

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, September 23, 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 Decision** on a Conditional Use Permit request submitted by Ashlee Isbell, Business Owner of Ash's Little Shop of Howlers, to authorize the use of a *pet shop/ pet grooming* service within the General Commercial (GC) zone. The subject property is located at 134 W 1180 N Suite 13.
4. **Public Hearing and Decision** on a Conditional Use Permit request submitted by SGA Design Group to authorize Accessory Outside Storage within the General Commercial (GC) zoning district for a Walmart Drone Delivery area. The subject property is located at 99 West 1280 North on an 18.09-acre lot.
5. **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.
6. **Public Hearing and recommendation** on a proposed code amendment request by Tooele City to amend City Code Section 7-26-2(3)(a) regarding water rights conveyance requirements and depletion rates for interior uses for new development.
7. **City Council Reports**
8. **Review and Decision** – August 26, 2026 Planning Commission meeting minutes.
9. **Planning Commission Training** – Subdivision and Site Plan Review and Approval Processes
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 15, 2026

To: Tooele City Planning Commission
Business Date: September 23, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: **Ash's Little Shop of Howlers – Conditional Use Permit Request**

Application No.: 2026075
Applicant: Ashlee Isbell
Project Location: 131 W 1180 N, Suite 13
Zoning: GC General Commercial Zone
Acreage: .52 Acres (Approximately 22,651 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorization of uses of “pet shop/ pet grooming” business located within an existing structure.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 0.52 acres located at 131 West 1180 North, Suite 13. The property is currently zoned General Commercial (GC). The applicant is requesting approval of a Conditional Use Permit to authorize a “pet shop/pet grooming” service within an existing structure. The proposed business will be located next to a Personal Services business and a Medical Clinic, on the north side of the building, closer to Walmart.

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 as Regional Commercial. The property is zoned General Commercial (GC). Properties to the north, south, east, and west are also zoned General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” of this report.

In the General Commercial zone, “pet shop/pet grooming” services require a Conditional Use Permit, regardless of whether the use is located within a new or existing building. In this case, the applicant is proposing a small business that will specialize in the sale of pet supplies and pet grooming. The retail portion of the business will be located toward the front of the unit, facing the exterior window and parking area, with the grooming area located toward the rear of the unit.

The applicant is proposing a pet grooming operation with four (4) grooming tables and one (1) bathing tub. No live animals will be sold at the location. The business will include a small retail area for the sale of pet supplies.

Given the size and capacity of the proposed grooming operation, multiple animals could potentially be present on the premises at the same time while receiving or awaiting grooming services. However, temporary holding of animals that is incidental to the provision of grooming services should be distinguished from animal boarding, daycare, kennel services, or other extended animal-holding activities.

The applicant has stated in the application that animals will not stay overnight, will not be boarded, and that the business will not provide daycare services. The applicant has also outlined a reasonable process for the drop-off, care, and return of animals to their owners. Please see Exhibit C for the process submitted by the applicant.

Based on the proposed use and the information provided with the application, staff recommends that the Conditional Use Permit be limited to pet grooming and the customary retail sale of pet supplies. Animals shall be kept on the premises only for the period reasonably necessary to provide or receive grooming services as described in the application. Live-animal sales are not included in the current approval because they were not identified in the application, and any future addition of live-animal sales would require City review and approval. Because a kennel is not an allowed use in the General Commercial zone, approval of this Conditional Use Permit shall not be construed as authorizing a kennel, boarding facility, daycare, or other extended animal-holding use. Any future change to the approved use would be subject to applicable City review and approval.

Parking. A Pet Shop/Pet Grooming use is not specifically listed in the parking table found in Section 7-4-4 of the Tooele City Code (TCC). However, Section 7-4-3 of the TCC allows the Community Development Director to determine the required parking for a use that is not specifically identified in the parking table by using the parking requirement for the use that most closely resembles the proposed use.

For purposes of calculating required parking, the proposed Pet Shop/Pet Grooming use most closely resembles a retail use. The proposed use is also being established within an existing tenant space, and the use will not result in a change to the required parking for the site. Therefore, no additional parking spaces are required as part of this Conditional Use Permit.

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. Animal-Related Activity and Potential Noise Impacts – The Conditional Use Permit shall be limited to pet grooming and customary retail sales of pet supplies as described in the application. Animals may be present on the premises only for the period reasonably necessary to provide or receive grooming services. Live-animal sales are not included in this approval. Any future addition of live-animal sales or other animal-related services shall require City review and approval prior to commencement of the use.
2. Odor, Sanitation, and Animal Waste - The applicant shall maintain the premises in a clean and sanitary condition and shall properly dispose of animal waste and other materials generated by the grooming operation in accordance with applicable City requirements.
3. Water Usage and Utility Impacts - Prior to or as a condition of approval, the applicant shall coordinate with the City Engineer to verify the anticipated water usage and determine whether any additional utility requirements, fees, or improvements are necessary to accommodate the proposed use.
4. Potential Expansion into Boarding or Kennel Activities - The Conditional Use Permit shall not authorize a kennel, boarding facility, animal daycare, or other extended animal-holding use.

REVIEWS

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

1. There is sufficient onsite parking available to accommodate the applicant's *pet shop/ pet grooming* business inside the existing structure.

Engineering and Public Works Divisions Review. The Tooele City Engineering Division and Public Works Division have not issued any comments regarding the proposed conditional use permit.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request.

Noticing. The applicant has expressed their desire to obtain a 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 Ashlee Isbell, for a *pet shop/ pet grooming* business application number 2026075, subject to the following conditions:

1. The Conditional Use Permit shall be limited to pet grooming and customary retail sales of pet supplies as described in the application.
2. The applicant shall maintain the premises in a clean and sanitary condition and shall properly dispose of animal waste and other materials generated by the grooming operation in accordance with applicable City requirements.
3. The applicant shall coordinate with the City Engineer to verify the anticipated water usage and determine whether any additional utility requirements, fees, or improvements are necessary to accommodate the proposed use.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Ashlee Isbell, authorizing the use of a *pet shop/ pet grooming* business located at 131 West 1180 North, application number 2026075, based on the findings and subject to the condition listed in the Staff Report dated September 15, 2026:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Ashlee Isbell, authorizing the use of a *pet shop/ pet grooming* business located at 131 West 1180 North, application number 2026075, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE ASH'S LITTLE SHOP OF HOWLERS CONDITIONAL USE PERMIT



