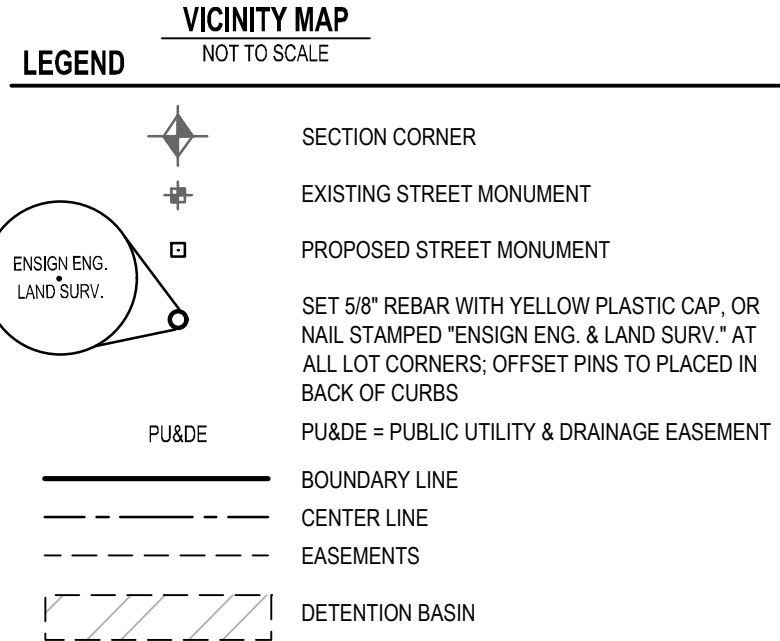
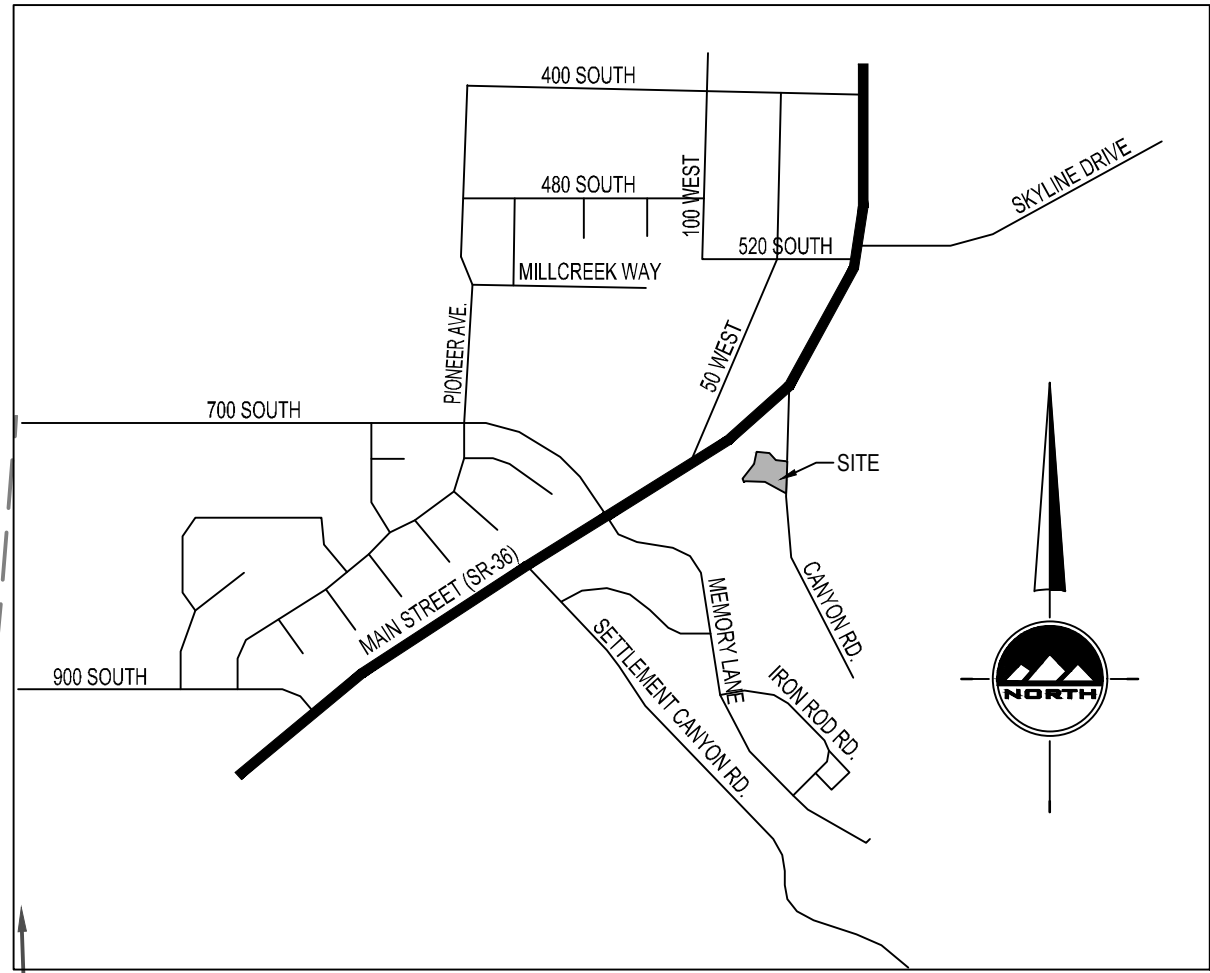
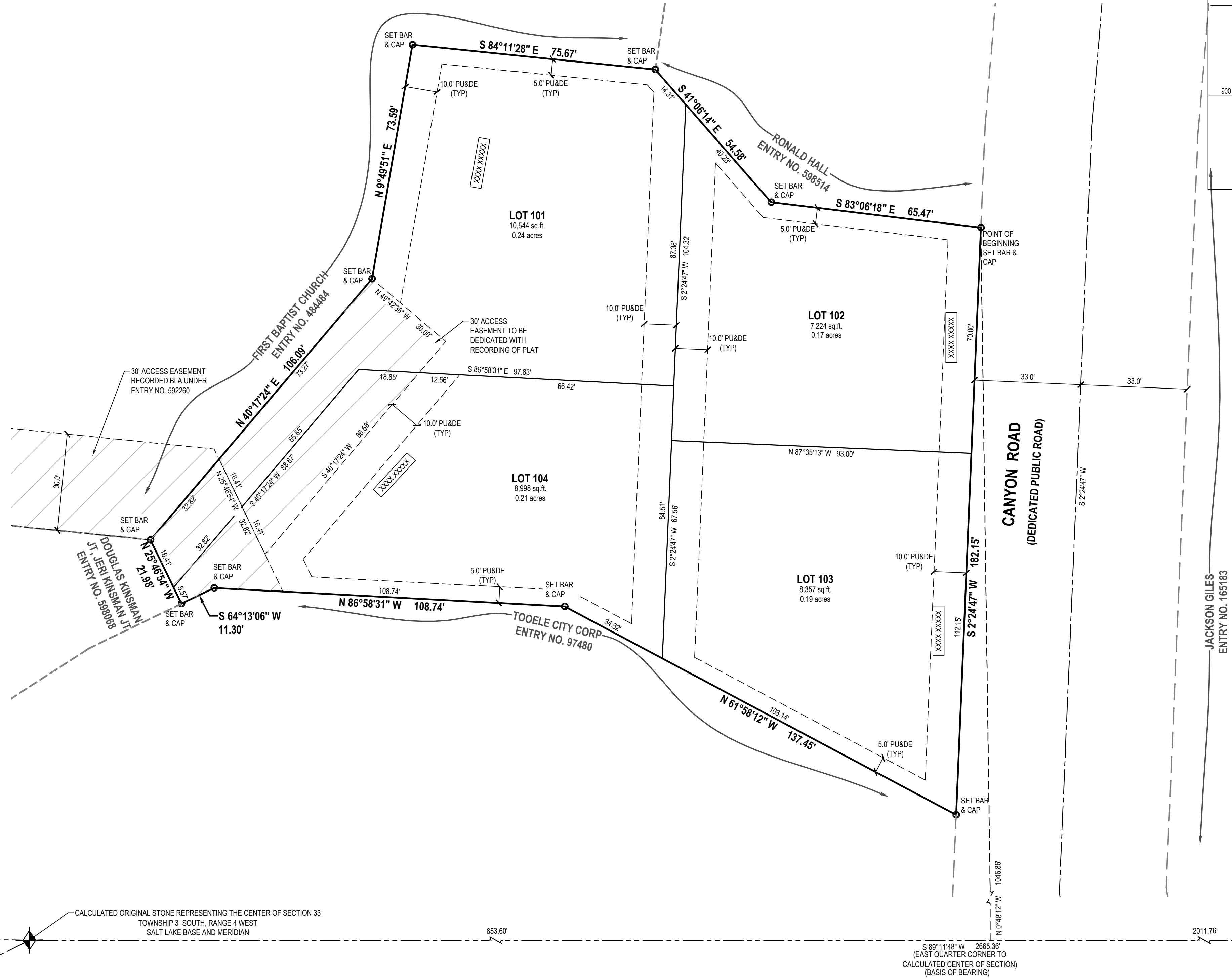
SHEET 1 OF 1

PROJECT NUMBER: T1444F
MANAGER: D. KINSMAN
DRAWN BY: M. SANDOVAL
CHECKED BY: D. KINSMAN
DATE: 4/23/2026

HALLS HOLLOW MINOR SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



EAST QUARTER CORNER OF
SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN (FOUND TOOELE
COUNTY SURVEYOR'S MONUMENT,
3" PIPE WITH BRASS CAP DATED
1982)

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold license
No. 334575 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 a
lot, together with easements, hereafter to be known as HALLS HOLLOW MINOR SUBDIVISION, and that
the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that the lot meets
frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and
Meridian, said parcel also located in Tooele City, Utah, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Canyon Road, said point being located South 89°11'48" West
2011.76 feet along the Quarter Section line and North 0°48'12" West 1046.86 feet from the found Dependent Resurvey monument
representing the East Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 2°24'47" West 182.15 feet along said Westerly right-of-way line;
thence North 61°58'12" West 137.45 feet to a point on an existing fence line;
thence North 86°58'31" West 108.74 feet along said existing fence line;
thence South 64°13'06" West 11.30 feet along said existing fence line;
thence North 40°17'24" East 108.09 feet;
thence North 9°49'51" East 73.59 feet;
thence South 84°11'28" East 75.67 feet;
thence South 41°06'14" East 54.58 feet;
thence South 83°06'18" East 65.47 feet to the Point of Beginning.

Contains 35.122 square feet, or 0.81 acres.

For Review

Date 12/05/2025 12:43:47 PM

Douglas J. Kinsman
License No. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to
divided into lots and streets together with easements as set forth hereafter to be known as:

HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as
streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele City and to all public
utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility, and drainage
easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines
and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes
shown hereon.

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D., 20_____.

By: Ronald Hall, Owner

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele JS.S.

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State
of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Dedication, _____ in number, freely and
voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



SANDY Phone: 801.255.0529

LAYTON Phone: 801.547.1100

CEDAR CITY Phone: 435.865.1453

RICHFIELD Phone: 435.896.2893

TOOELE
3950 N Tealby Way, Ste 200
Erd, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

SHEET 1 OF 1

PROJECT NUMBER : T1444F
MANAGER : D. KINSMAN
DRAWN BY : M. SANDOVAL
CHECKED BY : D. KINSMAN
DATE : 12/5/2025

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____

FEES _____ TOOELE COUNTY RECORDER

ROCKY MOUNTAIN POWER COMPANY

- 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)(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 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 POWER 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 _____, 20____.

ROCKY MOUNTAIN POWER

BY _____
TITLE _____

ENBRIDGE GAS

ENBRIDGE GAS UTAH - NOTE:
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.

APPROVED THIS _____ DAY OF _____, 20____.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

BY _____
TITLE _____

LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____, 20____,
BY THE TOOELE CITY LAND USE AUTHORITY.

TOOELE CITY PUBLIC WORKS DIRECTOR

TOOELE CITY ENGINEER

TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ATTORNEY

COMMUNITY DEVELOPMENT APPROVAL

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

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____,
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE #2023-0051

TOOELE COUNTY SURVEY DIRECTOR

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____,
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

COUNTY HEALTH DEPARTMENT

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

TOOELE COUNTY HEALTH DEPARTMENT

RE-ZONE BOUNDARY DESCRIPTION

Exhibit A

A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Utah, more particularly described as follows:

Beginning at a point near an existing fence line located South 89°11'48" West 2261.14 feet along the Quarter Section line and North 0°48'12" West 933.77 feet from the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence South 64°13'06" West 31.84 feet generally along said fence line;

thence South 57°10'56" West 176.00 feet to a point on the Easterly line of Canyon Rim Estates Ph. 1, Lot 18 Amended which is recorded under Entry No. 281226 in the office of the Tooele County Recorder;

thence North 9°0'0" West 33.00 feet along said amended subdivision line;

thence North 78°21'00" West 213.75 feet along and beyond said amended subdivision line to and along the Northerly line of Canyon Rim Estates which is recorded under Entry No. 100636 in the office of the Tooele County Recorder;

thence North 63.97 feet along said Northerly subdivision line to the Southeasterly right-of-way line of SR-36;

thence North 57°14'00" East 370.35 feet along said right-of-way line;

thence Northeasterly 93.74 feet along said right-of-way line and the arc of a 1,687.02 feet radius tangent curve to the left (center bears North 32°46'00" West and the long chord bears North 55°38'29" East 93.73 feet through a central angle of 03°11'01") to a point on the Southerly line of a parcel having the Entry No. 243857 which is under Book 2, Page 509 as recorded in the office of the Tooele County Recorder;

thence South 40°33'26" East 70.90 feet along said Southerly line;

thence South 78°29'46" East 111.46 feet along said Southerly line;

thence South 83°54'33" East 100.73 feet along said existing fence line to a point on the Westerly right-of-way line of Canyon Road;

thence South 4°48'04" West 48.63 feet along said right-of-way line;

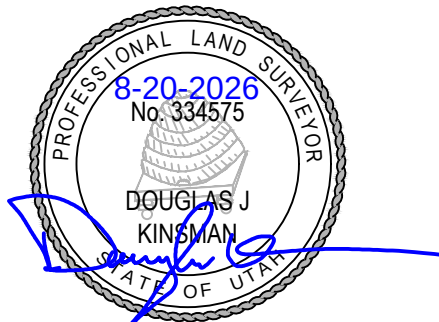
thence South 2°24'47" West 214.20 feet along said right-of-way line;

thence North 61°58'12" West 137.45 feet to an existing fence line;

thence North 86°58'31" West 108.74 feet along said fence line to an existing fence corner;

thence South 64°13'06" West 11.30 feet generally along said fence line,; to the Point of Beginning.