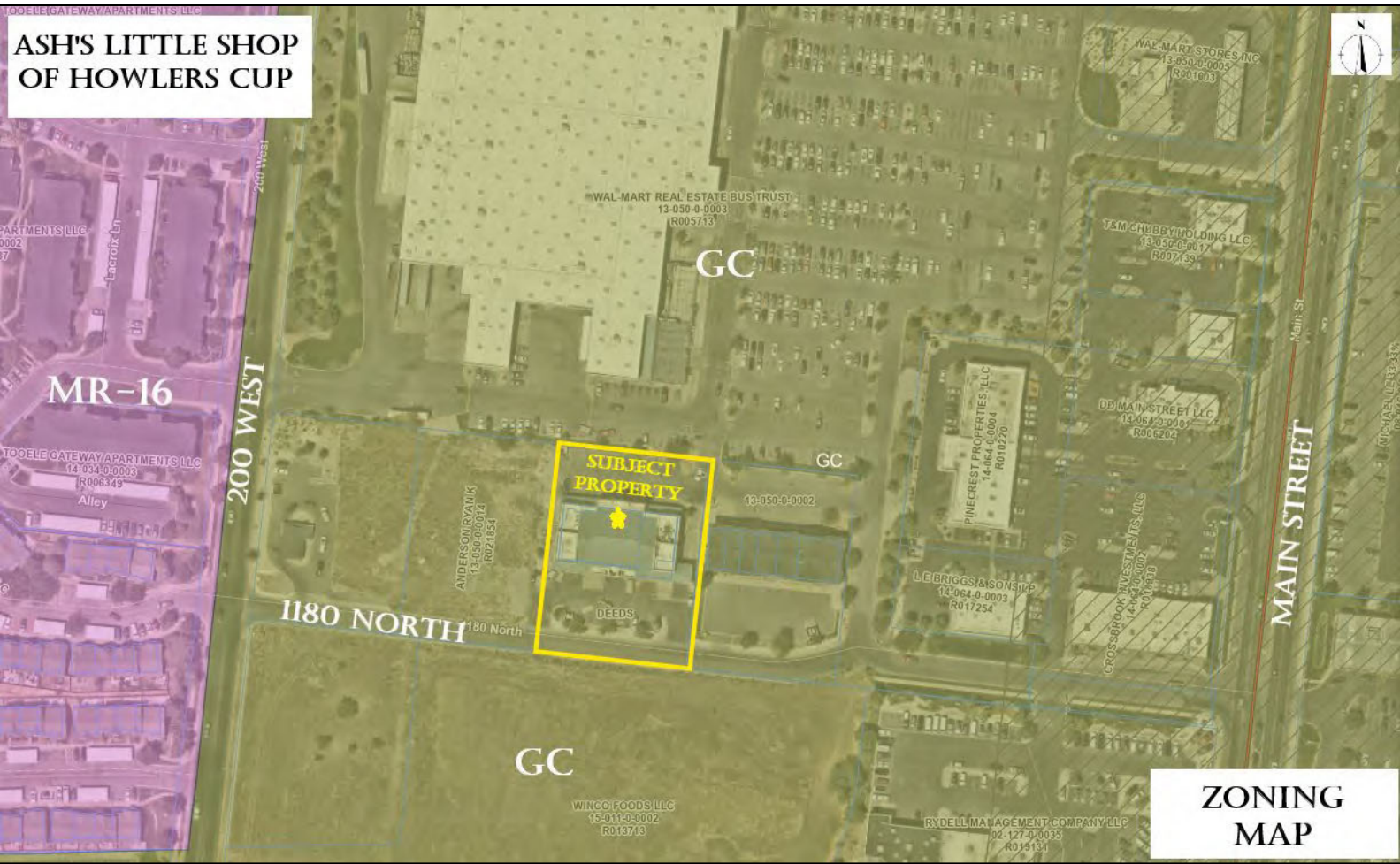


EXHIBIT B

**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.org



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				2026075			
Date of Submission:		Current Zoning: <u>General Commer.</u>		Parcel #(s): <u>14.016.0.0003</u>			
Project Name: <u>Ash's Little Shop of Howlers</u>				Acres:			
Project Address: <u>134 W. 1180 N Suite 13</u>				Units:			
Project Description: <u>Pet grooming Salon With small accessory retail area.</u>							
Current Use of Property:							
Property Owner(s): <u>Robert & Jill McIntyre</u>				Applicant(s): <u>Ashlee Isbell</u>			
Address: <u>100 Lakeview</u>				Address: <u>1532 N 150 E</u>			
City: <u>Stansbury Park</u>		State: <u>UT</u>		City: <u>Tooele</u>		State: <u>UT</u>	
Zip: <u>84074</u>				Zip: <u>84074</u>			
Phone: [REDACTED]				Phone: [REDACTED]			
Contact Person: <u>Ashlee Isbell</u>				Address: <u>1532 N 150 E</u>			
Phone: [REDACTED]				City: <u>Tooele</u>		State: <u>UT</u>	
Zip: <u>84074</u>				Zip: <u>84074</u>			
Cellular: [REDACTED]		Fax: [REDACTED]		Email: [REDACTED]			
Signature of Applicant: [REDACTED]							
Date							

*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				2260315			
Fee: <u>\$ 600.00</u>		Received By: <u>Jade</u>		Date Received: <u>9/8/2026</u>		Receipt #: <u>889509</u>	
(213)							

AFFIDAVIT

PROPERTY OWNER

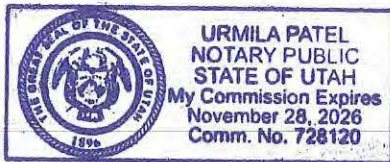
STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Jill McIntyre, 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.

Jill McIntyre 9-4-2026
(Property Owner)

State - Utah
County - Tooele,

Subscribed and sworn to me this 4th day of September, 2026



(Property Owner)

Urmila
(Notary)

Residing in Tooele County, Utah

My commission expires: NOV 28th, 2026

AGENT AUTHORIZATION

I/we, Jill McIntyre, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Ashtee Isbell, 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.

Jill McIntyre 9-4-2026
(Property Owner)

State - Utah
County - Tooele

Dated this 4th day of September, 2026 personally appeared before me Jill McIntyre, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

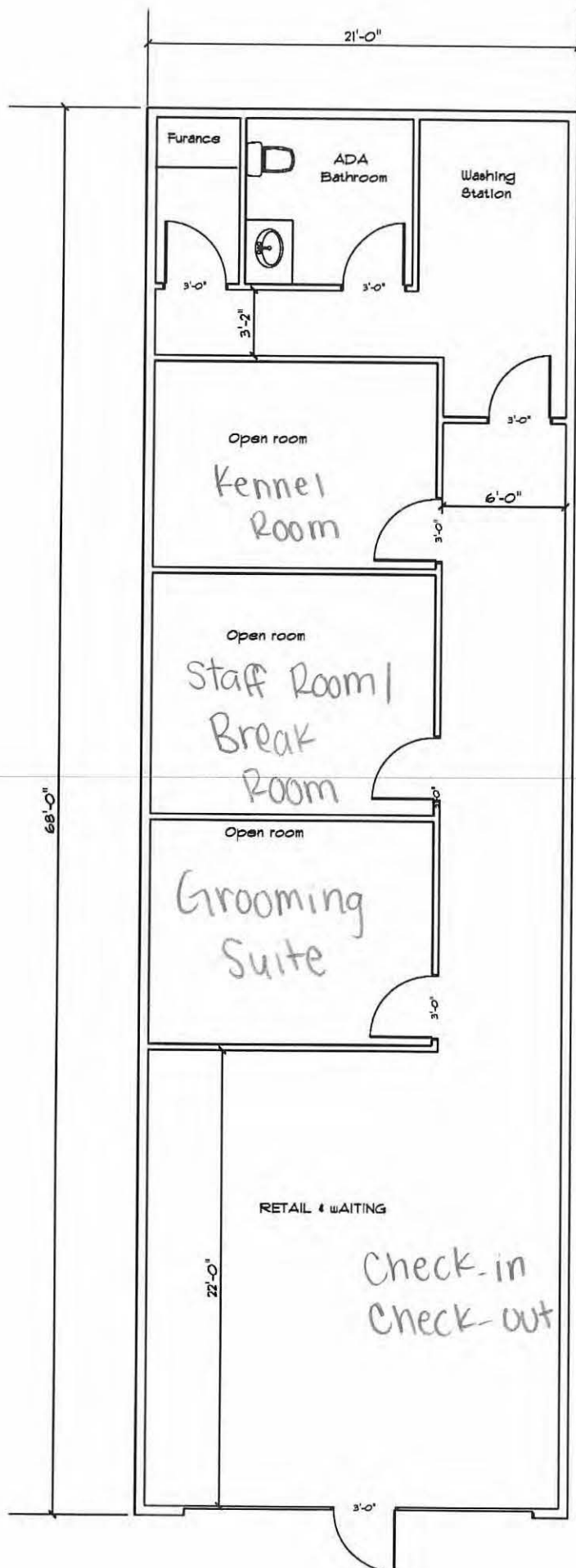


(Property Owner)