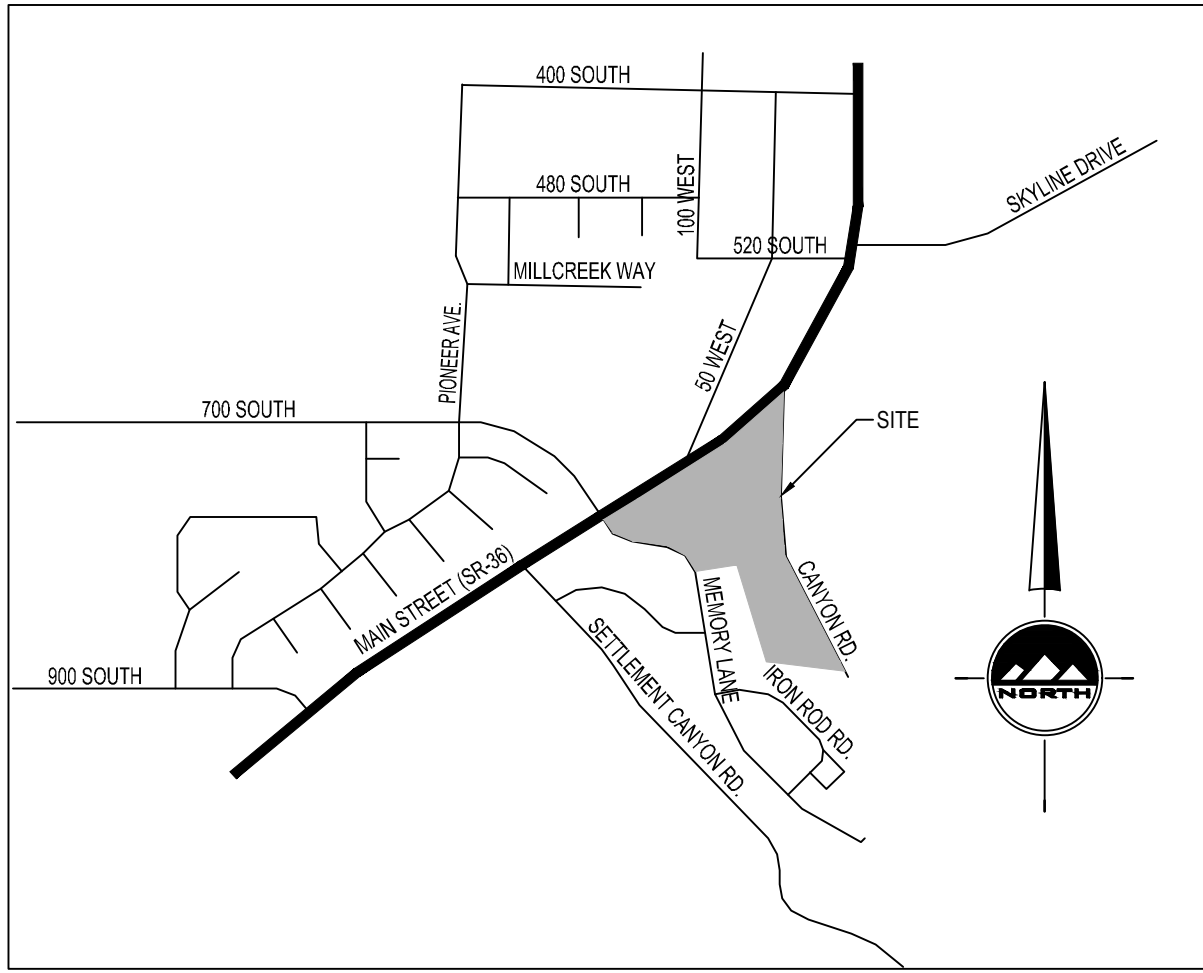
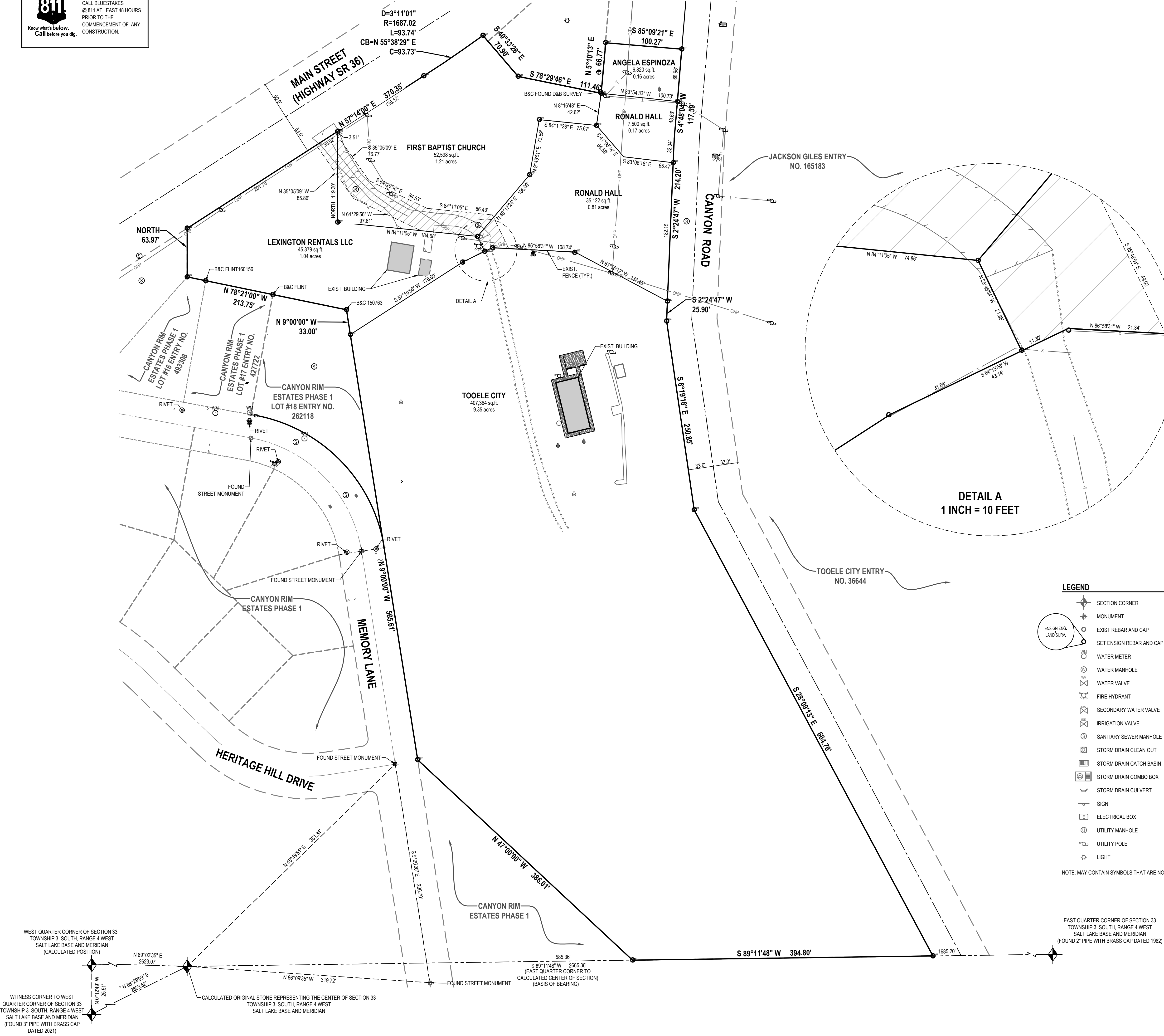
Contains 140,599 square feet or 3.23 acres.



811

Know what's below.
Call before you dig.

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



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I, Haden Langston, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12609604 in accordance with Utah Code, Title 58, Chapter 22 - Professional Engineers and Professional Land Surveyors Licensing Act., as prescribed by the laws of the state of Utah.

NARRATIVE

The purpose of this survey is to adjust the client's property lines so that both of the client's parcels can have access to canyon road and comply with zoning.

The subject parcel is bounded by several parcels that either gap or overlap due to the nature of the ties in the legal descriptions. Many of the ties on the vesting documents go to the Center of Section 33, Township 3 South, Range 4 West. There were two found monuments marking the Center of Section 33 as shown on the documents 0364w-k23-wd1-2021 and 0364w-k23-wd12-2021 as filed in the office of the Tooele County Recorder. The monuments lie approximately 26.80 feet from one another. The two monuments create a lack of clarity regarding which monument is to be used and creates gaps and overlaps between the parcels. Furthermore, the parcels in question appear to follow long-standing occupation rather than follow the ties as described in the vesting documents.

The current owners of the parcels in question agree on certain lines. These lines were held in the Boundary Line Agreements under the following Entry Numbers in the office of the Tooele County Recorder: _____

The South line of the client's boundary is generally bounded by a long-standing fence with an extension the Westerly right-of-way line of Canyon Road.

The North and West lines of the Client's boundaries are the result of agreements for trading ground and holding an existing fence line.

The East line of the client's boundary is the Westerly line of Canyon Road. The right-of-way was established by adhering to the widths set in the filed Record of Survey under File No. 2004_0023 as filed in the Office of the Tooele County Recorder. This survey also agrees with the existing plat map as far as widths and dimensions. Said plat map is recorded under Book 2, Page 13 in the Office of the Tooele County Recorder.

The stone marking the Center of Section 33 was held to establish the Quarter Section line. The East Quarter Corner of Section 33 was found, and the two witness monuments for the Center of Section 33 were located to establish the stone's position as it had been removed to build a house. The information regarding the witness monuments can be found on Document No. 0364w-k23-2021 (2).

The Basis of Bearing for this survey is the line between the Dependent Resurvey monument representing the East Quarter Corner of Section 33, and the stone marking the Center of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian which bears South 89°11'48" West 2665.36 feet.

LEGAL DESCRIPTIONS ON SECOND PAGE

JANUARY 23, 2024

Date
Haden Langston
License no. 12609604

ENSIGN

THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE CITY PARKS & RECREATION
3 CANYON ROAD
TOOELE, UT

CONTACT:
DARWIN COOK
PHONE: 435-843-2143

RON HALL BOUNDARY LINE AGREEMENT

3 CANYON ROAD
TOOELE, UTAH

PROFESSIONAL LAND SURVEYOR

1-29-24
No. 12609604
Haden
Langston
STATE OF UTAH

BOUNDARY SURVEY

PROJECT NUMBER
T1444F

PRINT DATE
2024-01-29

PROJECT MANAGER
D.KINSMAN

DESIGNED BY
N.PETERSEN

1 OF 2

STAFF REPORT

September 1, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: 576 South Park Hill Drive – Conditional Use Permit Request

Application No.: 2026067
Applicant: Steven Laird
Project Location: 576 South Park Hill Drive
Zoning: R1-12 Residential Zone
Acreage: .45Acres (Approximately 19,602 ft²)
Request: Request for approval of a Conditional Use Permit in the R1-12 Residential zone to authorize a detached accessory structure that exceeds the 8% lot coverage restriction.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 0.45 acres located at 576 S Park Hill Drive. The property is currently zoned R1-12 Residential. The applicant is requesting approval of a Conditional Use Permit to construct a detached accessory building that will exceed the 8% maximum lot coverage for detached accessory structures established in Section 7-14-6 of the Tooele City Code.

ADMINISTRATIVE AUTHORITY

This Conditional Use Permit application is an administrative application. The Planning Commission is fulfilling an administrative function in reviewing the request and should evaluate the application based on the conditional use requirements established in the Tooele City Code, particularly the applicable provisions of the Conditional Use Ordinance and development standards. Any decision or conditions should be based upon compliance with established City Code requirements and should be reasonably related to the impacts or requirements of the proposed use.

ANALYSIS

General Plan and Zoning. The Future Land Use Map of the General Plan designates the subject property as Low Density Residential. The property is zoned R1-12 Residential, which supports approximately three dwelling units per acre. All surrounding properties are also zoned R1-12 Residential and are developed with single-family homes. Mapping pertinent to this request is included in Exhibit A.

Tooele City Code Requirements. Section 7-14-6(3) limits the total lot coverage of accessory buildings and structures to 8% of the total lot area, except as may be allowed under Section 7-14-6(9). Section 7-14-6(9) requires a Conditional Use Permit for detached garages and other accessory structures that exceed the 8% lot coverage restriction and authorizes the Planning Commission to consider potential adverse impacts on adjoining properties.

Detached Accessory Structure Lot Coverage. The proposed detached garage will be approximately 1,587 square feet. The property also contains an existing detached shed of approximately 100 square feet, resulting in a total of approximately 1,687 square feet of detached accessory structures. On a 19,602-square-foot lot, the detached accessory structures would constitute approximately 8.6% of the total lot area, exceeding the 8% limitation and requiring approval through the Conditional Use Permit process.

The proposed garage will be located in the rear yard, west of the existing residence. The structure will meet all required setbacks, remain outside all public utility easements (PUEs), and maintain the required six-foot separation from the primary dwelling.

A review of aerial imagery indicates that detached garages and accessory buildings of varying sizes are common throughout the neighborhood. Staff does not anticipate that the proposed structure will create significant adverse impacts on neighboring properties.

Site Plan Layout. The applicant submitted a site plan showing the proposed location of the new detached garage. The garage is proposed to be setback from the property lines 5 feet. Staff prepared a revised site plan illustrating the dimensions of the existing and proposed structures, required setbacks, and other relevant site information.

The site contains an existing residence of approximately 3,000 square feet. Combined with the proposed detached garage and existing shed, the total building footprint on the property will be approximately 4,687 square feet. On a 19,602-square-foot lot, this results in an overall lot coverage of approximately 24%.

Section 7-14, Table 3 of the Tooele City Code permits a maximum total lot coverage of 35% in the R1-12 Residential zone. Therefore, while the detached accessory structure coverage exceeds the 8% limitation and requires Conditional Use Permit approval, the property will remain in compliance with the overall maximum lot coverage allowed by the zoning district.

Conditional Use Approval Standard. The procedure and approval standard for a Conditional Use Permit request are established in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;

- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, staff has identified the following potential detrimental effect that the application, if approved, may have upon adjacent and nearby persons and properties:

1. Increased accessory structure lot coverage. The proposed detached garage and existing shed would result in approximately 8.6% detached accessory structure lot coverage, exceeding the 8% limitation established by Section 7-14-6(3). The additional lot coverage may reduce the amount of open area on the property and could affect the character of the surrounding residential area. However, the proposed structure will comply with applicable setbacks, remain outside public utility easements, and maintain the required separation from the primary dwelling. Staff therefore anticipates that the potential impacts associated with the increased accessory structure lot coverage can be substantially mitigated by limiting total detached accessory structure lot coverage to 9% of the lot area.

REVIEWS

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

1. Maximum detached accessory structure lot coverage shall be limited to 9% of the lot area.
2. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all subsequent building inspections during the construction process.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have not issued any comments regarding this proposed Conditional Use Permit.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding this proposed Conditional Use Permit.

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

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit request by Steven Laird, application number 2026067, subject to the following conditions:

1. Maximum detached accessory structure lot coverage shall be limited to 9% of the lot area.
2. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all required building inspections during the construction process.

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. Subject to approval of the Conditional Use Permit and the conditions imposed, the proposed development complies with the applicable provisions of the Tooele City Code.
3. The proposed development, as conditioned, is not anticipated to be deleterious to the health, safety, and general welfare of the public or the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. Public services in the area are adequate to support the proposed development.
6. The reasonably anticipated detrimental effects identified by staff can be substantially mitigated through the conditions proposed with the Conditional Use Permit, consistent with the requirements of Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Steven Laird, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026067, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026.”

1. List findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Steven Laird, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026067, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE 576 S PARK HILL DETACHED GARAGE CONDITIONAL USE PERMIT





SITE PLAN



- 23 FT -
- 69 FT -
PROPOSED GARAGE

LAIRD STEVEN DEWAIN JT
12-042-0-0016
R007449
0.45 Acres
576 S PARK HILL DR

EVELYN M MONTOYA TRUSTEE
12-043-0-0018
R009166
0.31 Acres
375 E MEADOWS DR

SLOAN CHRISTOPHER CO-TRUSTEE
12-043-0-0017

PARK HILL DRIVE

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

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



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

Project Information					
Date of Submission: 8-19-26		Current Zoning: Residential		Parcel #(s): 1204200016	
Project Name: LAIRD				Acres: 19496 sq ft	
Project Address: 576 Park Hill Dr Tooele UT				Units:	
Project Description: Garage					
Current Use of Property: None					
Property Owner(s): STEVEN LAIRD			Applicant(s): STEVEN LAIRD		
Address: 576 Park Hill Dr			Address: 576 Park Hill Dr		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: STEVEN LAIRD			Address: 576 Park Hill Dr		
Phone: [REDACTED]			City: Tooele State: UT Zip: 84074		
Cellular: [REDACTED]		Fax: [REDACTED]		Email: [REDACTED]	
Signature of Applicant: [Signature]					
Date: 8-19-26					

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

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

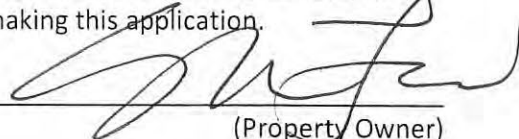
For Office Use Only			
Fee: \$600.00 (213)	Received By: Jade	Date Received: 8/20/2020	Receipt #: 885714

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

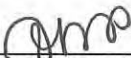
I/we, STEVEN LAIRD, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of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


(Property Owner)

(Property Owner)

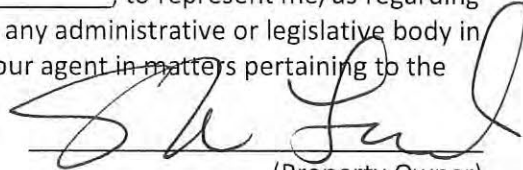
Subscribed and sworn to me this 19 day of August, 2020




(Notary)
Residing in Davis County, Utah
My commission expires: 08/07/2029

AGENT AUTHORIZATION

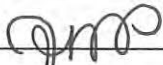
I/we, Steven Laird, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.