Urmila
(Notary)

Residing in Tooele County, Utah

My commission expires: NOV 28th, 2026



Supporting
interior use
exhibit for
Ash's Little Shop
of Howlers

134 W 1180 N
SUITE 13
TOOELE, UTAH

1378 SQ FT

THE REEDS BUSINESS CENTER

BUSINESS CONDOMINIUMS

LOT 13 OF TOOELE GATEWAY COMMERCIAL SUBDIVISION AMENDED
LOCATED IN SECTION 16 TOWNSHIP 3 SOUTH RANGE 4 WEST SLB&M

SE CORNER
SEC 16, T3S, R4W
S.L.B. & M.
FOUND BRASS CAP
SET IN CONCRETE

N89°46'18"E 2642.81' MEASURED MON. TO MON.
BASIS OF BEARING SECTION LINE

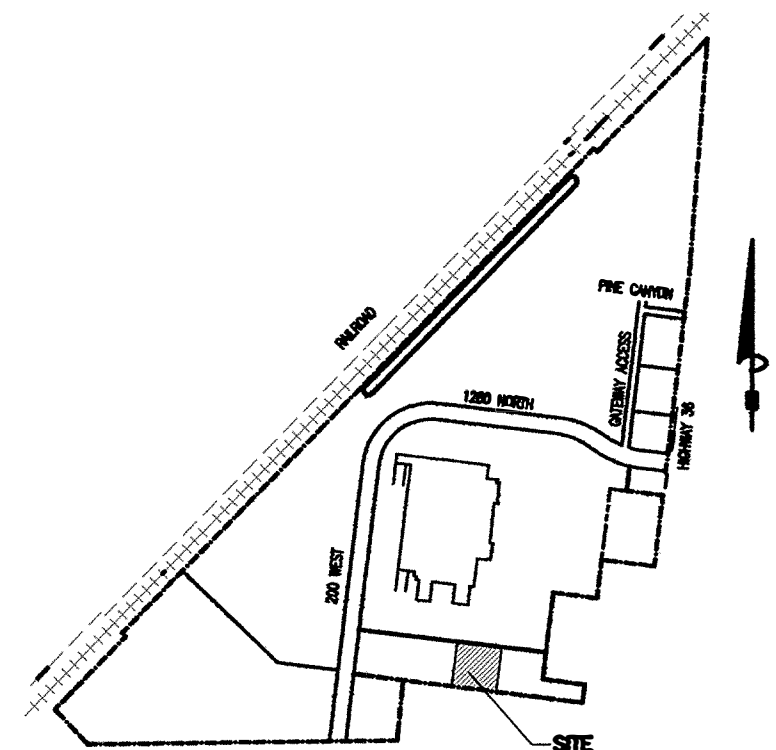
S00°13'42"E 1103.76'

N89°46'18"E 759.00'

SOUTH QUARTER CORNER
SEC 16, T3S, R4W
S.L.B. & M.
FOUND BRASS CAP
SET IN CONCRETE



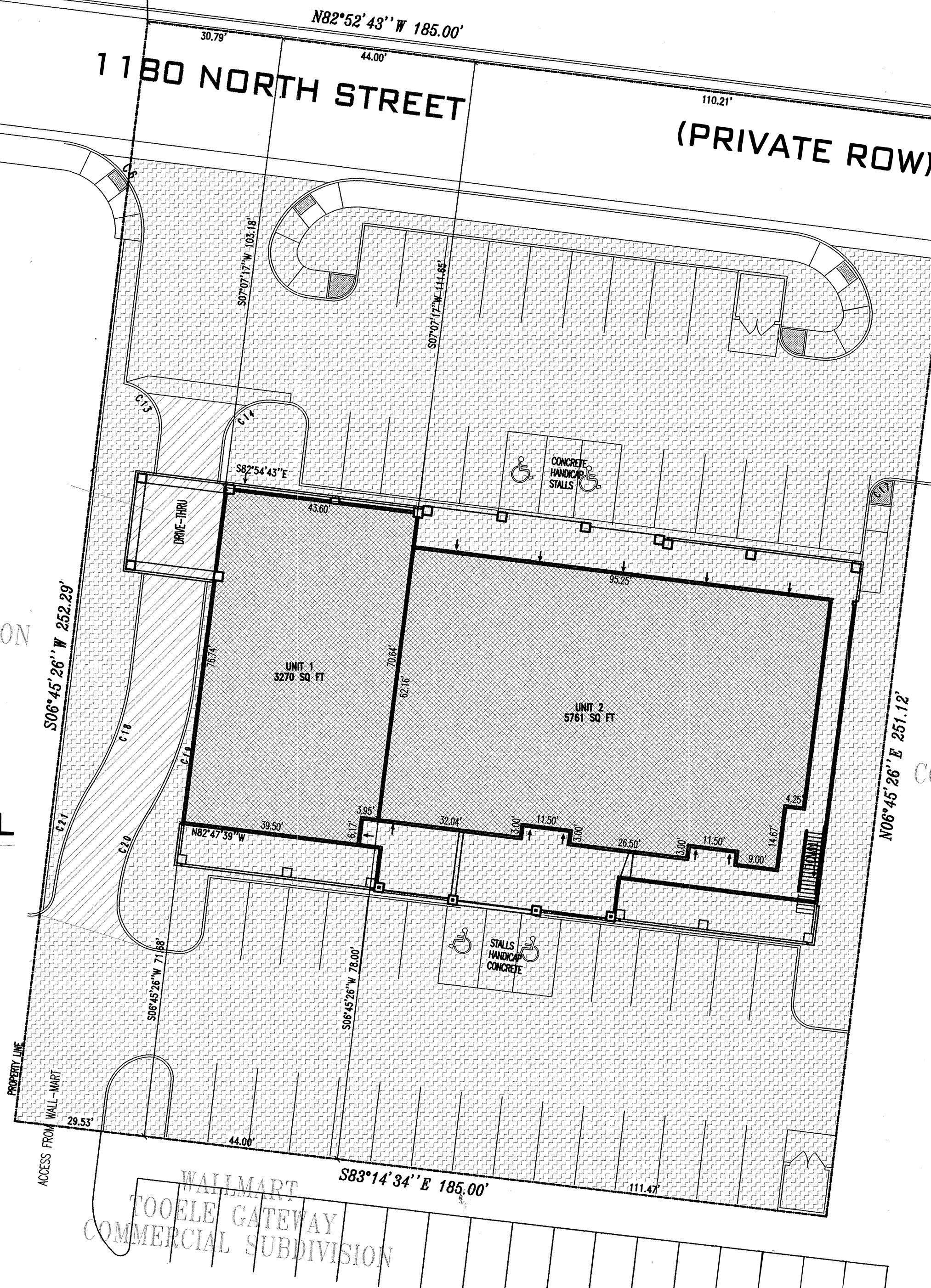
Scale 1" = 20'