(Property Owner)

(Property Owner)

Dated this 19 day of August, 2020 personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



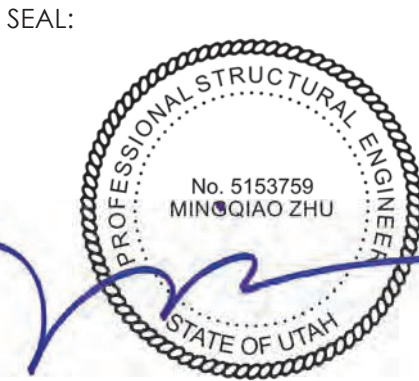

(Notary)
Residing in Davis County, Utah
My commission expires: 08/07/2029

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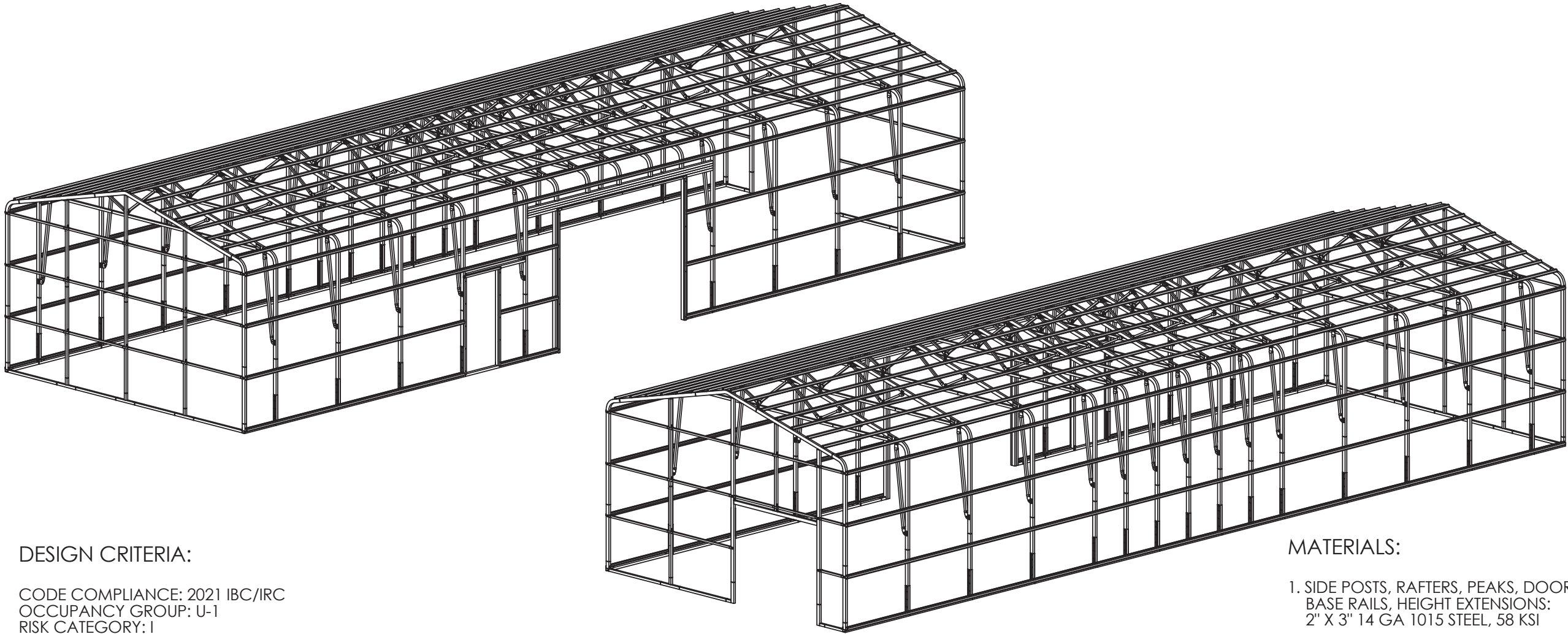
STEVE LAIRD
576 PARK HILL DRIVE
TOOELE, UT 84074
23' X 69'-2" X 12'



08/06/2026

DRAWING INDEX:

1. COVER PAGE
2. TOP ELEVATIONS
3. ELEVATIONS
4. LEFT SIDE DETAILS
5. FRONT GABLE DETAILS
6. ROOF WALL SECTION DETAILS
7. BACK GABLE DETAILS
8. SHEET METAL INSTALL DETAILS
9. BASE RAIL LAYOUT DETAILS
10. ANCHOR DETAILS



DESIGN CRITERIA:

CODE COMPLIANCE: 2021 IBC/IRC
OCCUPANCY GROUP: U-1
RISK CATEGORY: I
3:12 PITCH

1. DEAD LOAD: 2 PSF
2. ROOF SNOW LOAD: 32 PSF
GROUND SNOW LOAD: 53 PSF
3. WIND LOAD: 105 MPH, EXPOSURE (C)
4. SEISMIC CATEGORY: D-1
5. ON CENTER FRAME SPACING: 6' & 3'
ROOF HAT CHANNEL SPACING: 18 5/16"
SIDE HAT CHANNEL SPACING: 43 13/16"

6. SHEET METAL: 29GA MULTIPURPOSE, 80KSI, STEEL
ALLOWABLE WIND PRESSURE LOAD ON 43 13/16" CENTERS: 43.67 PSF
ALLOWABLE GRAVITY LOAD ON 18 5/16" CENTERS: 121 PSF
PANELS ARE CLASS (A) FIRE RATED. EXTERIOR SHEETING NOT SHOWN.

MATERIALS:

1. SIDE POSTS, RAFTERS, PEAKS, DOOR HEADERS, DOOR JAMBS, BASE RAILS, HEIGHT EXTENSIONS:
2" X 3" 14 GA 1015 STEEL, 58 KSI
2. END WALL VERTICALS & BASE RAILS, COLLAR TIE, KNEE BRACES:
2" X 2" 15 GA 1015 STEEL, 58 KSI
3. WEB BRACES, GABLE END GIRTS, NAILER TUBES:
1 1/2" X 1 1/2" 18 GA 1008 STEEL, 50 KSI
4. HAT CHANNEL (ROOF PURLINS, EAVE SIDE GIRTS):
18 GA, 1010 STEEL, 50 KSI
5. BRACKETS:
BK-30, BK-31, BK-60, BK-61: 14GA, 50 KSI STEEL
BK-10, BK-20, BK-WEB-1.5SQ, BK-WEB-2SQ-3.75IN: 12GA, 50 KSI STEEL
BK-BPR-24: 16GA, 50 KSI STEEL

SCALE: 1:96

STRUCTURAL DESIGN

T & Z Consulting Services, LLC
1428 N Shevlin Court
Sewickley, PA 15143



PROJECT: VERSATUBE SUMMIT BUILDING

TITLE: 23' X 69'-2" X 12' ENCLOSED

DWG NO: VB623691206032GD1WD-R_2233895REV

DRAWN BY: P. LONCALA

DATE: 8/6/2026

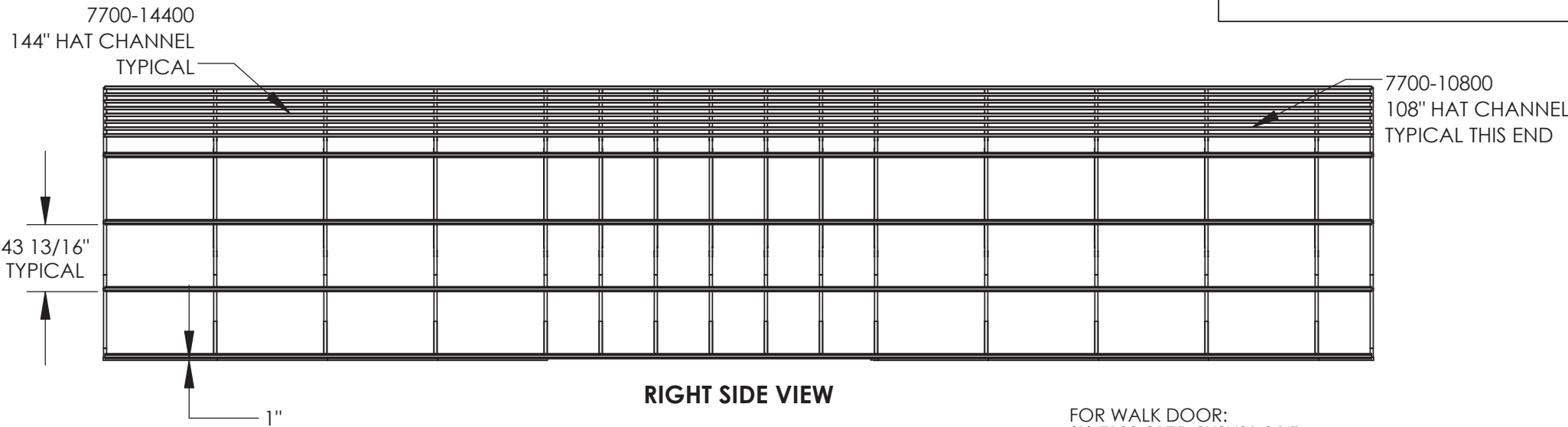
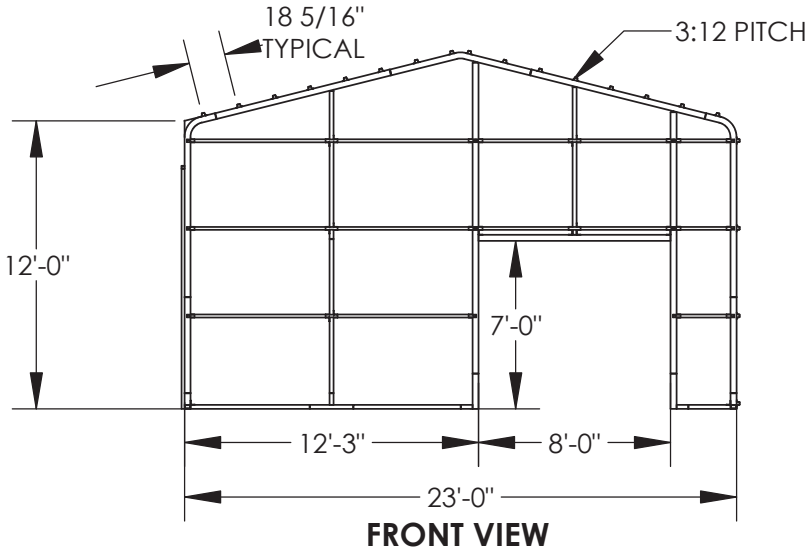
PAGE 1 OF 10

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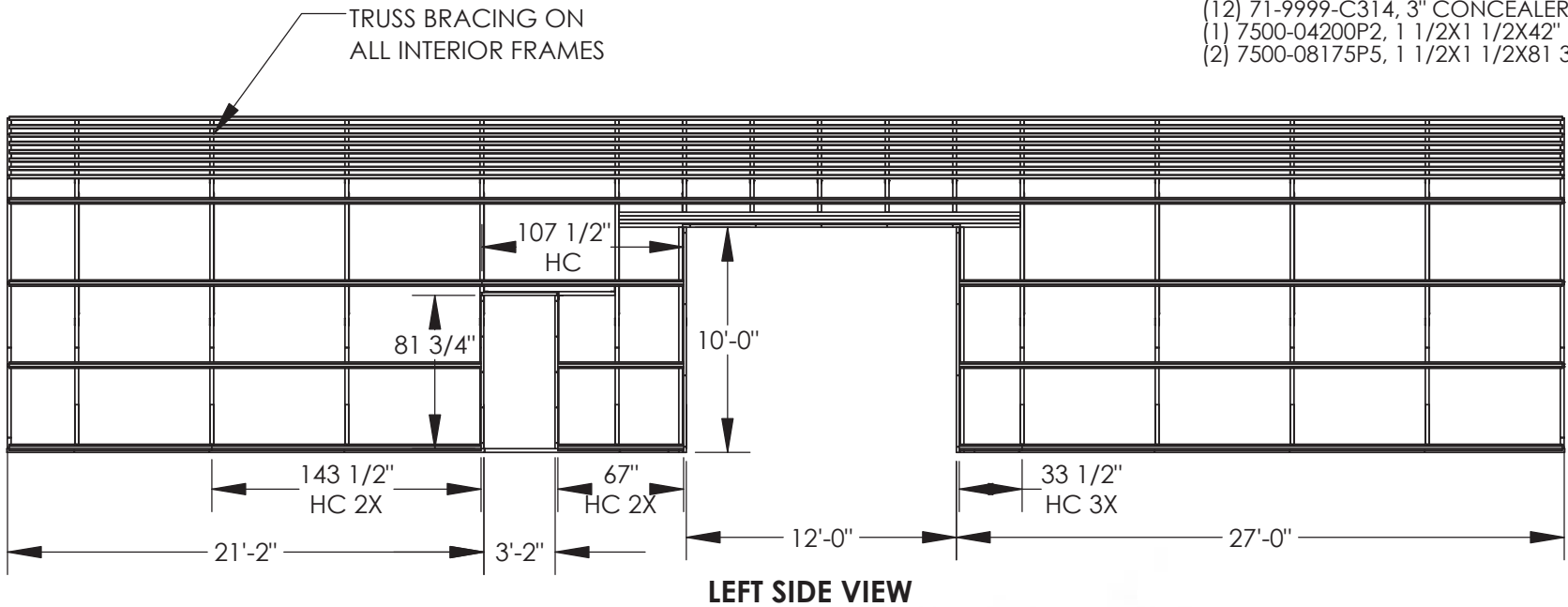
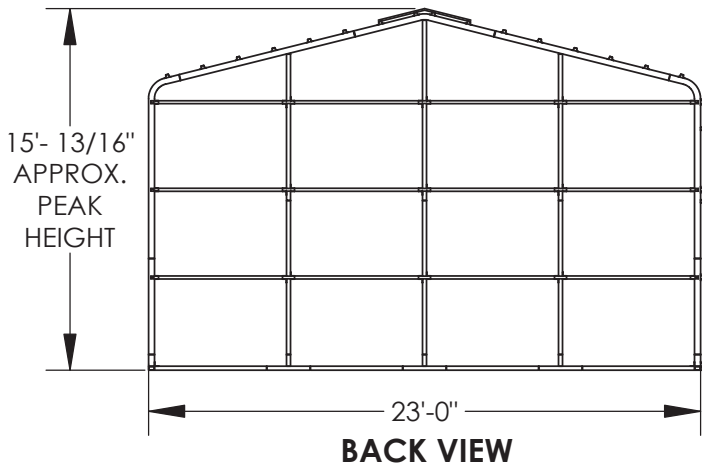
NOTE TO BUILDING DEPARTMENT OFFICIAL: THESE DRAWINGS AND/OR CALCULATIONS ARE VALID ONLY FOR STRUCTURES MANUFACTURED BY VERSATUBE BUILDING SYSTEMS. VERIFICATION IS RECOMMENDED PRIOR TO BUILDING APPROVAL.

© VERSATUBE BUILDING SYSTEMS 2026

STEVE LAIRD
576 PARK HILL DRIVE
TOOELE, UT 84074
23' X 69'-2" X 12'



- FOR WALK DOOR:
- (1) 7100-8175, 2X3X81 3/4"
 - (1) 7100-6975, 2X3X69 3/4"
 - (3) BK-10 ANGLE BRACKET
 - (1) BK-20 FLAT BRACKET
 - (12) 71-9999-C314, 3" CONCEALER SCREW
 - (1) 7500-04200P2, 1 1/2X1 1/2X42"
 - (2) 7500-08175P5, 1 1/2X1 1/2X81 3/4"



SCALE: 1:96

STRUCTURAL DESIGN

T & Z Consulting Services, LLC
1428 N Shevlin Court
Sewickley, PA 15143



PROJECT: VERSATUBE SUMMIT BUILDING

TITLE: 23' X 69'-2" X 12' ENCLOSED

DWG NO: VB623691206032GD1WD-R_2233895REV

DRAWN BY: P. LONCALA

DATE: 8/6/2026

PAGE 3 OF 10

STAFF REPORT

September 1, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: Chick-Fil-A Drive Thru – Conditional Use Permit Request

Application No.: 2026063
Applicant: Kevin Watson, representing Chick-Fil-A Restaurants
Project Location: Approximately 967 North Main Street (Parcel #25-002-0-0004)
Zoning: GC General Commercial
Acreage: Approximately 1.6 Acres (Approximately 69,696 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding an accessory drive-thru facility.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.6 acres located on the west side of Main Street, at approximately 967 North Main Street. The property is currently zoned GC (General Commercial). The applicant is requesting approval of a Conditional Use Permit to allow development of the currently vacant site as a restaurant with an accessory drive-thru facility.

ADMINISTRATIVE AUTHORITY

This Conditional Use Permit application is an administrative application. The Planning Commission is fulfilling an administrative function in reviewing the request and should evaluate the application based on the conditional use requirements established in the Tooele City Code, particularly the applicable provisions of the Conditional Use Ordinance and development standards. Any decision or conditions should be based upon compliance with established City Code requirements and should be reasonably related to the impacts or requirements of the proposed use.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. All surrounding properties are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report. The conditional use approval is only for the drive-thru facility and does not include any other approvals such as site plan approval or landscaping approval.

Site Plan Layout. The subject property is part of the 10th and Main Subdivision, which was recorded with the Tooele County Recorder’s Office on January 15, 2024, following final approval by Tooele City. The site plan has been included with this report for the Planning Commission to reference. Only and is not subject to review by the Planning Commission.

The applicant has submitted a site plan illustrating the layout and dimensions of the proposed drive-thru facility for Chick-Fil-A. A preliminary development plan associated with this request is included in

Exhibit “B” of this report. It should be noted, however, that the layout remains subject to modification during the Site Plan Review process. As part of that review, the City may work with the applicant to explore potential design adjustments.

The proposed drive-thru facility is intended to be accessed via a shared driveway easement located on the south side of the existing lot from Main Street. The shared driveway can also be accessed from 1000 North. The site plan illustrates two proposed access points from the existing easement, designed to circulate in a counterclockwise pattern accessed by either the west side or the south side of the property and flowing eastward. The drive-thru entrances are proposed on the southern and western portions of the property and will operate in a single direction serving two drive-thru lanes. On-site customer and employee parking is proposed on the east side of the property, with a two-way driveway from both entrance points. The western entrance will serve both as access to the parking area and the exit point for both the drive-thru and parking circulation. Because all access to the property is provided via the shared easement, no direct access to public streets is proposed. Traffic impacts associated with the proposed drive-thru will be further evaluated during the Site Plan Review.

The applicant has not submitted a maintenance agreement for the shared access easement. To ensure the driveway is properly maintained—particularly given the potential for multiple businesses to rely on this shared access in the future—staff recommends that the applicant either provide a copy of any existing recorded maintenance agreement or record a new cross-access and maintenance agreement during the Site Plan Review process as a condition of approval.

Landscaping. The Conditional Use approval applies solely to the drive-thru component of the proposal and is not tied to the specific plans submitted with the application. Verification that the development complies with all applicable Tooele City standards will occur through the Site Plan Review process.

Although not required for the Conditional Use review, the applicant submitted a landscaping plan as part of the application. The proposed plan indicates that the project meets the requirements for street trees, parking lot trees, and other landscaping requirements. However, the project will undergo Site Plan Review to ensure all landscaping requirements are met. If any additional landscaping is required to mitigate any detrimental effects of the drive-thru facility, such landscaping may be required and implemented by staff.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property:

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development require work to be done properly and safely for those performing the work as well as employees and citizens who may patronize the business. Therefore, it is imperative that all construction and development activities comply with property regulations, which can be ensured through the City's Engineering and Public Works Department plan review, permitting, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development require work to be done properly and safely for those involved and the public. Compliance will be assured through the City's building plan review, permitting, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development require safe work practices for those involved and the public. Compliance will be assured through the City's Fire Department plan review, permitting, and inspection processes.
4. It is imperative that all activities comply with zoning and maintenance regulations, which can be ensured by the applicant providing any existing recorded maintenance agreement or recording a new maintenance agreement during the Site Plan Review process.
5. It is essential that construction complies with zoning landscaping regulations. Additionally, if supplemental landscaping is necessary to mitigate impacts associated with the proposed drive-thru facility, such landscaping may be required and implemented by staff.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed conditions comments to mitigate the anticipated detrimental effects identified in the finds of fact:

1. The applicant provides any existing recorded maintenance agreement or record a new maintenance agreement during the Site Plan Review process.
2. If supplemental landscaping is necessary to mitigate impacts associated with the proposed drive-thru facility, such landscaping may be required and implemented by staff.

Engineering Review. The Tooele City Engineering and Public Works Division will review the site plan for the new Chick-Fil-A restaurant and drive-thru once it is submitted according to the City's development standards.

No comments concerning the drive-thru aisle have been provided at this time.

Building Division Review. The Tooele City Building Division will review the site plan for the new Chick-Fil-A restaurant and drive-thru once it is submitted according to the City's development standards. No comments concerning the drive-thru aisle have been provided at this time.

Tooele City Fire Department Review. The Tooele City Fire Department will review the site plan for the new Chick-Fil-A restaurant and drive-thru once it is submitted according to the City's development standards. No comments concerning the drive-thru aisle have been provided at this time.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Kevin Watson, representing Chick-Fil-A, Inc, application number 2026063, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division, Public Works Department, Fire Department, and Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. The applicant provides any existing recorded maintenance agreement or record a new maintenance agreement during the Site Plan Review process.
3. If supplemental landscaping is necessary to mitigate impacts associated with the proposed drive-thru facility, such landscaping may be required and implemented by staff.

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 public or residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. Public services in the area are adequate to support the subject development.
6. The drive-thru aisle and queuing areas are situated to remove or buffer all public rights-of-way from vehicle stacking, visual, and lighting impacts.
7. The findings of fact for this Conditional Use Permit request have been identified, and the proposed conditions are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A, Inc, to authorize an “Accessory Drive Thru Facility” for the commercial development located at 967 N Main Street, application number 2026063, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026.”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A, Inc to authorize an “Accessory Drive Through Facility” for the commercial development located at 967 N Main Street, application number 2026063, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE CHICK-FIL-A CONDITIONAL USE PERMIT





EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

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



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

Project Information

Date of Submission		Current Zoning: GC	Parcel #(s): 25-002-0-0004	
Project Name: Chick-fil-A			Acres: 1.6	
Project Address: 967 North Main Street, Tooele, UT 84074			Units: 1	
Project Description: Conditional Use Permit for a dual-lane Drive-Thru at the new construction Chick-fil-A restaurant.				
Current Use of Property: Vacant Lot.				
Property Owner(s): Tooele 1000, LLC			Applicant(s): Chick-fil-A, Inc.	
Address: 967 North Main Street			Address: 105 Progress	
City: Tooele	State: UT	Zip: 84074	City: Irvine	State: CA Zip: 92618
Phone: [REDACTED]			Phone: [REDACTED]	
Contact Person: Kevin Watson			Address: PO Box 270571	
Phone: [REDACTED]			City: San Diego	State: CA Zip: 92198
Cellular: [REDACTED]	Fax: N/A		Email: [REDACTED]	
Signature of Applicant: 				
Date: 2/19/2025				

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

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

For Office Use Only

Fee: \$600.00	Received By: Jade	Date Received: 8/20/20	Receipt #: 885699
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AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

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

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 19th day of FEBRUARY, 2026

[Signature]
(Notary)

Residing in SALT LAKE County, Utah
My commission expires: 4/28/2028

AGENT AUTHORIZATION

I/we, Victor Kimball, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Kevin Watson & Sabrina Wright, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 19th day of FEBRUARY, 2026 personally appeared before me VICTOR KIMBALL the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary)

Residing in SALT LAKE County, Utah
My commission expires: 4/28/2028

PLANTING LEGEND

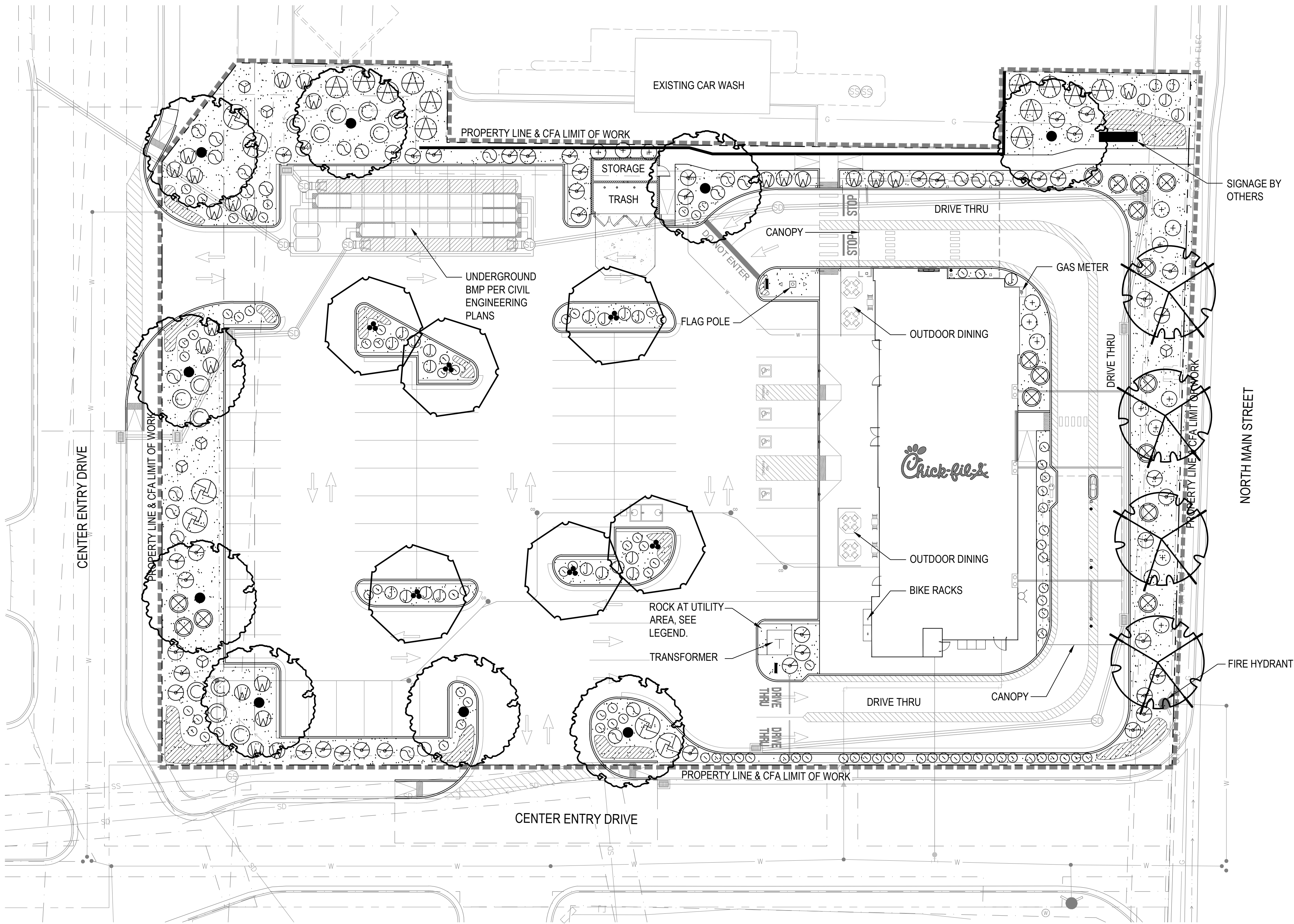
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
TREES						
	ACER PSEUDOPLATANUS 40" H X 35" SPREAD	SYCAMORE MAPLE	24" BOX	9	STANDARD DECIDUOUS 2-2.5" CALIPER	
	CERCIS CANADENSIS "FOREST PANSY" 25" H X 30" SPREAD	FOREST PANSY RED BUD	24" BOX	4	STANDARD DECIDUOUS 2-2.5" CALIPER	
	ULMUS PARVIFOLIA 45" H X 35" SPREAD	EVERGREEN ELM	24" BOX	6	STANDARD EVERGREEN 2-2.5" CALIPER	
NOTE: THERE ARE NO EXISTING TREES ON SITE.						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	COVERAGE (S.F.) PER PLANT
SHRUBS						
	BERBERIS THUNBERGII "ATROPURPUREA"	JAPANESE BARBERRY	5 GAL	16	4' H X 4' SPREAD	50
	CEANOTHUS GLORIOSUS "ANCHOR BAY"	ANCHOR BAY CEANOTHUS	5 GAL	13	2-3' H X 6' SPREAD	28
	CORNUS ALBA "PRAIRIE FIRE"	PRAIRIE FIRE DOGWOOD	5 GAL	12	7' H X 7' SPREAD	38
	JUNIPERUS SQUAMATA "BLUE STAR"	BLUE STAR JUNIPER	5 GAL	24	2-3' H X 4' SPREAD	13
	MISCANTHUS SINENSIS "GRACILIMUS"	MAIDEN GRASS	5 GAL	15	6' H X 5' SPREAD	20
	RIBES ALPINUM	ALPINE CURRANT	5 GAL	47	4-5' H X 4' SPREAD	13
	SPIRAEA X BUMALDA "MONHUI"	GOLDEN SUNRISE SPIRAEA	5 GAL	23	3-4' H X 5' SPREAD	20
	TAXUS CUSPIDATA "MONLOO"	EMERALD SPREADER JAPANESE YEW	5 GAL	6	2-3' H X 10' SPREAD	79
	WEIGELA FLORIDA "BOKRASPIWI"	SPILLED WINE WEIGELA	5 GAL	94	1-2' H X 3' SPREAD	7
	WEIGELA FLORIDA "MORCOLZAM"	MOR-COLOURFUL WEIGELA	5 GAL	24	4' H X 5' SPREAD	20
	YUCCA FILAMENTOSA "IVORY TOWER"	SPANISH DAGGER	5 GAL	6	3' H X 4' SPREAD	20
GROUNDCOVERS						
	HAKONECHLOA MACRA "ALL GOLD"	JAPANESE FOREST GRASS	1 GAL	270 S.F.	24" O.C. 68 PLANTS	3
ALL SHRUB PLANTING AREAS ARE TO RECEIVE A 3" THICK LAYER OF NEAPOLITAN CRUSHED ROCK - 3/8" - APPROX. 17,613 S.F. AVAILABLE FROM: LANDSCAPE SUPPLY OF UTAH, WWW.LANDSCAPESUPPLYOFUTAH.COM						

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL PROPOSED TREES ARE TO BE PLANTED AT MINIMUM TEN (10) FEET AWAY FROM ALL PUBLIC WATER FACILITIES, INCLUDING HYDRANTS, DCD'S AND RPS.
- INSTALL TREE ROOT CONTROL BARRIERS WITH ALL TREES THAT ARE PLACED FIVE (5) FEET AND CLOSER TO HARDSCAPE IMPROVEMENTS, INCLUDING FLATWORK, CURBS AND RAISED PLANTERS. ROOT BARRIERS SHALL BE 16 FEET IN LENGTH MINIMUM (8 FEET EACH SIDE OF TREE).
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY, COUNTY, AND/OR AGENCY LANDSCAPE GUIDELINES, STANDARDS AND REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM ORGANIC MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIPLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

SITE SPECIFIC NOTES

- AT TIME OF INSTALL, STANDARD DECIDUOUS TREES SHALL HAVE A MINIMUM 2" CALIPER SIZE. MULTI-TRUNK TREES SHALL HAVE A MINIMUM HEIGHT OF 6'.
- AT TIME OF INSTALL, EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 5', MEASURED FROM FINISH GRADE TO TOP OF PLANT.
- PARKING LOT TREES SHALL BE DECIDUOUS SHADE TREES.
- THERE IS NO EXISTING LANDSCAPING WITHIN THE LIMIT OF WORK FOR THIS PROJECT.



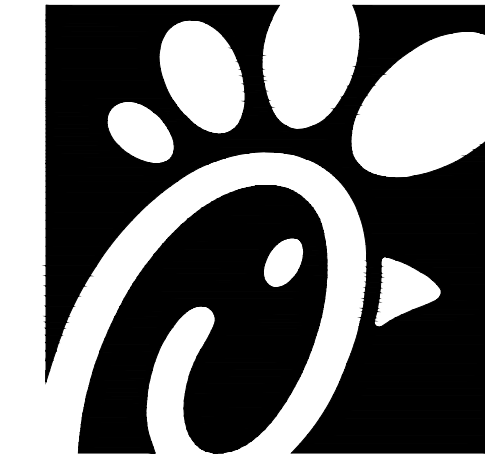
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

SHRUB & GROUND COVER AREA:	17,613 S.F.
TURF AREA:	0 S.F.
TOTAL LANDSCAPE AREA:	17,613 S.F.

SUMMARY DATA

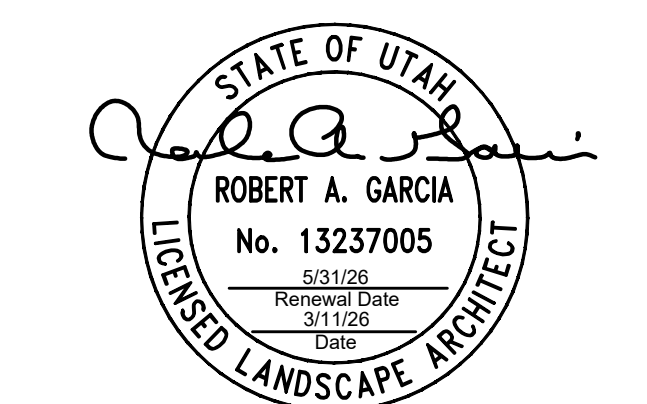
TOTAL SITE AREA WITHIN CFA LIMIT OF WORK:	77,142 S.F.
TOTAL LANDSCAPE AREA WITHIN CFA LIMIT OF WORK:	22,457 S.F.
PERCENTAGE OF LANDSCAPE AREA TO TOTAL SITE:	29%
REQUIRED - 40 S.F. OF LANDSCAPING PER PARKING SPACE- TOTAL PARKING SPACES - 70, REQUIRED LANDSCAPING - 2,800 S.F. PARKING LOT LANDSCAPE AREA PROVIDED - 6,633 S.F.	
REQUIRED - 40% COVERAGE FROM SHRUBS & GROUNDCOVERS OF PARKING LOT LANDSCAPE AREA: PARKING LOT LANDSCAPE AREA: 6,663 S.F. @ 40% = 2,665 S.F. COVERAGE REQUIRED: 40% OF 6,663 = 2,665 S.F. COVERAGE PROVIDED: 2,662 S.F.	
REQUIRED - 1 TREE FOR EVERY 4 PARKING STALLS - 70 PARKING STALLS / 4 = 18 TREES PARKING LOT TREES PROVIDED: 18 TREES	
REQUIRED - MINIMUM 15 TREES PER ACRE WITHIN CFA LIMIT OF WORK: TOTAL SITE WITHIN CFA LIMIT OF WORK: TREES REQUIRED: 1.78 AC - 27 TREES TREES PROVIDED: 28 TREES	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HOURIAN ASSOCIATES INC.
414 Olive St. Santa Barbara CA 93101
email: team@hourianassociates.com
office: 805.469.5523



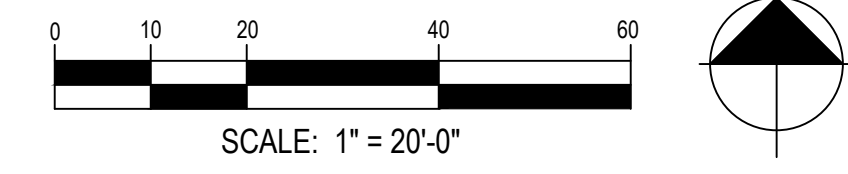
CHICK-FIL-A
North Main St & 1000 North
967 North Main Street
Tooele, UT 84074

FSR # 06230

BUILDING TYPE / SIZE:	P14 LS LRG	
RELEASE:	22.08	
PRINTED FOR		
ENTITLEMENT		
<u>REVISION SCHEDULE</u>		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	
DATE	3-11-26
DRAWN BY	mdm/nh
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.	
SHEET	
PRELIMINARY LANDSCAPE PLAN	
SHEET NUMBER	

L1.0



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Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Design Forum
Architects Inc.