VICINITY
MAP

LOT 2
TOOELE GATEWAY
COMMERCIAL SUBDIVISION

UPPER LEVEL

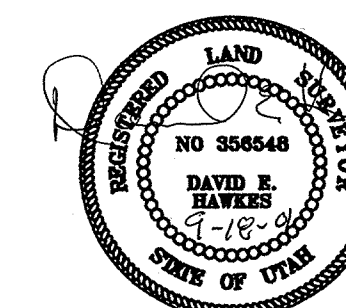


LOT 14
TOOELE GATEWAY
COMMERCIAL SUBDIVISION

BUILDING LEGEND
TOTAL SQUARE FEET = 18,051sf
UPPER LEVEL = 9,031sf
LOWER LEVEL = 9,020sf
3 TOTAL UNITS

LEGEND

- = PRIVATE OWNERSHIP
- = LIMITED COMMON AREA
- = OPEN ACCESS / AREA
- = COMMON AREA
- = COMMON WALL
- = DOOR ACCESS



TOOELE CITY COUNCIL

APPROVED THIS 3rd DAY
OF OCT A.D. 192001

Steven W. Swan
Chairman City Council

Charles H. Bauman
Chairman City Council

SURVEYOR
DAVID HAWKES
8052 WEST BREEZE DRIVE
MAGNA, UTAH 84044
PH (801) 450-3722

OWNER & DEVELOPER
BOB MCINTYRE
100 LAKEVIEW
STANSBURY, UTAH 84074
PH (435) 701-6096

COUNTY HEALTH DEPT
APPROVED THIS 20th DAY
OF SEPT. A.D. 192001
[Signature]
TOOELE/COUNTY HEALTH APPROVAL

TOOELE CITY LAND USE TECHNICIAN
APPROVED THIS 10th DAY
OF OCTOBER A.D. 192001
[Signature]
TOOELE CITY LAND USE TECHNICIAN

TOOELE CITY ENGINEER
APPROVED THIS 3rd DAY
OF OCT A.D. 192001
[Signature]
TOOELE CITY ENGINEER

TOOELE CITY PLANNING COMMISSION
APPROVED THIS 26th DAY
OF SEPTEMBER A.D. 192001
[Signature]
CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY
APPROVED THIS 10th DAY
OF OCTOBER A.D. 192001
[Signature]
TOOELE CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, David E. Hawkes do hereby certify that I am a professional Land Surveyor, and that I hold certificate No.356548 as prescribed by the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land represented hereon and described below and that the description correctly described the land surface upon which there has been, or will be below and that the description will be, constructed The Reed's Business Center. I further certify that this record of survey is accurate and has been prepared in compliance with the provisions of the Utah Condominiums Ownership Act and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this plat.

BOUNDARY DESCRIPTION

LOT 13 OF TOOELE GATEWAY COMMERCIAL SUBDIVISION AMENDED, ENTRY No 143504, BOOK 609, PAGE 8

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner () of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as the

THE REEDS BUSINESS CENTER

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof we have hereunto set our this 25th day of SEPTEMBER A.D., 2001

[Signature] *[Signature]*
Melanie P. Diderickson

ACKNOWLEDGEMENT

STATE OF UTAH
County of TOOELE) S.S.

On the 25th day of SEPTEMBER A.D., 2001, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in said State of Utah, the signer(s) of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC
JERRY M. HOUGHTON
123 WEST VINE STREET
TOOELE, UT 84004
MY COMMISSION EXPIRES
JUNE 17, 2005
STATE OF UTAH

FINAL PLAT THE REED BUSINESS CENTER

TOOELE COUNTY RECORDER

ENTRY NO. 170297
FEE PAID \$105.00 FILED FOR RECORD AND RECORDED THIS 10th DAY OF OCT 2001, AT 4:53 PM BOOK 108, PAGE NO. 314 OF THE OFFICIAL RECORDS
[Signature]
DEPUTY

[Signature]
CALLEEN DESHELL
CLERK RECORDER

SEPTEMBER 18, 2001

SHEET 1 OF 2

EXHIBIT C

**SUPPLEMENTAL STATEMENT ADDRESSING CONDITIONAL USE PERMIT
CRITERIA**

Supplemental Statement Addressing Conditional Use Permit Review Criteria

Ash's Little Shop of Howlers

134 W 1180 N, Suite 13

Tooele, Utah 84074

Parcel #14-016-0-0003

1. Community Benefit

Ash's Little Shop of Howlers provides professional dog grooming services to residents of Tooele and the surrounding community. The business specializes in individualized, lower-stress grooming and serves dogs that may benefit from a quieter or more personalized grooming environment.

The proposed location will allow the business to continue providing this local service while also creating employment opportunities for additional groomers.

2. Compatibility With Surrounding Uses

The proposed use is a grooming-only operation within an existing multi-tenant commercial center. A small supplemental retail area will be added as well.

No daycare or overnight boarding services are proposed. Customers will arrive according to scheduled appointment times, and dogs will enter the building vaccinated and on leash.

3. Adequacy of the Site

The existing suite and commercial property are sufficient to accommodate the proposed grooming use.

The business will have a maximum of five employees on site at one time.

The salon has kenneling capacity for approximately eight dogs, although it would be uncommon for that number of dogs to be present simultaneously except when one customer brings multiple dogs from the same household.

No outdoor dog area, outdoor kenneling, or outdoor exercise area is proposed.

Proposed Operations

Ash's Little Shop of Howlers will operate as a professional pet grooming salon with a small pet-retail area. The salon will have up to four grooming tables and one bathing tub. Dogs will remain in the care of a groomer during their service and will either be actively groomed, transitioning between grooming steps, or awaiting prompt pickup after completion.

Industry-appropriate temporary holding areas will be available for pets awaiting pickup. No overnight stays, boarding, daycare, or live-animal sales are proposed. Retail sales will be limited to a small selection of pet products and grooming-related items.

4. Traffic Capacity

The proposed use is expected to generate limited vehicle traffic consisting primarily of brief customer drop-off and pickup visits.

Customers are contacted 15-20 minutes before grooming is complete to try to limit any kennel time and are generally expected to pick up their dogs within approximately 15 minutes after grooming appointments end. Customer appointments are scheduled throughout the day rather than having large numbers of customers arrive at the same time.

5. Effect on Surrounding Properties and Community Welfare

The business will operate entirely within the existing commercial suite and will not require exterior building modifications.

The proposed grooming operation is not expected to materially affect surrounding properties, future development, or the health, safety, convenience, or general welfare of the surrounding community.

6. Traffic, Light, Odor, Noise, and Environmental Impacts

No additional exterior lighting or outdoor animal activity is proposed.

Dogs will not be housed or groomed outdoors. The appointment-based business model, limited kennel capacity, and limited number of animals present at one time are intended to minimize noise, traffic, odor, and other impacts on neighboring businesses.

The business will maintain routine cleaning and sanitation practices appropriate for a professional grooming salon.

7. Architectural Compatibility

No exterior architectural changes are proposed as part of this Conditional Use Permit.

Ash's Little Shop of Howlers will occupy an existing commercial suite and will maintain the existing architectural character of the building and surrounding commercial center.

8. Hazardous Materials

The proposed grooming use will not involve industrial or unusually hazardous materials.

Products used within the business will consist primarily of ordinary professional grooming, cleaning, and sanitation products. These products will be stored and used in accordance with applicable manufacturer instructions and safety requirements, while shop staff

STAFF REPORT

September 17, 2026

To: Tooele City Planning Commission
Business Date: September 23, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: Wal-Mart Drone Project – Conditional Use Permit Request

Application No.: 2026074
Applicant: Gina Kelly, Representing SGA Design Group
Project Location: 99 West 1280 North
Zoning: GC General Commercial Zone
Acreage: 18.09-Acres (Approximately 788,000 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zoning district to authorize the use of “Accessory Outside Storage” associated with a drone delivery operation located in the existing Wal-Mart parking lot.

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.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 18.09 acres located at 99 West 1280 North. The property is currently zoned General Commercial (GC). The applicant is requesting approval of a Conditional Use Permit to authorize an “Accessory Outside Storage” use associated with a drone delivery operation within the existing Wal-Mart parking lot.

The purpose of the Conditional Use Permit review is to determine whether the proposed outside storage area is consistent with applicable City requirements and whether modifications to the site layout or conditions of approval are necessary to mitigate potential detrimental impacts to the site or surrounding properties. While the City may review and regulate the site improvements and land uses associated with the proposed operation, the City does not have regulatory authority over navigable airspace or the operation of aircraft, including drones, within federally regulated airspace. Such matters are regulated by applicable federal agencies.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the subject property as Regional Commercial. The property is zoned General Commercial (GC). Properties to the north, south, and east are also zoned General Commercial, while the property to the west, across 200 West, is zoned

MR-16 High Density Residential. Mapping pertinent to the subject request can be found in Exhibit “A” of this report.

The purpose and intent of the General Commercial zone is to *encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment, and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages retail and service businesses and related uses to be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the City and surrounding areas, encourage the efficient use of land, enhance property values, and add to the overall strength of the City's tax base.*

The proposed use is consistent with the purpose and intent of the General Commercial (GC) zoning district. The drone delivery service would provide an additional method for the existing retail establishment to distribute merchandise to customers and would support the provision of commercial goods and services to residents of the City and surrounding areas. The proposed deliveries are anticipated to primarily consist of smaller items, such as medications, groceries, and other merchandise that customers may need on short notice. The drones have a limited carrying capacity and are not capable of transporting more than a certain weight per delivery.

Because the proposed drone delivery operation would be located within the existing parking lot and would be operated in conjunction with the existing retail use, the activity is considered accessory to the primary retail use rather than a separate commercial activity. The proposed use is therefore consistent with the commercial character and intended function of the GC zoning district.

The proposed use is unique in that Tooele City Code does not specifically identify or establish development standards for a drone delivery operation. This type of use is relatively new, and the City has not previously reviewed a similar request. When a proposed use is not specifically listed in Section 7-16-3, Table 1, *Table of Uses for Commercial Zones*, Section 1-27-2 of the Tooele City Code authorizes the Zoning Administrator to make use interpretations to determine whether a proposed use is substantially similar to a listed use shown to be a permitted or conditional use in Title 7.

After reviewing the uses identified in Section 7-16-3, the Zoning Administrator determined that the proposed outdoor placement of drones and associated delivery equipment is most closely related to Accessory Outside Storage.

The Tooele City Code defines Accessory Outside Storage as follows:

“Accessory Outside Storage - The outside placement of items which are customary and incidental to the principal use of the property but excluding the outside storage and placement of flammable and hazardous materials.”

The use determination was based on the following factors:

1. *Outdoor Placement.* The proposed drones and associated delivery equipment will be located and operated within a designated outdoor area of the existing Wal-Mart parking lot.
2. *Items Associated with the Principal Use.* The drones and associated equipment are used to facilitate the delivery of merchandise purchased from the Wal-Mart Supercenter. The equipment is therefore directly associated with the existing retail use of the property.
3. *Customary.* Although drone delivery is a relatively new method of merchandise fulfillment, it is an emerging service associated with large-scale retail operations. Wal-Mart has incorporated

drone delivery into its retail fulfillment operations at participating stores. The proposed activity is therefore not an independent commercial operation unrelated to the principal retail use, but rather an additional method of delivering merchandise sold by the existing Supercenter.

4. *Incidental to the Principal Use.* The proposed drone delivery operation is dependent upon and directly supports the existing Wal-Mart Supercenter. The drones will be used to deliver merchandise purchased from the Supercenter and will not independently sell goods or services from the subject property. The proposed activity is therefore incidental to the principal retail use.
5. *Flammable and Hazardous Materials.* The proposed use does not include the outside storage or placement of flammable or hazardous materials as part of the drone delivery operation. Any batteries, charging equipment, or other materials associated with the operation shall be maintained and handled in accordance with applicable fire, building, electrical, and other safety requirements.

Based on these factors, the proposed outdoor placement of drones and associated delivery equipment is considered substantially similar to Accessory Outside Storage as that term is defined in the Tooele City Code. The proposed use remains subordinate to and directly associated with the existing Wal-Mart Supercenter and does not constitute an independent commercial use of the property.

However, because drone delivery is a relatively new use within the City and has not previously been established or evaluated through the City's land use review process, the potential impacts of the operation may not be fully known at this time. Potential impacts may include noise generated by drone operations, privacy concerns, and other unforeseen impacts that may become apparent after the use is established and operational. Impacts associated with the use of airspace over or adjacent to surrounding properties are regulated by federal agencies and are not within the regulatory authority of Tooele City or the Planning Commission.

Given the limited local experience with this type of use, it is appropriate for the Conditional Use Permit to include conditions addressing potential impacts associated with the operation. If documented impacts arise that affect life safety, the reasonable use and enjoyment of surrounding property, or otherwise result in a substantial detriment to the surrounding area, the City may require reasonable corrective measures or enforcement action as authorized by the City's applicable ordinances and the conditions of approval.

Accordingly, staff recommends that a condition of approval be included requiring the applicant to comply with reasonable corrective or mitigation measures determined necessary by the City to address impacts associated with the operation, to the extent authorized by applicable City ordinances and the conditions of the Conditional Use Permit.

Site Plan Layout. The proposed outdoor accessory use for drone delivery includes three pad sites, each approximately 24 feet by 10 feet, with six launching stations on each pad, for a total of 18 drone launching stations. The fenced area containing the proposed drone operation measures approximately 145.1 feet by 36 feet, totaling approximately 5,224 square feet.

The site will also contain a battery trailer of less than 78 square feet for the charging stations and a 20-foot by 10-foot storage shed, approximately 11 feet in height. The proposed fencing will consist of black welded-wire mesh fencing that is not 100 percent opaque.

The applicant has submitted information regarding the proposed storage shed; however, accessory buildings in commercial zoning districts are subject to the applicable design requirements contained in Section 7-11C-9 of the Tooele City Code. Therefore, a condition of approval should require the applicant to submit building elevations demonstrating compliance with the applicable accessory-building design

standards prior to issuance of the required building permit or commencement of construction, as applicable.

The proposed six-foot-high fencing will provide some screening of the drone operation; however, because the fencing is not opaque, the launching pads, equipment, and storage building may remain visible from surrounding areas. In addition, because the proposed storage building is approximately 11 feet in height, portions of the building will remain visible above the six-foot fence. The visual impact of the proposed equipment and structures should therefore be considered as part of the overall site design.

Parking. The total parking requirement for the Wal-Mart Supercenter is 651 parking stalls. The site currently provides approximately 800 parking stalls, including 22 accessible parking stalls and 45 pickup parking spaces. The proposed drone facility will occupy an area currently containing approximately 32 parking stalls.

With the 32 stalls removed from the available parking supply, approximately 768 parking stalls would remain on the site. This would provide approximately 117 parking stalls above the required 651 stalls.

However, the applicant has indicated that an area of the parking lot may also be used for seasonal merchandise, which is anticipated to occupy approximately 64 parking stalls. If both the drone facility and the seasonal merchandise area are in use simultaneously, approximately 704 parking stalls would remain available. This would leave the property approximately 53 stalls above the required minimum parking requirement.

Therefore, the proposed drone facility, by itself, does not create a parking deficiency. Even when accounting for the anticipated seasonal merchandise area, the site would retain approximately 700 parking stalls, which exceeds the required 651 stalls. Staff should continue to monitor the parking supply if additional areas of the parking lot are proposed for seasonal merchandise, temporary uses, or other activities that would reduce the number of available parking stalls.