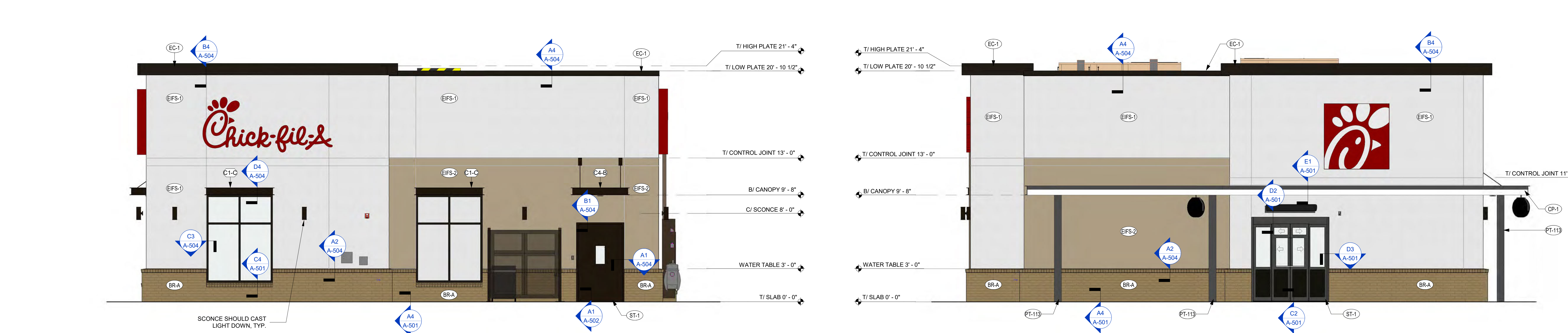
2005 Symon Rd
Marietta, GA 30067
Tel: (404) 854-7700

Donald J. Bennett
Architect In Charge
License:

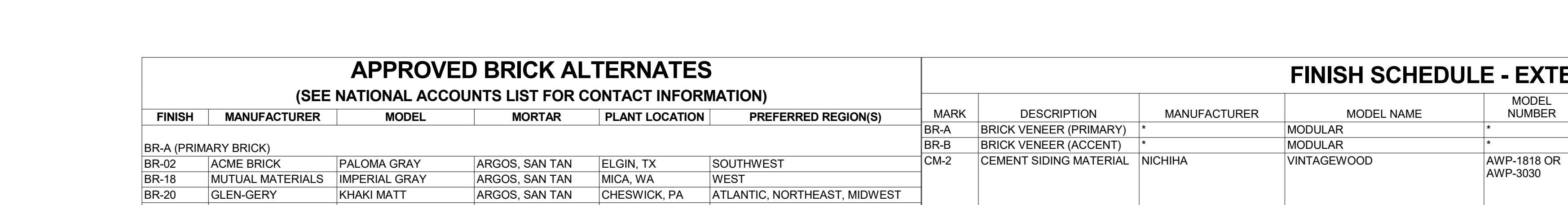
D4 EXTERIOR ELEVATION - NORTH



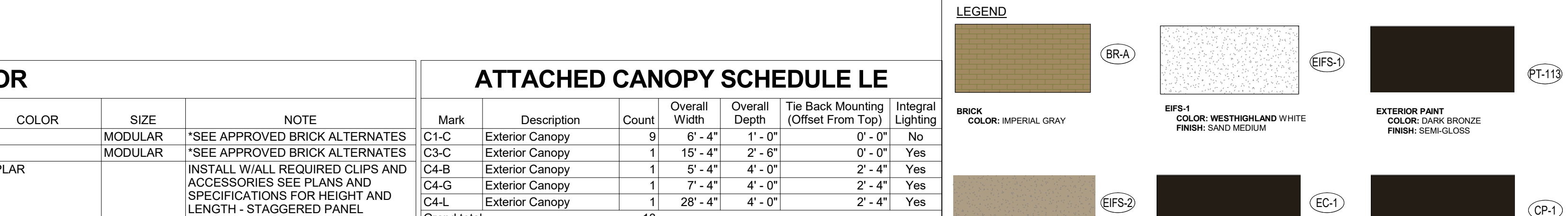
C4 EXTERIOR ELEVATION - SOUTH



B4 EXTERIOR ELEVATION - EAST



B2 EXTERIOR ELEVATION - WEST



APPROVED BRICK ALTERNATES					
(SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)					
FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION	PREFERRED REGION(S)
BR-A (PRIMARY BRICK)					
BR-02	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX	SOUTHWEST
BR-18	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	MICA, WA	WEST
BR-20	GLEN-GERY	KHAKI MATT	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-30	CHEROKEE BRICK	LIGHT GRAY SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST
BR-B (ACCENT BRICK)					
BR-03	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	MALVERN, AR	SOUTHWEST
BR-19	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	MICA, WA	WEST
BR-26	GLEN-GERY	WHITEHALL	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-31	CHEROKEE BRICK	OATMEAL SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST

FINISH SCHEDULE - EXTERIOR					
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	*
BR-B	BRICK VENEER (ACCENT)	*	MODULAR	*	*
CM-2	CEMENT SIDING MATERIAL	NICHIHA	VINTAGEWOOD	AWP-1818 OR AWP-3030	POPLAR
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE
CP-2	CANOPY METAL DECK				WHITE
EC-1	PARAPET WALL COPING				MIDNIGHT BRONZE
EFS-1	EIFS				
EFS-2	EIFS				
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATT)

ATTACHED CANOPY SCHEDULE LE					
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)
C1-C	Exterior Canopy	9	6' - 4"	1' - 0"	0' - 0"
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"
C4-B	Exterior Canopy	1	5' - 4"	4' - 0"	2' - 4"
C4-G	Exterior Canopy	1	7' - 4"	4' - 0"	2' - 4"
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"
Grand total 13					
CANOPY NOTES:					
BUILDING MOUNTED CANOPIES					
- 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)					
COLUMN MOUNTED CANOPIES					
- 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)					
GENERAL NOTES:					
1. ALL SIGNAGE PROVIDED BY OTHERS					
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION					

LEGEND			
BRICK COLOR: IMPERIAL GRAY	EFS-1 COLOR: WESTHIGHLAND WHITE FINISH: SAND MEDIUM	EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS	PT-113
EFS-2 COLOR: HARDWARE, SW6172	PRE-FINISHED METAL COPING COLOR: MIDNIGHT BRONZE	CP-1 & CP-2 CANOPY COLOR: DARK BRONZE	CP-1
BUILDING CANOPIES COLOR: DARK BRONZE	STOREFRONT COLOR: DARK BRONZE	ST-1	ST-1

CHICK-FIL-A
N Main St & 1000 N
N Main St & 1000 N
Tooele, UT 84074

FSR#06230
BUILDING TYPE / SIZE: P14 LE BASE
RELEASE: 25-10
PRINTED FOR:

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 06230
DATE

DRAWN BY DRH
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

EXTERIOR ELEVATIONS - COLOR

SHEET

SHEET NUMBER

A-302

STAFF REPORT

September 1, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner/ Zoning Administrator

Re: **Awesome Auto Repair Shop No. 2 – Conditional Use Permit Request**

Application No.: 2026069
Applicant: Steve Mros
Project Location: 310 East 2000 North
Zoning: GC General Commercial Zone
Acreage: .73 Acres (Approximately 31,799 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone to authorize the use of “Automobile Service and Repair” to occur at the subject property.

BACKGROUND

This application requests approval of a Conditional Use Permit for approximately 0.73 acres located at 310 East 2000 North. The property is currently zoned GC (General Commercial). The applicant is seeking approval to allow automobile repair services at the subject property. Pursuant to Section 7-16-3 of the Tooele City Code, an automobile repair facility is permitted as a conditional use within the General Commercial (GC) zoning district.

ADMINISTRATIVE AUTHORITY

This Conditional Use Permit application is an administrative application. The Planning Commission is fulfilling an administrative function in reviewing the request and should evaluate the application based on the conditional use requirements established in the Tooele City Code, particularly the applicable provisions of the Conditional Use Ordinance and development standards. Any decision or conditions should be based upon compliance with established City Code requirements and should be reasonably related to the impacts or requirements of the proposed use.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the subject property for Light Industrial land use. The property is currently zoned GC (General Commercial). The subject property is adjacent to SR-36 on the east side. Properties to the west of SR-36 contain commercial uses. Properties to the north are zoned Industrial Services, while properties to the south and east are zoned Light Industrial.

The current zoning of the property does not reflect the land use designation shown on the General Plan. However, “Automobile Service and Repair” is a permitted use in the Light Industrial zoning districts, making the proposed use compatible with the surrounding zoning designations. Mapping pertinent to the subject request can be found in Exhibit “A” of this report.

This is an existing commercial property that has had various commercial activities located on the site over the years. The most recent commercial business was a contractor's display and office for a cabinet installation business, which is also a conditional use in the General Commercial zone and a permitted use in the Light Industrial zoning districts. The proposed use is not anticipated to intensify the use of the property compared to previous uses.

Hours of Operation. The applicant proposes to operate the business during standard hours, Monday through Friday from 8:00 A.M. to 6:00 P.M., with the possibility of Saturday hours from 8:00 A.M. to 3:00 P.M. These hours are considered reasonable for the operation of an automobile repair shop and there is room for flexibility if the applicant decides to extend the hours of operation at this location.

Site Plan Layout. This is an existing site, and the applicant has not been required to submit a site plan document. Aerial photographs demonstrate the existing conditions on the site sufficiently for consideration of the proposed use.

The property has a parking area at the entrance on the north side of the building. Additional parking is located on the south side of the building, where vehicles may be parked and stored. Existing fencing provides screening for vehicles parked toward the rear of the property.

The property has one drive approach from 2000 North and two approaches from Progress Way that provide access to the parking areas at the front and rear of the property.

Parking. Automobile repair shops require a designated area on-site for the storage of vehicles awaiting repair. This will be provided in the screened parking area at the rear of the property. In addition, the applicant must provide adequate off-street parking for customers and employees, including at least one accessible parking stall. It appears that the site does not currently provide an accessible parking stall. This will be required as a condition of approval.

Fencing. A chain-link fence with privacy slats currently encloses the portion of the property located on the south side of the building. It is recommended that vehicles awaiting repair be stored toward the rear of the property behind the existing fence. This will minimize visibility from neighboring properties and the public street.

Security and Site Lighting. There may be a need for additional on-site lighting to address security concerns. If additional lighting is installed, staff recommends that all reasonable measures be taken to reduce light pollution and minimize impacts on neighboring properties and traffic on SR-36.

Ancillary Uses. Commercial uses may include ancillary activities that are subordinate to the primary land use. In this instance, outdoor storage of vehicles awaiting repair is considered an accessory component of the automobile repair use.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot

be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property:

1. The proposed Automobile Service and Repair use is compatible with the surrounding zoning designations and the future land use designation.
2. To help minimize visibility from neighboring properties and adjacent streets, vehicles awaiting repair should be stored behind the existing fence at the rear of the property.
3. If additional lighting is installed for security purposes, all reasonable measures should be taken to reduce light pollution and minimize impacts on neighboring properties and traffic on SR-36.

REVIEWS

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

1. All new site lighting installed on the building shall be designed and installed in a manner that minimizes light pollution and glare for traffic on SR-36.
2. The applicant must provide adequate off-street parking for customers and employees, including at least one accessible parking stall.
3. The applicant or property owner shall only store vehicles awaiting repairs at the rear of the property behind the existing fence.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have not issued any comments regarding this proposed Conditional Use Permit.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding this proposed Conditional Use Permit.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Steve Mros, application number 2026069, subject to the following conditions:

1. All new site lighting installed on the building shall be designed and installed in a manner that minimizes light pollution and glare for traffic on SR-36.
2. The applicant must provide adequate off-street parking for customers and employees, including at least one accessible parking stall.
3. The applicant or property owner shall only store vehicles awaiting repairs at the rear of the property behind the existing fence.

This recommendation is based on the following findings:

1. The proposed use meets the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed use meets the applicable requirements and provisions of the Tooele City Code.
3. The proposed use, subject to the recommended conditions, is not anticipated to be detrimental to the health, safety, and general welfare of the public or the residents of adjacent properties.
4. The proposed use conforms to the general aesthetic and physical development of the area.
5. Public services in the area are adequate to support the proposed use.
6. The property is an existing commercial location that has historically accommodated uses of a similar intensity.
7. The findings of fact for the proposed Conditional Use Permit have been identified, and the proposed conditions are intended to mitigate the reasonably anticipated detrimental effects of the proposed use as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit request by Steve Mros, to authorize the use of “Automobile Service and Repair” to occur at the subject property, application number 2026069, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026:”

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

Sample Motion for Denial – “I move we deny approval of the Conditional Use Permit Request by Steve Mros, to authorize the use of “Automobile Service and Repair” to occur at the subject property, application number 2026069, based on the following findings:”

1. List findings of fact ...

MAPPING PERTINENT TO THE AWESOME AUTO REPAIR NO.2 CONDITIONAL USE PERMIT



**AWESOME AUTO
NO. 2 CUP**

GC

SR-36

2000 NORTH

PROGRESS WAY

400 EAST

IS

LI

P-OVERLOOK

SUBJECT PROPERTY

UTAH DEPARTMENT OF...
02-143-0-001
1.00 Acres
3.91 Acres

DMDE PROPERTIES, LLC 96.73% INT
21-065-0-001A
R101943
5.61 Acres
2035 N 400 EAST

MEH REAL ESTATE, LLC
02-126-0-0011
R21510
0.13 Acres
4382 E 2000 NORTH

R & O REALTY, LLC
R-10-021-002A
R02 Acres
0.31 Acres
1655 N PROGRESS WAY

VERIKING
02-0-0003
R030814
7.9 Acres
N AARON DR

DRILL TECH DRILLING AND
02-12-0-001
1.00 Acres
400 East

ZONING MAP

ZONING MAP

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

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



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

Project Information				20260609	
Date of Submission: 8/21/2026		Current Zoning: General Commercial		Parcel #(s): 10-021-F-0006A	
Project Name: Awesome Auto			Acres: .73		
Project Address: 310 E 2000 N., Tooele, UT 84074			Units:		
Project Description: Leasing Building to auto business. Awesome Auto					
Current Use of Property: none none					
Property Owner(s): Bavarian Properties			Applicant(s):		
Address: 1188 W Utah Ave, Ste B			Address: 355 W Durfee St		
City: Tooele	State: UT	Zip: 84074	City: Grantsville	State: UT	Zip: 84029
Phone:			Phone:		
Contact Person: Lisa Hadzik			Address: 1188 W. Utah Ave, Ste B		
Phone: same			City: Tooele		
Cell:			State: UT		
Fax: n/a			Zip: 84074		
Email:			Email:		
Signature of Applicant: 					
Date: 8/24/2026					

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

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

For Office Use Only				2260293	
Fee: \$600.00 (213)	Received By: 	Date Received: 8/24/26	Receipt #:	886048	

STAFF REPORT

September 3, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Compass Point Village 5 – Preliminary Subdivision Plan Request

Application No.: 2025064
Applicant: Lynsi Neve, representing Perry Homes, Inc.
Project Location: 3072 N 400 W
Zoning: Compass Point RSD Residential Special District Zone
Acreage: 21.75 Acres (Approximately 947,430 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the Compass Point RSD Residential Special District zone regarding the creation of 181 single-family and town house style residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 21.75 acres located at 3072 N 400 W. The property is currently zoned Compass Point RSD Residential Special District. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the development of the currently vacant site as detached single-family residential homes as well as attached town houses.

ADMINISTRATIVE AUTHORITY

This preliminary subdivision application is an administrative application. The Planning Commission is fulfilling an administrative function in reviewing this subdivision application. The Planning Commission should review the subdivision according to the subdivision requirements established in Tooele City code, particularly the Subdivision Ordinance and the Compass Point RSD. All decisions and conditions should be based entirely upon compliance with established City code.

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 Compass Point RSD Residential Special District zoning classification, supporting various densities across all of the Perry Homes properties. The overall density of the proposed Compass Point RSD is less than 5 units per acre and falls well within the density limitations of the Medium Density Residential (MDR) land use designation even though pockets of individual villages may have higher density than the limitations of the MDR land use designation. Properties to the north of the proposed Village are currently zoned RR-5 Residential. Properties to the east are zoned MR-20 Multi-Family Residential and are currently being developed as the Sage Flats Apartments. Properties to the south are zoned Compass Point Commercial Special District and properties to the west are located in the Compass Point RSD zone.

The Compass Point Residential Special District (RSD). Perry Homes, Inc, has thousands of acres of property on the north end of Tooele City surrounding the Links at Overlake Golf Course extending from 1000 North to SR-36 at 3100 North. In 2025 Perry proposed the Compass Point RSD for all of their residential properties (see RSD map in the exhibits). The RSD is a zoning code that was written specifically for the Perry Homes properties and contains its own zoning and development standards. The RSD permits the mixing of multi-family residential type dwelling units with single-family residential dwelling units and the developer is proposing developing their residential properties as “villages” with each village having a mix of unique residential uses.

All development within the RSD is reviewed against the standards established in the RSD ordinance as well as any other ordinances that may pertain to the development where the RSD is silent. The RSD does not change or alter the manner in which land use applications are approved.

Site Plan Layout. Village 5 does propose the construction of 118 attached town house style units. However, this application is not a multi-family site plan design review. This application only serves to create each town house style lot reflecting the footprint of the structure to be constructed thereon. In the multi-family section the platting documents will create the privately owned town house lot, the limited common areas for each townhouse (driveways, patios, etc) and the common open space areas maintained by the development HOA. Roads within the town house section of Village 5 will be private roads, owned and maintained by the development HOA. It should also be emphasized that Tooele City does not maintain or repair private roads, does not snow plow private roads and does not provide trash removal services from private roads. All of these services will need to be individually contracted out by the development HOA itself.

The town house portion of Village 5 will be required to submit a site plan design review application and undergo site plan design review before any construction can commence.