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. Visual Impacts. The proposed six-foot-high welded-wire fencing, drone launching stations, associated equipment, battery trailer, and approximately 11-foot-high storage building may be visible from surrounding properties and public areas. The visual impact of these improvements is a reasonably anticipated effect of the proposed use.
2. Noise and Operational Impacts. Drone launches, landings, and related operational activities may generate noise and other operational impacts. Because the City has limited experience with this type of use, the extent of such impacts cannot be fully determined prior to operation.
3. Building and Site Safety Impacts. The proposed battery trailer, charging equipment, storage building, and associated improvements may create potential fire, electrical, or other safety impacts if not properly designed, installed, and maintained.
4. Potential Impacts from Unauthorized or Expanded Operations. Because drone delivery is a new use within Tooele City and the City Code does not establish specific standards for this type of operation, allowing activities beyond those reviewed and approved through this Conditional Use Permit could result in impacts that have not been evaluated as part of this application.
5. Potential Impacts to Surrounding Properties. Documented impacts associated with the operation may affect the reasonable use and enjoyment of surrounding properties. The extent of such impacts cannot be fully determined until the operation is established and operational.

REVIEWS

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

1. General Plan and Zoning Consistency. The proposed use is consistent with the purpose and intent of the General Commercial (GC) zoning district and the General Plan Land Use Map designation of Regional Commercial.
2. Use Interpretation. Section 1-27-2 of the Tooele City Code authorizes the Zoning Administrator to make use interpretations to determine whether a proposed use is substantially similar to a listed use shown to be a permitted or conditional use in Title 7.
3. Use Classification. Based on the characteristics of the proposed operation, the Zoning Administrator determined that the proposed outdoor placement of drones and associated delivery equipment is most closely related to Accessory Outside Storage.
4. Parking. The proposed drone facility would occupy approximately 32 existing parking stalls. Following removal of these stalls, approximately 768 parking stalls would remain available, exceeding the required 651 stalls. If the anticipated seasonal merchandise area also occupies approximately 64 parking stalls, approximately 704 stalls would remain available, which would continue to exceed the required minimum by approximately 53 stalls.

Engineering and Public Works Divisions Review. The Tooele City Engineering Division and Public Works Division have not issued any comments regarding the proposed conditional use permit.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding the proposed conditional use permit.

Noticing. The applicant has expressed their desire to obtain a 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 Gina Kelly, Representing SGA Design Group, authorizing the use of an *Accessory Outside Storage* business located at 99 West 1280 North, application number 2026074, subject to the following conditions:

1. The approved use shall be limited to the drone delivery operation and associated equipment described in the approved application materials. Any expansion or substantial modification of the approved operation shall be subject to applicable City land use requirements.
2. The applicant shall submit building elevations for the proposed storage building demonstrating compliance with the applicable accessory-building design standards contained in Section 7-11C-9 of the Tooele City Code prior to issuance of the required building permit or commencement of construction, as applicable.
3. The applicant shall comply with all applicable federal, state, and local laws, regulations, permits, and requirements associated with the drone delivery operation, including applicable fire, building, electrical, and safety requirements for the proposed battery trailer, charging equipment, storage building, and associated improvements.
4. If substantial or recurring documented impacts associated with the drone operation affect life safety, the reasonable use and enjoyment of surrounding properties, or otherwise result in a substantial detriment to the surrounding area, the City may require reasonable corrective or mitigation measures to the extent authorized by applicable City ordinances and the conditions of this Conditional Use Permit.
5. The applicant shall construct and operate the drone delivery facility substantially in accordance with the plans and materials approved with this Conditional Use Permit. Any material change to the approved operation shall be subject to review by the City to determine whether additional land use approval is required.

This recommendation is based on the following findings:

1. The proposed use is consistent with the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed use is consistent with the purpose and intent of the General Commercial (GC) zoning district.
3. Pursuant to Section 1-27-2 of the Tooele City Code, the Zoning Administrator determined that the proposed outdoor placement of drones and associated delivery equipment is substantially similar to the listed use of Accessory Outside Storage.
4. The proposed use does not create a parking deficiency, as sufficient parking will remain available on the site following implementation of the proposed drone facility.

5. The reasonably anticipated detrimental effects identified by staff, including potential visual, noise, and operational impacts, can be substantially mitigated through reasonable conditions of approval.
6. The findings of fact required by Section 7-5-4 of the Tooele City Code have been identified, and the conditions proposed are intended to mitigate the reasonably anticipated detrimental effects of the proposed use.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Gina Kelly, Representing SGA Design Group, authorizing the use of *Accessory Outside Storage* business located at 99 West 1280 North, application number 2026074, based on the findings and subject to the condition listed in the Staff Report dated September 17, 2026:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Gina Kelly, Representing SGA Design Group, authorizing the use of *Accessory Outside Storage* business located at 99 West 1280 North, application number 2026074, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