Subdivision Layout. The subdivision plat itself proposes the creation of 181 lots, 118 of those lots being town house lots with the remaining 63 lots being single-family residential lots. The lots themselves have been reviewed according to the requirements of the RSD and do comply with the minimum standards. The subdivision will have two points of connection to 3100 North and the streets not serving the town houses, will be publicly owned and maintained roads.

Street F on the west side of the development will be partially constructed by Village 5 with the remaining right-of-way improvements being constructed with that adjacent village. A stub is being provided at the northwest corner of Village 5 for future connection to the RR-5 properties to the north.

Storm Water. There are no proposals to construct storm water management basins in Village 5. Storm water will be collected by a series of inlets and pipes that will direct the storm water to a regional detention basin located further to the west.

Landscaping. There are some landscaping requirements for Village 5. Lots adjacent to “Street F” are double fronting lots. The RSD does not contain language specific to double fronting lots so the issue is automatically referred to the City’s Subdivision ordinance. Rear park strips on double fronting lots are required be landscaped and to comply with the City’s street tree planting requirements, provide an in-ground drip style irrigation system, provide a 6 foot solid masonry wall and shall be maintained by a development HOA. The preliminary plans do not provide a landscape plan but the site plans do indicated that a masonry fence will be installed along “Street F.”

Compass Point Village 5 is located within the North Tooele City Special Improvements District and it is anticipated that the district will be maintaining park strips and other right-of-way improvements. The

district will be required to review proposed landscape plans and sign all final platting documents acknowledging and approving the proposed landscaping improvements before accepting maintenance responsibilities.

Landscaping within the town house section of Village 5 will be maintained by the development HOA.

Fencing. Fencing is required along the double fronting lots adjacent to “Street F.” The plans do indicate that a masonry wall or masonry fence will be installed. There may also be a requirement for fencing between the multi-family town house section and the single-family residential but that fencing issue will be resolved with the site plan design review.

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 proposed conditions:

1. As part of the Final Plat process the applicant shall provide all required landscape and irrigation plans to both the City and the North Tooele City Special Service District for review and approval.
2. The applicant shall submit a Site Plan Design Review application for the town house section of Village 5 and receive Site Plan approval prior to any construction commencing on the multi-family site.
3. The applicant shall submit HOA documents to Tooele City during the Final Plat process to confirm that an HOA will be formed to maintain the common areas located within the town house section of Village 5.

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 Lynsi Neve, representing Perry Homes, Inc., application number 2025064, 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 multi-family 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. As part of the Final Plat process the applicant shall provide all required landscape and irrigation plans to both the City and the North Tooele City Special Service District for review and approval.
6. The applicant shall submit a Site Plan Design Review application for the town house section of Village 5 and receive Site Plan approval prior to any construction commencing on the site.
7. The applicant shall submit HOA documents to Tooele City during the Final Plat process to confirm that an HOA will be formed to maintain the common areas located within the town house section of Village 5.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Compass Point RSD.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. 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.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan Request by Lynsi Neve, representing Perry Homes, Inc. to approve the Compass Point Village 5 Preliminary Subdivision Plan, application number 2025064, based on the findings and subject to the conditions listed in the Staff Report dated September 3, 2026:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by Lynsi Neve, representing Perry Homes, Inc. to approve the Compass Point Village 5 Preliminary Subdivision Plan, application number 2025064, based on the following findings:”

1. List findings...

EXHIBIT A

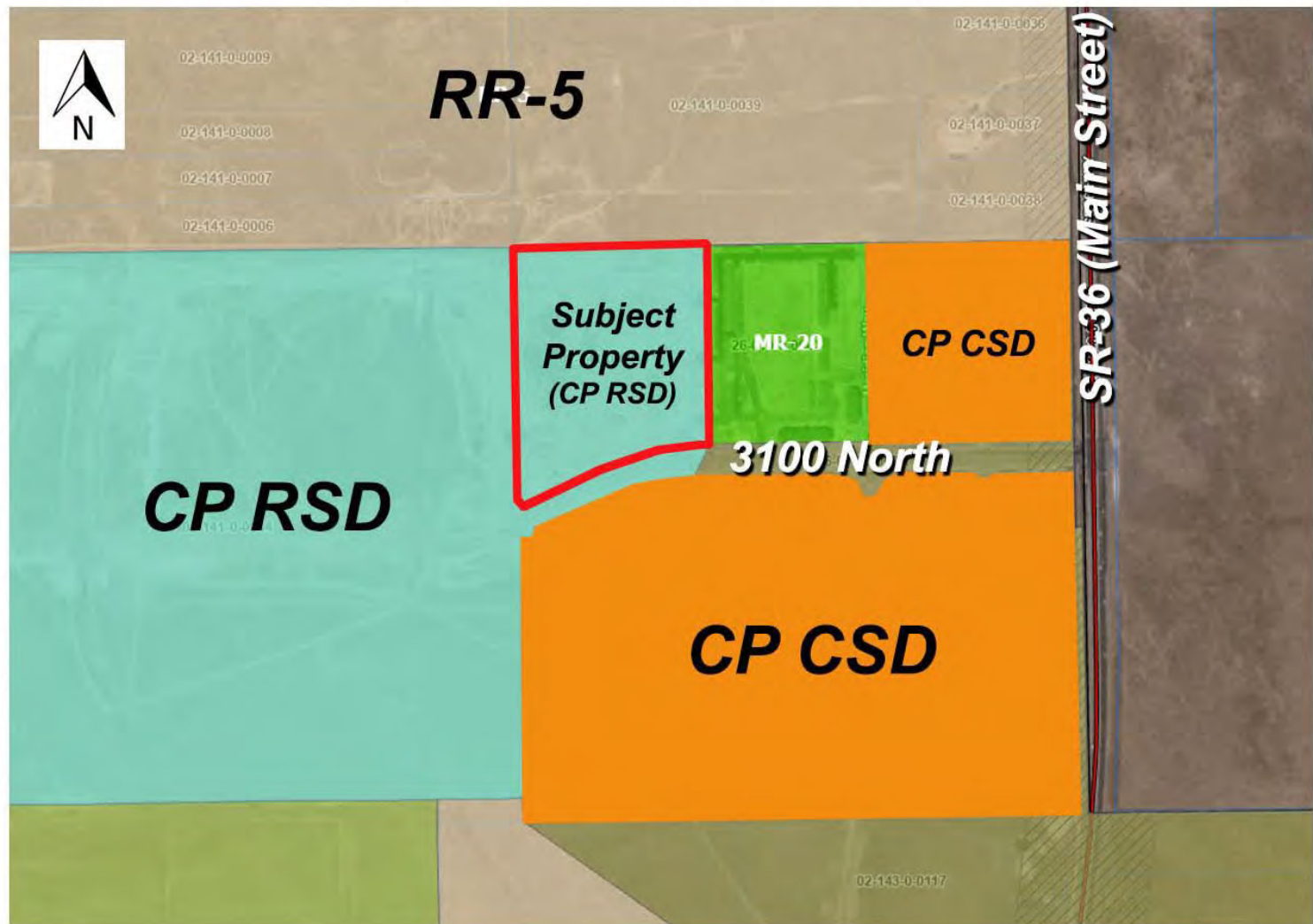
**MAPPING PERTINENT TO THE COMPASS POINT VILLAGE 5 PRELIMINARY
SUBDIVISION PLAN**

Compass Point Village 5 Preliminary Subdivision Plan



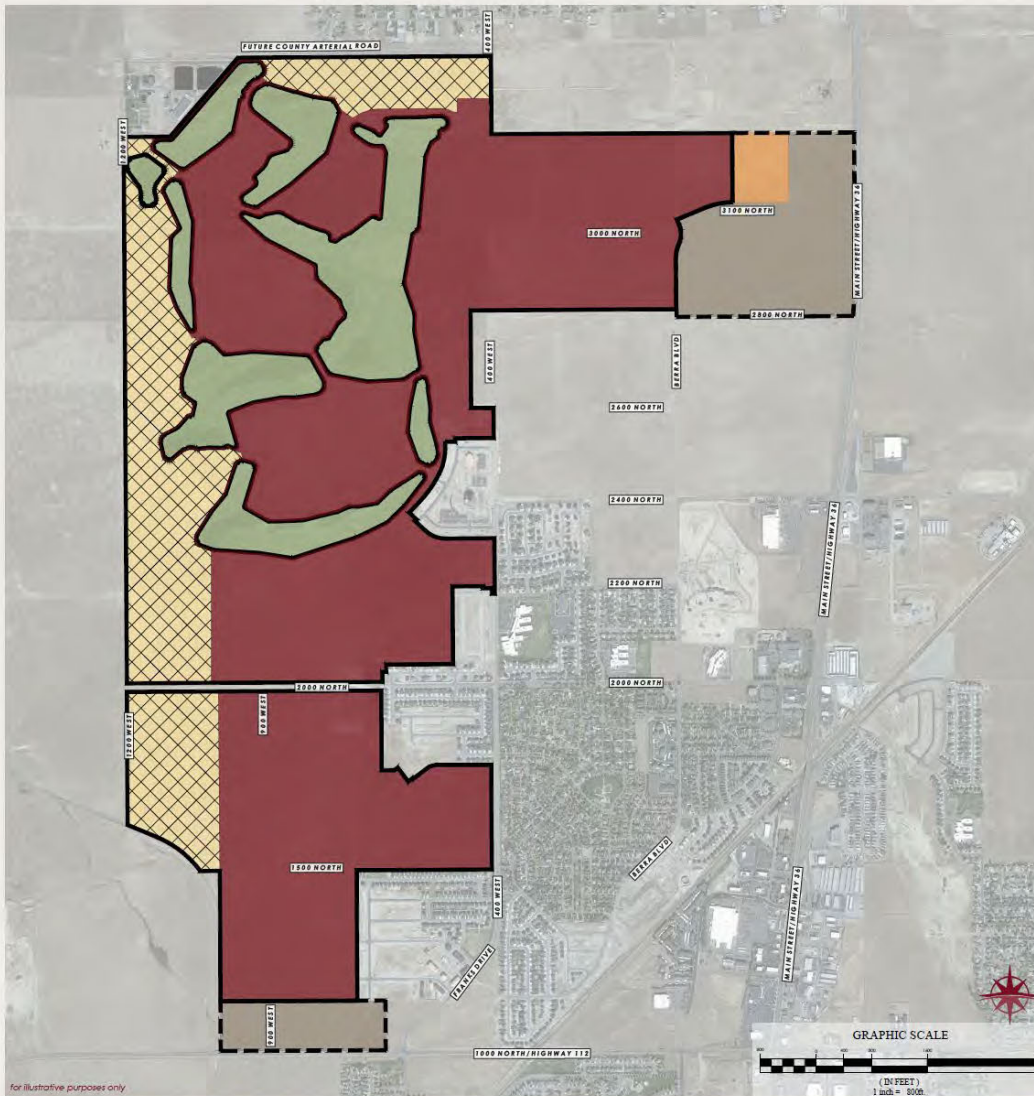
Aerial View

Compass Point Village 5 Preliminary Subdivision Plan



Current Zoning

The Compass Point RSD



The proposed Compass Point development seeks to transition from a medium-density residential land use to a Residential Special District. This change allows for a master planned community that integrates a mix of housing types, open space, and amenities. The development will offer a range of housing options designed to provide a diverse, inclusive residential environment. All housing types are listed in the Bulk & Intensity Table on page 10.

The land use plan emphasizes compatibility with the surrounding neighborhoods, offering a smooth transition between existing developments and Compass Point through a thoughtful arrangement of density. By clustering medium density housing closer to major roads and commercial land uses and then feathering lower-density housing toward the edges, the plan promotes harmony with adjacent areas while still allowing for future growth.

Additionally, the integration of green spaces, trails, and recreational amenities aligns with Tooele City's values of enhancing livability and protecting natural surroundings. The land use designation reflects the city's goal of creating a community where residents can live, work, and play while maintaining a high quality of life.

legend

- Compass Point residential special district
- potential RSD inclusion area
- Compass Point commercial
- high density residential
- private golf course (not included in project)
- project boundary
- subject of a separate commercial special district submittal

EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

Subdivision - Preliminary Plan Application

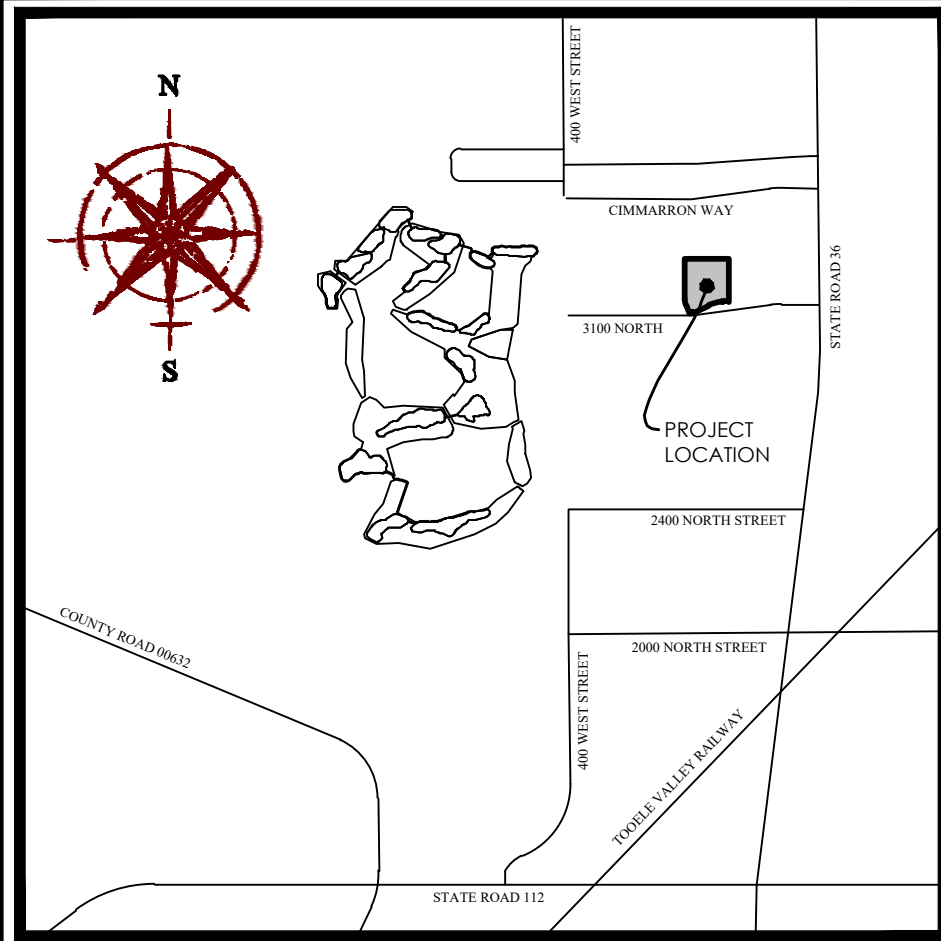
Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecivty.gov



Project Information					
Date of Submission: 07/02/2025	Submittal #: ☒ 1 ☐ 2 ☐ 3 ☐ 4	Zone: MR-20/RSD	Acres: 21.75	Parcel #(s): 02.141.0.0026 02.141.0.0005	2025064
Project Name: Compass Point Village 5					
Project Address: 3072 N 400 W, Tooele, UT 84074, USA					
Project Description: Residential: Single/Multi-Family			Phases: 07/02/2025	Lots: 101	
Property Owner(s): Perry Development, LLC UH Perry Investments LLC			Applicant(s): Perry Homes Inc.		
Address: 17 E. Winchester Street, Suite			Address: 17 E. Winchester Street, Suite		
City: Murray	State: UT	Zip: 84107	City: Murray	State: UT	Zip: 84107
Phone:	Email:		Phone:	Email:	
Contact Person: Lynsi Neve			Address: 17 E. Winchester Street, Suite		
Phone: [REDACTED]			City: Murray	State: UT	Zip: 84107
Cellular: [REDACTED]	Fax: NA		Email: [REDACTED]		
Engineer & Company: FOCUS Engineering & Surveying / Ben Duzett			Surveyor & Company:		
Address: 6949 S. High Tech Drive, Suite 200			Address:		
City: Midvale	State: UT	Zip: 84047	City:	State:	Zip:
Phone: [REDACTED]	Email: [REDACTED]		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.

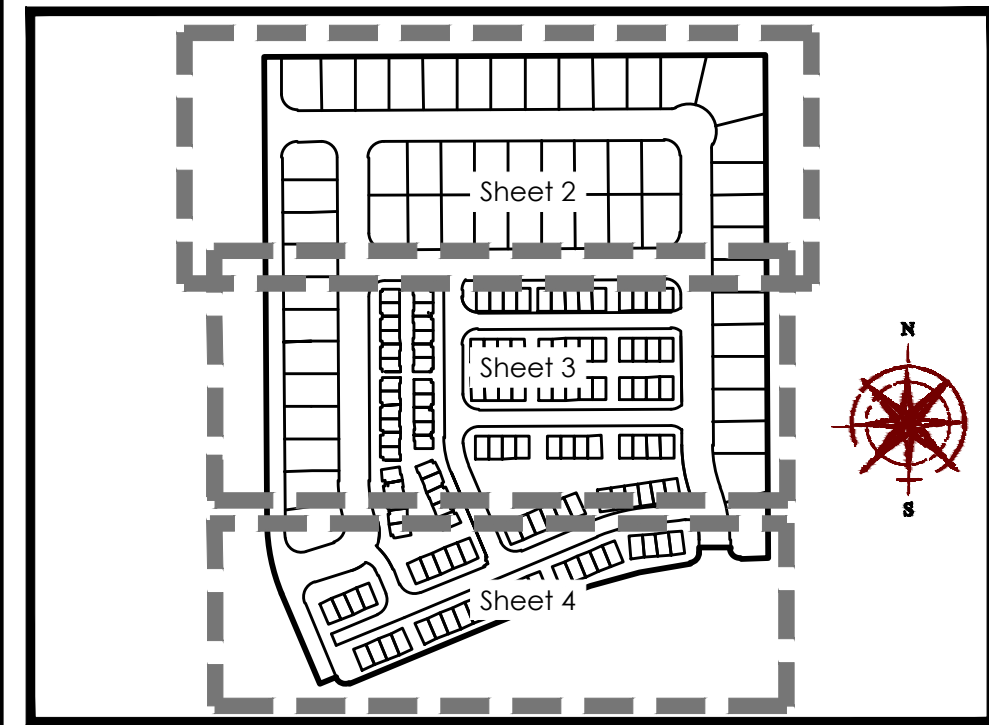
For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:	Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):		
Performed By: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



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDABLE AREA
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- LIMITED COMMON AREA
- COMMON AREA



KEY MAP
N.T.S.