MAPPING PERTINENT TO THE WAL-MART DRONE PROJECT CONDITIONAL USE PERMIT



**WAL-MART DRONE
PROJECT CUP**

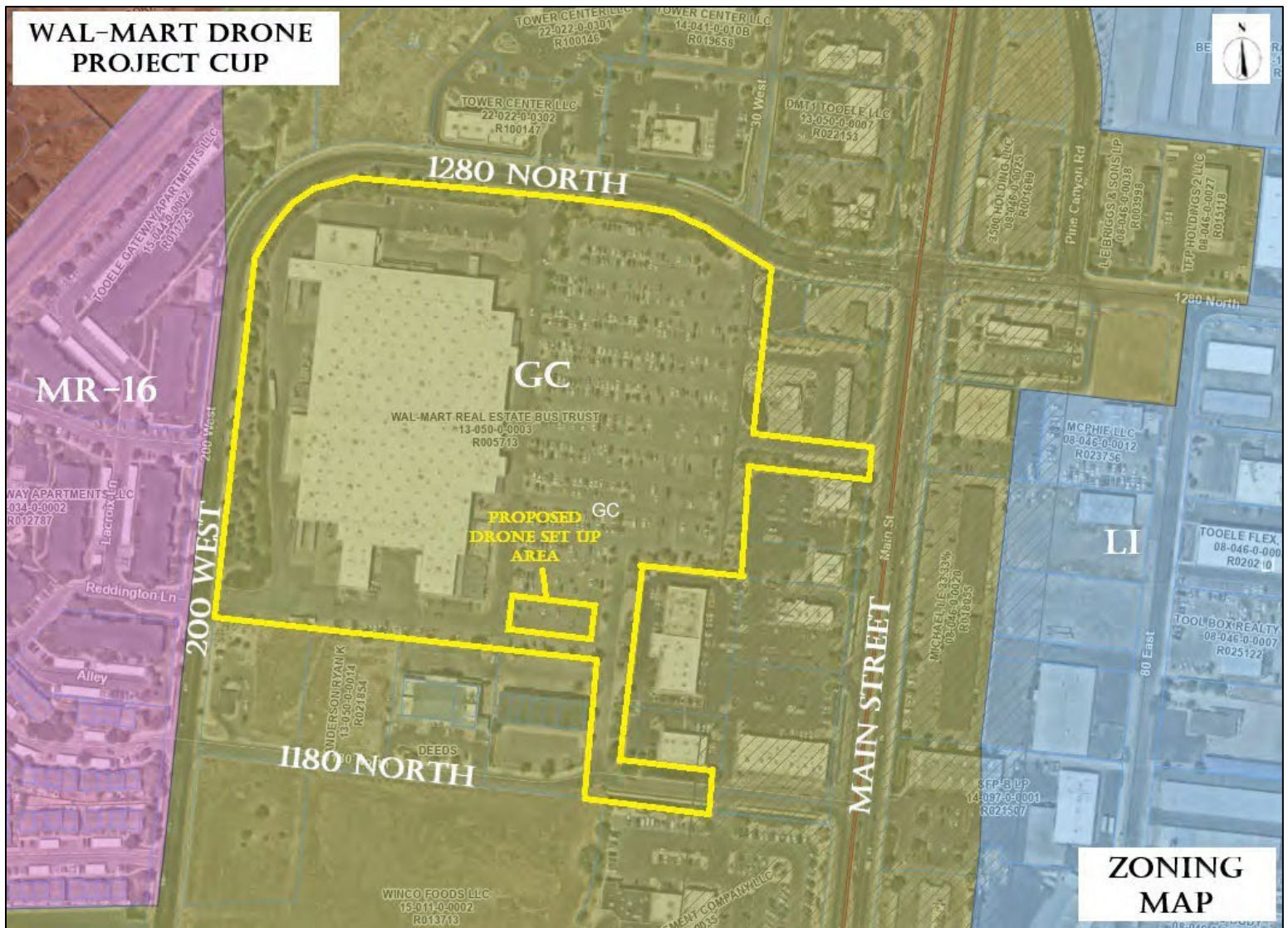


EXHIBIT B

**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				2026074			
Date of Submission		Current Zoning: General Commercial (GC)		Parcel #(s): 99 W 1280 N, Tooele, UT 84074			
Project Name: Walmart Drone Delivery				Acres: 18.09			
Project Address: 99 W 1280 N, Tooele, UT 84074				Units: N/A			
Project Description: The proposed WING Drone Delivery project will provide grocery and small package delivery service to customers within an approximately 6 mile radius of the store.							
Current Use of Property: Commercial - Existing Walmart Supercenter							
Property Owner(s): WAL-MART REALESTATE BUSINESS TRUST				Applicant(s): SGA Design Group			
Address: 814 Respect Drive				Address: 1437 S. Boulder Ave., Suite 550			
City: Bentonville		State: AR	Zip: 72716	City: Tulsa		State: OK	Zip: 74119
Phone: [REDACTED]				Phone: [REDACTED]			
Contact Person: Gina Kelly, SGA Design Group				Address: 1437 S. Boulder Ave., Suite 550			
Phone: [REDACTED]				City: Tulsa		State: OK	Zip: 74119
Cellular: N/A		Fax: N/A		Email: [REDACTED]			
Signature of Applicant: 							
Date: 08/17/26							

* 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				2260314	
Fee: \$1600.00 (213)	Received By: Jade	Date Received: 9/3/2026	Receipt #: 888247		

AFFIDAVIT

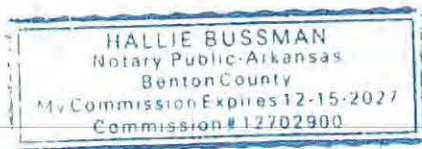
PROPERTY OWNER

STATE OF ~~UTAH~~ ^{Arkansas} }
COUNTY OF ~~TOOELE~~ ^{Benton} } ss }

I/we, Alme Todd Short, 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.

Alme Todd Short
(Property Owner)

Subscribed and sworn to me this 17th day of August, 2026



Hallie Bussman
(Notary)
Residing in Benton County, Utah Arkansas
My commission expires: 12/15/27

AGENT AUTHORIZATION

I/we, Alme Todd Short, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), SCA, 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.

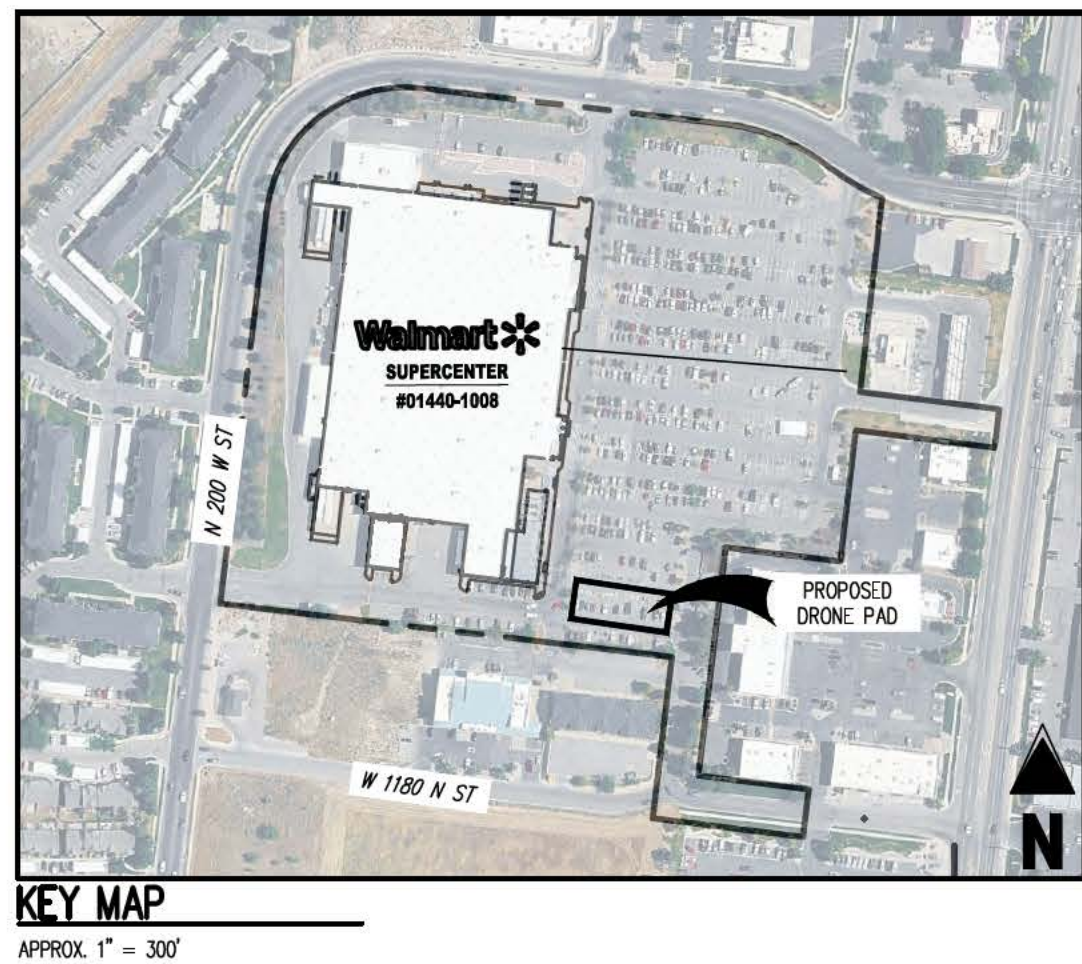
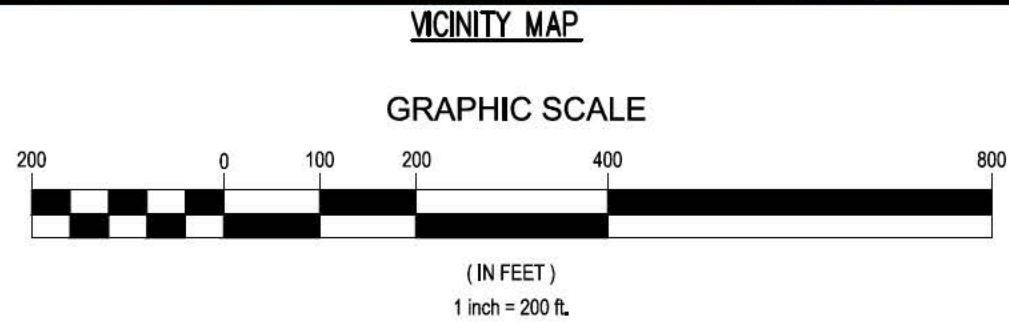
Alme Todd Short
(Property Owner)