ROCKY MOUNTAIN POWER

1. 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.

2. Pursuant to Utah Code Ann. § 10-9a-603 and 17-27a-603 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 Power 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 _____ A.D. 20 _____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

ENBRIDGE GAS UTAH

Questar Gas Company, d/ba 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 services.

QUESTAR GAS COMPANY
d/ba ENBRIDGE GAS UTAH

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

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

GRAPHIC SCALE

100 0 50 100 200 300 400

(IN FEET)
1 inch = 100ft.

PREPARED BY

FOCUS

CONSULTING

6949 S. HIGH 1800 DRIVE SUITE 200
MIDVALE, UTAH 84047 TEL: (801) 352-0075
www.focus-ut.com

OWNER/DEVELOPER

PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET,
SUITE 200
MURRAY, UTAH 84017
(801)-264-8800

COUNTY HEALTH DEPARTMENT

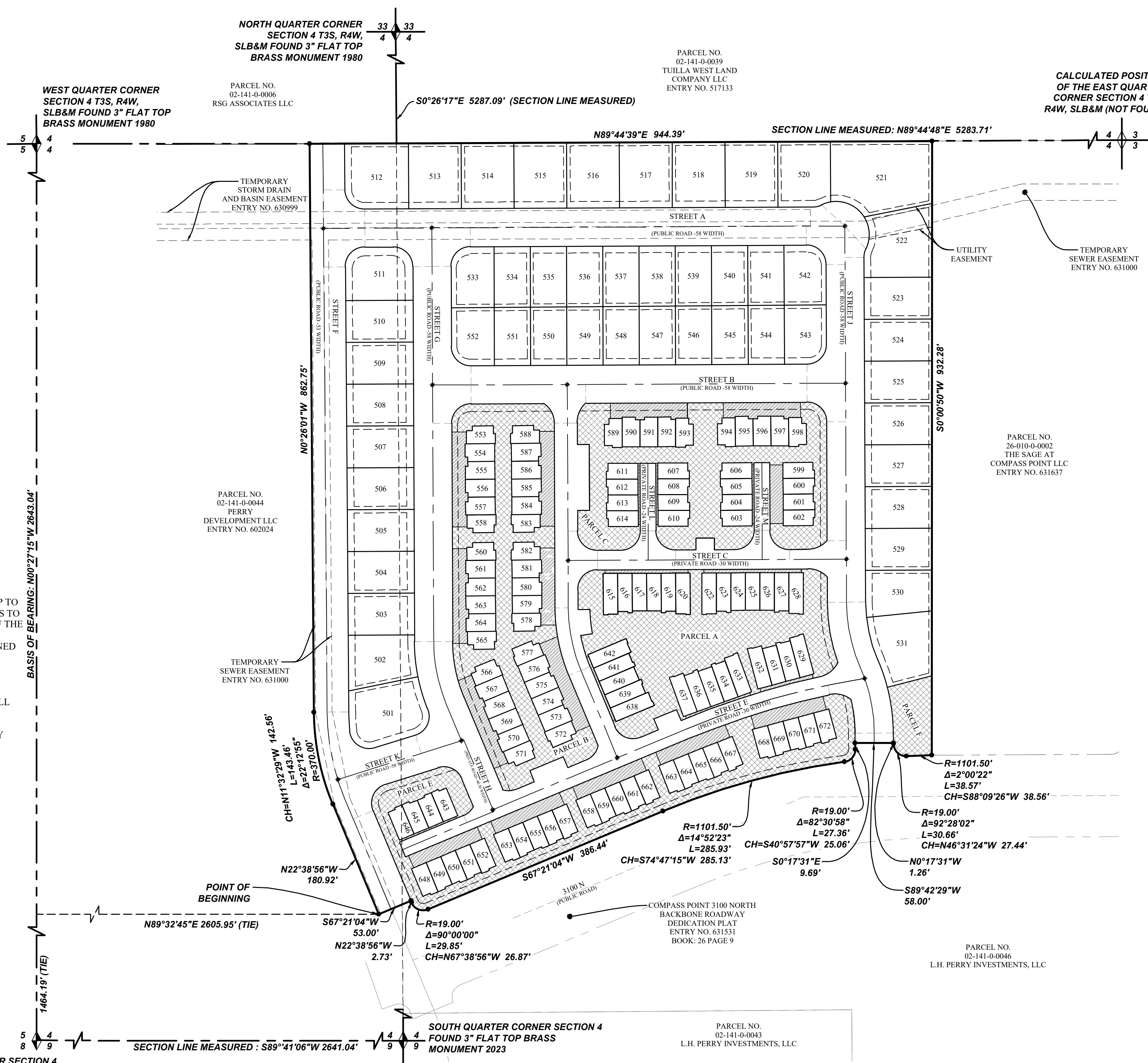
APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

COMPASS POINT VILLAGE 5

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 4, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



U.S. POST MASTER	PUBLIC WORKS	NORTH TOOELE SPECIAL SERVICE DISTRICT	TOOELE COUNTY SCHOOL DISTRICT	COUNTY TREASURER
APPROVED THIS _____ DAY OF _____ A.D. 20 _____	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
U.S. POST MASTER	TOOELE CITY PUBLIC WORKS	NORTH TOOELE SPECIAL SERVICE DISTRICT	TOOELE COUNTY SCHOOL DISTRICT	TOOELE COUNTY TREASURER
PLANNING COMMISSION	CITY ATTORNEY	CITY ENGINEER	COMMUNITY DEVELOPMENT	TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE TOOELE CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____	APPROVED THIS _____ DAY OF _____ A.D. 20 _____
CHAIR, TOOELE CITY PLANNING COMMISSION	TOOELE CITY ATTORNEY	TOOELE CITY ENGINEER	TOOELE CITY COMMUNITY DEVELOPMENT	TOOELE COUNTY SURVEY DEPARTMENT

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND SAID SURVEY IS FILED IN THE COUNTY SURVEYOR'S OFFICE AS NO. 2025-0017, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO KNOWN AS:

**COMPASS POINT VILLAGE 5
PRELIMINARY SUBDIVISION PLAT**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Justin Lundberg
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

DATE _____

BOUNDARY DESCRIPTION

Located in the Southwest Quarter and the Southeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the Northerly line of Compass Point 3100 Backbone Roadway Dedication Plat recorded March 10, 2026 as Entry No. 631531 in Book 26, Page 9 in the Tooele County Recorder's Office said point also being N00°27'15"W 1464.19 feet along the Section line and N89°32'45"E 2605.95 feet from the Southwest Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N22°38'56"W 180.92 feet; thence along the arc of a curve to the right with a radius of 370.00 feet a distance of 143.46 feet through a central angle of 22°12'55" Chord: N11°32'29"W 142.56 feet; thence N00°26'01"W 862.75 feet to the Southerly line of the Special Warranty Deed recorded August 05, 2020 as Entry No. 517133 in the Tooele County Recorder's Office; thence along said deed line N89°44'39"E 944.39 feet to the Westerly line of the Warranty Deed recorded March 12, 2026 as Entry No. 631637 in the Tooele County Recorder's Office; thence along said deed line S00°00'50"W 932.28 feet to the Northerly line of the aforementioned Road Dedication Plat the following eleven (11) courses: (1) thence Westerly along the arc of a non-tangent curve to the left having a radius of 1,104.50 feet (radius bears: S00°50'33"E) a distance of 38.57 feet through a central angle of 2°00'02" Chord: S88°09'26"W 38.56 feet; thence (2) Northwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N02°45'25"W) a distance of 30.66 feet through a central angle of 92°28'02" Chord: N46°31'24"W 27.44 feet; thence (3) N00°17'31"W 1.26 feet; thence (4) S89°42'29"W 58.00 feet; thence (5) S00°17'31"E 9.69 feet; thence (6) along the arc of a curve to the right with a radius of 19.00 feet a distance of 27.36 feet through a central angle of 82°30'58" Chord: S40°57'57"W 25.06 feet to a point of reverse curvature; thence (7) along the arc of a curve to the left having a radius of 1,101.50 feet a distance of 285.93 feet through a central angle of 14°52'23" Chord: S74°47'15"W 285.13 feet; thence (8) S67°21'04"W 386.44 feet; thence (9) along the arc of a curve to the right with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: N67°38'56"W 26.87 feet; thence (10) N22°38'56"W 2.73 feet; thence (11) S67°21'04"W 53.00 feet to the point of beginning.

Containing 22.30 acres, more or less.
6 Parcels, 168 Lots.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE _____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**COMPASS POINT VILLAGE 5
PRELIMINARY SUBDIVISION PLAT**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE OWNER HEREBY CONVEYS THE COMMON AREA, LIMITED COMMON AREA, AND PRIVATE ROADS, AS INDICATED HEREON, TO THE COMPASS POINT HOMEOWNERS ASSOCIATION A UTAH LIMITED LIABILITY COMPANY, WITH A REGISTERED ADDRESS OF 17 EAST WINCHESTER STREET, SUITE 200, MURRAY, UTAH, 84017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ A.D. 20 _____

PERRY HOMES INC.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO _____, IN SAID STATE OF UTAH, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C.; AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

**COMPASS POINT VILLAGE 5
PRELIMINARY SUBDIVISION PLAT**

LOCATED IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 4, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

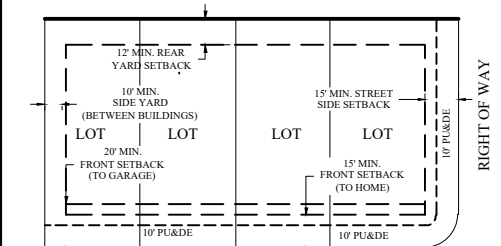
ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____

DATE _____ TIME _____

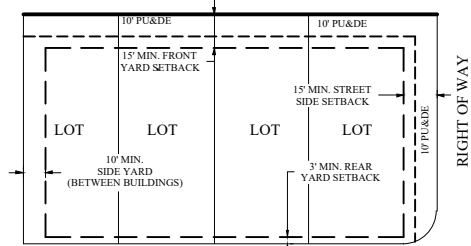
FEE \$ _____

TOOELE COUNTY RECORDER

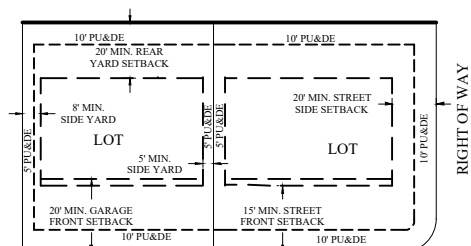
Z:\2025\25-0149\Map\Sheets\CS2 Preliminary Plat.dwg 25-0149.dwg 5/25/2025 10:48:10 AM



RIGHT OF WAY
FRONT-LOAD TOWNHOME BUILDING SETBACKS
LOTS: 553-588

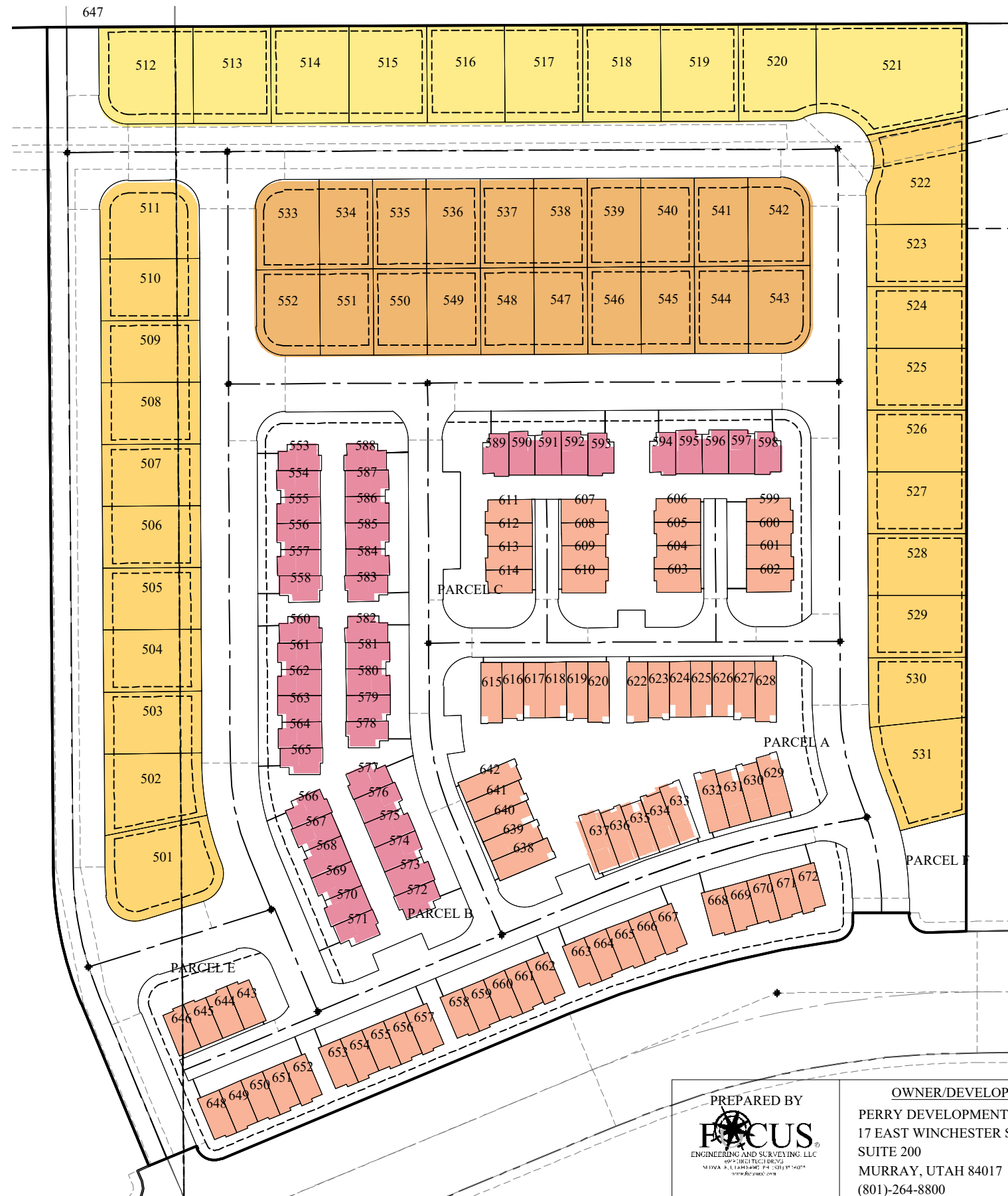


RIGHT OF WAY
REAR-LOAD TOWNHOME BUILDING SETBACKS
LOTS: 589-672



RIGHT OF WAY
COTTAGE BUILDING SETBACKS
LOTS: 501-511 & 522-531

PRELIMINARY PLAT
LOCATED IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 4, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

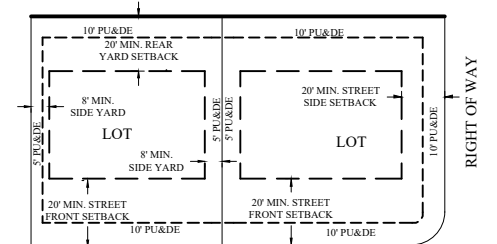


	REAR-LOAD TOWNHOMES (72 UNITS)
	FRONT-LOAD TOWNHOMES (45 UNITS)
	TRADITIONAL LOTS (20)
	COTTAGE LOTS (21)
	COLLECTION LOTS (10)

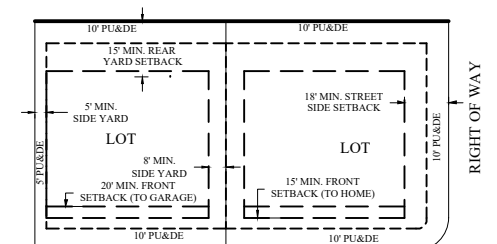
TOTAL: 168 UNITS
AREA: 21.9 ACRES
DENSITY: 7.9 UNITS/ACRE

REQUIRED TOWNHOME GUEST PARKING: 32
PROPOSED TOWNHOME GUEST PARKING: 40

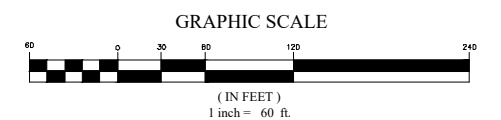
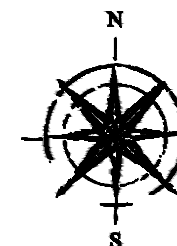
NOTES:
LOTS 143-154 ARE DOUBLE FRONTAGE , WITH THE FRONT BEING OFF THE EASTERN ROADWAY. SPECIAL SERVICES DISTRICT WILL HEREBY MAINTAIN ALL DOUBLE FRONTING LOTS.



RIGHT OF WAY
COLLECTION BUILDING SETBACKS
LOTS: 512-521
N.T.S.



RIGHT OF WAY
TRADITIONAL BUILDING SETBACKS
LOTS: 533-552



PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6924 HICKORY DRIVE
MIDVA, AL, 36047 PH: 334.373.5474
www.focusinc.com

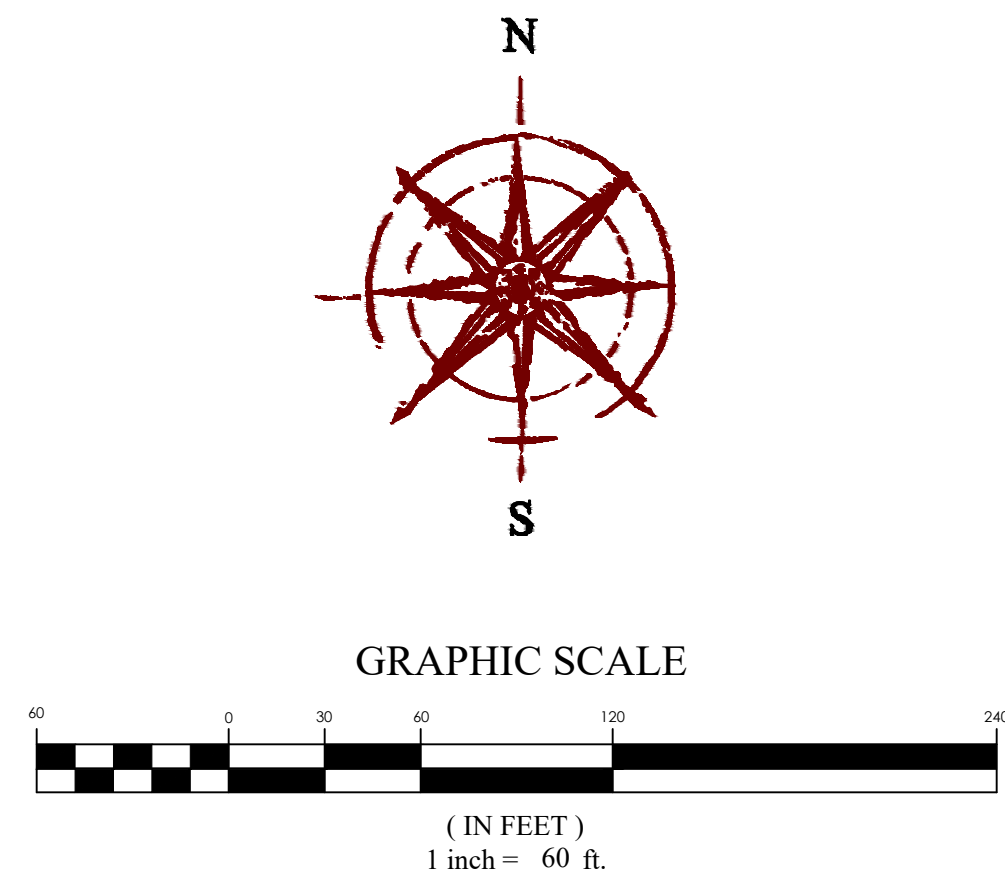
OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET,
SUITE 200
MURRAY, UTAH 84017
(801)-264-8800

PRELIMINARY COMPASS POINT VILLAGE 5
PRELIMINARY PLAT
LOCATED IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 4, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



PHASING PLAN:
PHASE 1
PHASE 2

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	XX' STORM DRAIN
	XX' SANITARY SEWER
	XX' CULINARY WATER
	XX' PRESSURE IRRIGATION
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



FOR
REVIEW
ONLY

COMPASS POINT VILLAGE 5
TOOELE, UT
PHASING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PHASING PLAN

Scale: 1"=60'
Date: 8/21/2026
Sheet: C3.1

Drawn: LZW
Job #: 25-0149

Z:\2025\25-0149 Compass Point Village 5\Design\25-0149.dwg Sheets\C3.0 PHASING PLAN.dwg

**Tooele City Planning Commission
Business Meeting Minutes**

Date: August 26, 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
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Absent:

Amanda Cordova
Frank Linford, Alternate

Council Member Liaisons:

Ed Hansen
Jon Gossett

Staff Present:

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

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Hamilton opened the meeting 7:00 p.m., and led the pledge of allegiance.

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

2. Roll Call

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

3. **Public Hearing and Recommendation on a request for approval of a zoning map amendment and land use map amendment request by Perry Commercial to re-assign the zoning and land use designation for properties located at approximately 3100 North SR-36 (116 acres), 800 West 1000 North (39 acres), 3300 North 400 West (51 acres), and 1200 West 2400 North (192 acres). The applicant is requesting to re-assign the land use designation for the subject properties to RC Regional Commercial, to re-assign the zoning to the Compass Point CSD Zoning District, and to adopt a new Compass Point CSD Zoning Ordinance**

Mr. Aagard gave a presentation regarding the proposed Compass Point Commercial Special District (CSD). He explained that the application is a legislative matter and that the Planning Commission's role is advisory, with the City Council serving as the final approval authority. The Planning Commission may forward a positive or negative recommendation, or recommend changes to the City Council, but does not have the authority to require the applicant to rewrite the proposed CSD.

The proposed application includes amendments to the land use and zoning maps and adoption of a new zoning ordinance establishing development standards for the Compass Point CSD. Planning Staff reviewed the proposed permitted and conditional uses, lot and building standards, landscaping, fencing and screening, parking, lighting, architectural design, and signage requirements.

Mr. Aagard also reviewed the criteria the Planning Commission must consider when making its recommendation, including whether the CSD would allow development that is not reasonably feasible under standard zoning districts, provide a substantial benefit to the City, and create unique uses, configurations, or product types or address deficiencies in the existing zoning regulations. He noted that a public hearing was required and that notices had been sent to surrounding property owners. A comment was received from Tooele County, primarily regarding the future right-of-way connection, and staff indicated that the applicant and Perry Homes were already working with UDOT and the County to address the matter.

Chairman Hamilton opened the public hearing at 7:25 p.m. Seeing no members of the public coming forward. Chairman Hamilton closed the public hearing at 7:25 p.m.

Mr. Finlinson, representing Perry Homes, stated that the proposed Compass Point Commercial Special District (CSD) would provide significant long-term benefits to both the community and the City through commercial development and increased sales tax revenue. He explained that the commercial areas would serve as key entry points into the Compass Point community, which is anticipated to include approximately 3,600 residential units at full buildout.

Mr. Finlinson stated that the proposed CSD includes enhanced standards for landscaping, lighting, signage, and architectural design intended to create attractive and well-designed commercial areas. He explained that the standards were developed to attract a variety of high-quality national, regional, and

local retailers, restaurants, entertainment venues, and other commercial tenants, while providing the City with a competitive advantage in attracting future development.

Mr. Finlinson further stated that Perry Homes intends to remain a long-term partner with the City and assist in addressing future infrastructure and community needs as the area develops. He expressed that Compass Point has the potential to become a premier commercial hub for the county and help reduce sales tax leakage to surrounding communities.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the Compass Point Commercial Special District (CSD) Zoning Map Amendment request by Jake Finlinson, representing Perry Commercial, as indicated on the proposed zoning map in Exhibit “A” in this staff report, to re-assign the land use designation for Areas A, C and D to the RC Regional Commercial Land Use designation, and to recommend approval of the text of the Compass Point CSD as proposed in Exhibit “B” in this staff report, application number 2026005, based on the findings listed in the Staff Report dated August 18, 2026. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Nay”; and Chairman Hamilton, “Aye”. The motion passed 6-1.

4. **Public Hearing and Decision to consider a Conditional Use Permit request by Dallas Rowberry to authorize a “pet shop/ pet grooming” business in the General Commercial (CG) zoning district, located at approximately 756 North Main Street.**

Ms. Anglin presented a request for a Conditional Use Permit for a pet shop and pet grooming business located at 756 North Main Street. The approximately 1.64-acre property is zoned General Commercial and designated Regional Commercial in the General Plan. The business would occupy an existing tenant space and would include retail sales of pet supplies, nine grooming tables, and three bathing tubs. No exterior site improvements are proposed.

Ms. Anglin explained that planning staff recommended conditions limiting the use to pet grooming and customary retail sales and clarifying that the approval would not authorize a kennel, boarding facility, animal daycare, or live animal sales. Animals would only be permitted to remain on the premises for the time reasonably necessary for grooming services. Additional conditions would require the facility to be maintained in a clean and sanitary condition and for animal waste to be properly disposed of.

Planning Staff confirmed that the proposed use would not require additional water rights or water-related improvements and that the existing site provides sufficient parking. Planning Staff found the proposal to be consistent with the General Plan and applicable City Code and determined that the proposed conditions would adequately mitigate any reasonably anticipated impacts.

Chairman Hamilton opened the public hearing at 7:36 p.m. Seeing no members of the public coming forward. Chairman Hamilton closed the public hearing at 7:36 p.m.

Ms. Rowberry stated that the business would not sell live animals or provide overnight boarding. She explained that the business has operated in Stansbury Park for approximately 15 years and is relocating due to the expansion of the University of Utah InstaCare. Ms. Rowberry, who has owned the business for approximately one year, stated that the relocation would allow the business to expand and continue serving the community and its pets in Tooele.

Motion: Commissioner Anderson moved to approve the Conditional Use Permit Request by Dallas Rowberry, authorizing the use of pet shop/ pet grooming business located at 756 North Main Street, application number 202661, based on the findings and subject to the condition listed in the Staff Report dated August 15, 2026. Commissioner Faircloth seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

5. **Decision on a proposed site plan amendment by Ledger Cove LLC for property located at 1000 North Franks Drive in the MR-16 Multi-Family Residential zoning district on 16 acres regarding the relocation of previously approved development amenities.**

Mr. Aagard presented a site plan amendment request for the Ledger Cove development, located at the northeast corner of 600 West and 1000 North. He explained that the Planning Commission previously approved the site plan in 2025, which included two pickleball courts centrally located within the development—one serving the apartment buildings and the other serving the townhomes.

The applicant later relocated one of the pickleball courts closer to the eastern property line and adjacent to existing single-family residential properties. Mr. Aagard explained that the Planning Commission was being asked to determine whether the proposed relocation satisfied the ordinance requirement that amenities be centrally located within the development.

Mr. Aagard noted that staff had received concerns from adjacent property owners regarding potential noise generated by the pickleball court. He explained that site plan reviews do not require a public hearing or public comment; however, the Chairman could allow public comment at the Commission's discretion. Staff recommended retaining the pickleball court in its originally approved location, as staff believed that location was more centrally situated and better served the development while avoiding concerns from adjacent residential properties.

The Chairman opened the public hearing at 7:44 p.m. and clarified that public comments would be limited to the proposed location of the pickleball court.

Robb Kaczmarek, a resident of 1111 North Providence Way whose property is located immediately east of the proposed pickleball court location, expressed concerns regarding the relocation of the court. He stated that the originally approved plan showed a green space in the area and that he was not aware the area had been changed to accommodate a pickleball court until he observed the development and reviewed information on the Ledger Cove website.

Mr. Kaczmarek stated that he supported the original, more centrally located location for the pickleball court. He expressed concerns about potential noise and additional lighting associated with the court and stated that the proposed location would change the area adjacent to his residence from green space to an active recreational facility. He requested that the pickleball court remain in its originally approved location.

Seeing no other members of the public coming forward Chairman Hamilton closed the public hearing at 7:47p.m.

Brett Lovell and Jordan Taylor, representing the development team, explained that the proposed relocation of the pickleball court was intended to accommodate an additional tot lot or playground within the development. They stated that the original location of the pickleball court was considered a better location for the playground due to its central location, visibility from surrounding residences, and anticipated use by residents.

The applicants stated that the relocated pickleball court would not include lighting and would be separated from the adjacent residential property by a vinyl fence and an elevation difference. They explained that the relocation was not intended to reduce the number of approved amenities but rather to add an additional amenity to the development.

Mr. Taylor noted that, based on the development team's experience with pickleball courts in other developments, the courts have received limited use compared to playgrounds, which are used more frequently. The applicants stated that they were willing to comply with the Planning Commission's decision and indicated they would be agreeable to either relocating the pickleball court as proposed or replacing it with the additional tot lot.

Staff clarified that the ordinance requires a certain number of amenities but does not require specific types of amenities. Therefore, replacing the pickleball court with a tot lot would still satisfy the applicable ordinance requirements.

Motion: Commissioner Sloan moved to deny the Amended Site Plan Design Review request by Howard Schmidt representing Ledger Cover, LLC, thus requiring the sports court to remain in its originally approved location in compliance with City Code, application number 23-576, based on the findings listed in the Staff Report dated August 20, 2026. Commissioner Proctor seconded the motion.

Commissioner Anderson stated that, while he generally supports property owners' rights, he believed the centrally located amenity should remain in its originally approved location to promote compatibility and good neighbor relationships with adjacent properties.

The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0. The application is denied.

6. Recommendation on proposed amendments to Tooele City Code Title 7, Uniform Zoning Code of Tooele City, by adopting Chapter 11c Design Standards: Commercial, establishing architectural standards for commercial development in Tooele City's commercial, industrial and mixed-use zoning districts. Tabled from the August 12, 2026 Planning Commission meeting.

Mr. Aagard presented the proposed ordinance text amendment and reviewed the Planning Commission's role and authority in considering legislative matters. He explained that, unlike administrative applications, the Planning Commission serves in an advisory capacity on ordinance amendments, with the City Council serving as the final approval authority. The Planning Commission's role is to review the proposed amendment, receive public comment, deliberate, and forward a recommendation to the City Council. The Planning Commission may recommend approval, denial, or changes to the proposed amendment; however, it does not have the authority to require staff to rewrite the proposed ordinance or delay the application until changes are made.

Mr. Aagard acknowledged that staff had not adequately explained the Planning Commission's role and authority during the previous meeting. He explained that the purpose of the proposed architectural standards was to improve the aesthetic appearance of the City and address ongoing concerns from residents regarding the appearance and quality of commercial development. He noted that staff was seeking the Planning Commission's recommendation on the proposed amendment and that any concerns or suggested changes could be included in the Commission's recommendation to the City Council.

Mr. Aagard reviewed revisions made to the proposed ordinance in response to concerns raised by the Planning Commission during its previous discussion. The revisions included removing references to specific zoning districts and instead applying the architectural standards to commercial development adjacent to a public street, public space, residential dwelling, or future residential area. Building facades not meeting these visibility criteria would not be required to comply with the architectural standards. Specific exemptions were also added for the Downtown Overlay and Heavy Industrial zoning districts, although staff encouraged the application of architectural standards within the Downtown Overlay based on policies contained in the Tooele City General Plan.

Staff also removed the proposed 25 percent renovation threshold. Under the revised language, building renovations requiring a building permit would be required to comply with the architectural standards, while smaller improvements, such as doors and windows that do not significantly alter the exterior of the building, would be exempt.

Additional revisions included an exemption for buildings subject to franchise agreements or corporate branding requirements, provided the applicant submits documentation demonstrating those requirements. Staff removed the requirement for more than two exterior materials on building facades but retained the limitation that no single exterior material may cover more than 75 percent of a facade. An exemption was added for brick and stone facades, excluding cinder block and CMU block. Staff also removed the prohibition on neon and bright colors and clarified that appeals would not require additional fees and would be considered as part of the site plan design review process.

Mr. Aagard reviewed applicable policies in the Tooele City General Plan, which encourage proactive development through City Code provisions and design standards. He noted that the General Plan identifies high-quality architecture, sidewalks, street lighting, reasonable signage, and landscaped parking areas as important elements contributing to quality commercial development. He stated that the proposed standards were intended to respond to community concerns, preserve the architectural integrity of the City, and maintain the quality of new commercial development.

Mr. Aagard also reviewed examples of building elevations throughout the City. Commissioner Anderson asked whether a mansard roof should be considered an exterior wall material rather than roofing for purposes of the architectural standards. Mr. Aagard stated that he would interpret a mansard roof with materials such as shingles or shake as an exterior wall material rather than a roof.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council to adopt the proposed Tooele City Code Title 7, Chapter 11c Design Standards: Commercial ordinance as included in Exhibit "A" of the report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Nay"; Commissioner Anderson, "Nay"; and Chairman Hamilton, "Aye". The motion passed with positive recommendation 5-2.

7. **City Council Reports**

Councilman Gossett reported on the recent Truth in Taxation meeting, noting that Finance Director Shannon Wimmer presented information regarding the City's budget and property taxes. He stated that staff had worked hard to keep taxes as low as possible and commended Ms. Wimmer for taking the time to personally address and discuss a resident's concerns following the presentation. Councilman Gossett also thanked the Planning Commission members for the work they do.

8. **Review and Decision – August 12, 2026 Planning Commission Meeting Minutes**

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the August 12, 2026 Planning Commission Meeting Minutes. Chairman Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

Chairman Hamilton expressed his appreciation to the Planning Commission and staff for their efforts and contributions.

9. **Adjourn**

Chairman Hamilton adjourned the meeting at 8:24 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 September, 2026

Tyson Hamilton, Tooele City Planning Commission Chair