Dated this 17th day of August, 2026, personally appeared before me Hallie Bussman, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

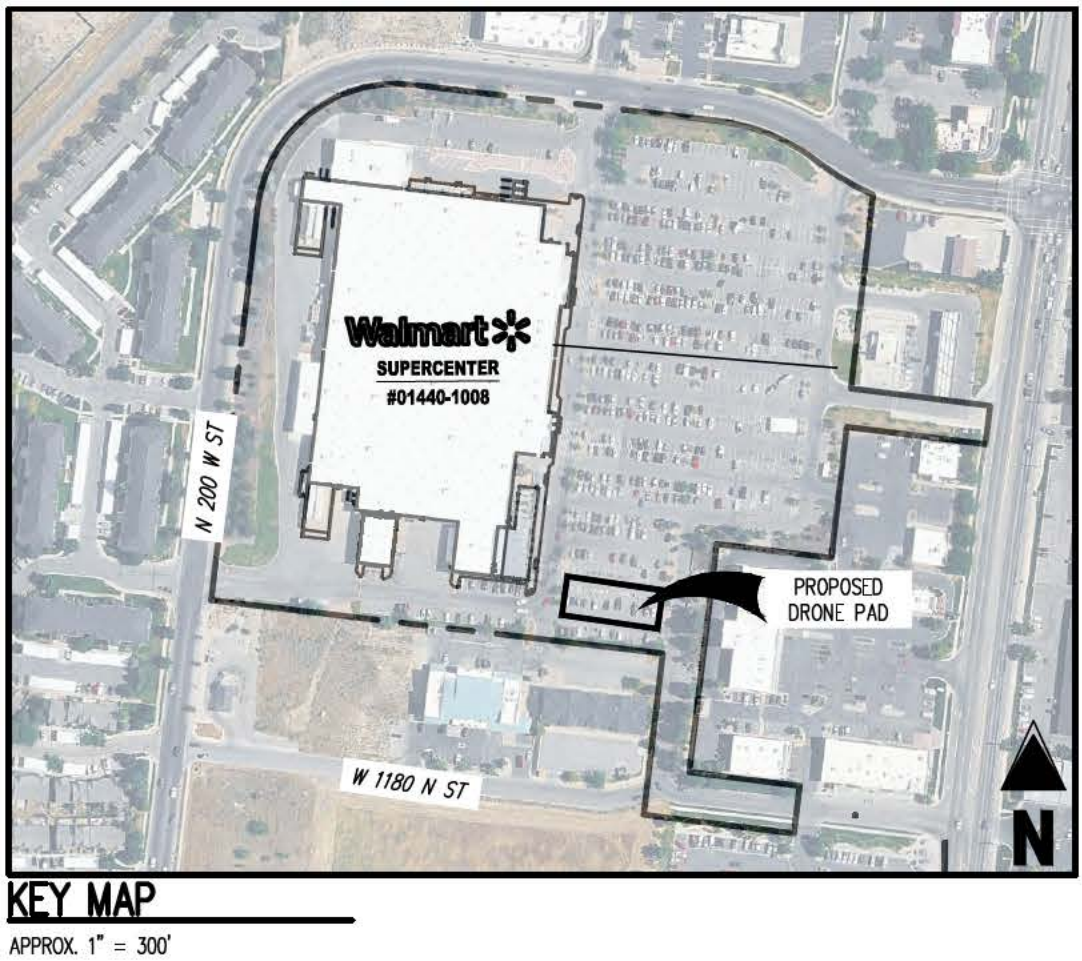


Hallie Bussman
(Notary)
Residing in Benton County, Utah Arkansas
My commission expires: 12/15/27

WING - DRONE DELIVERY
CITY OF TOELE, COUNTY OF TOELE, STATE OF UTAH
STORE NUMBER: 01440-1008
99 W 1280 N ST



SHEET LIST TABLE		
NUMBER	SHEET NUMBER	SHEET TITLE
1	CS1	COVER SHEET
2	CS2	OVERALL PLAN
3	CS3	DEMOLITION, HORIZONTAL DIMENSION, & SITE PLAN
4	CS4	SITE DETAILS



Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

STIPULATION FOR REUSE

PROPERTY OWNER
WAL-MART STORES, INC.
702 S.W. 8TH ST
BENTONVILLE, AR 72716
TEL: 1-(800) 925-6278

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JOE SCHEL, PE

PLANNING DEPARTMENT
CITY OF TOOELE PLANNING
90 N MAIN ST
TOOELE, UT 84074
TEL: (435) 843-2132

FIRE DEPARTMENT
 TOOELE CITY FIRE DEPARTMENT
 90 N MAIN ST
 TOOELE, UT 84074
 TEL: (435) 843-2200

ENGINEERING DEPARTMENT
CITY OF TOOELE ENGINEERING
90 N MAIN ST
TOOELE, UT 84074
TEL: (435) 843-2132

BUILDING DEPARTMENT
CITY OF TOOELE BUILDING SAFETY DIVISION
90 N MAIN ST
TOOELE, UT 84074
TEL: (435) 843-2132

Walmart
TOOELE, UT
99 W 1280 N ST
STORE NUMBER: 01440-1008
JOB NUMBER: WMT004742 2X
PERIOD: XX

ISSUE BLOCK

CHECKED BY:	J
DRAWN BY:	J
PROTO CYCLE:	-
DOCUMENT DATE:	06/08/2021

NOT FOR
CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE. IF DISTURBED, CONTRACTOR SHALL REPLACE DAMAGED/REMOVED LANDSCAPE IN KIND.

CONTRACTOR SHALL PROTECT WHEN ABLE, ALL IRRIGATION ON SITE. AS NECESSARY, CONTRACTOR MAY CAP AND RE-INSTALL PORTIONS OF IRRIGATION WHILE MAINTAINING SERVICE TO EXISTING AREAS. ALL IRRIGATION SHALL MEET OR EXCEED THE PREVIOUSLY DESIGNED AND INSTALLED CONDITION.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR SHALL PROTECT ANY AND ALL UTILITIES UNLESS NOTED ON THESE PLANS.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's below.
Call before you dig
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOling OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

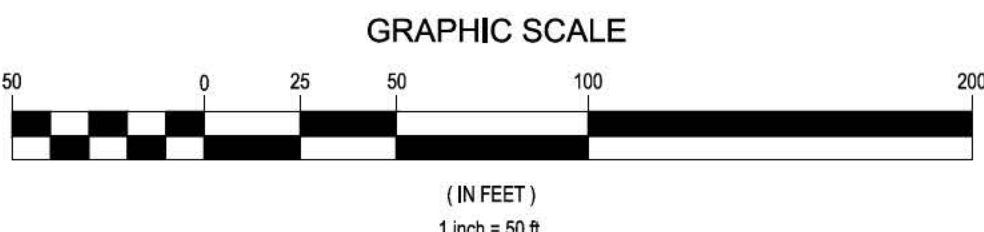
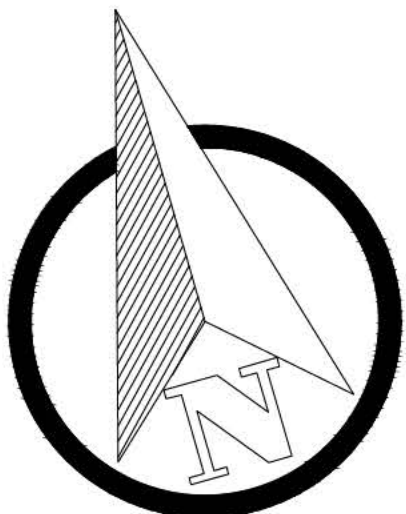
COVER
SHEET

SHEET:
CS1



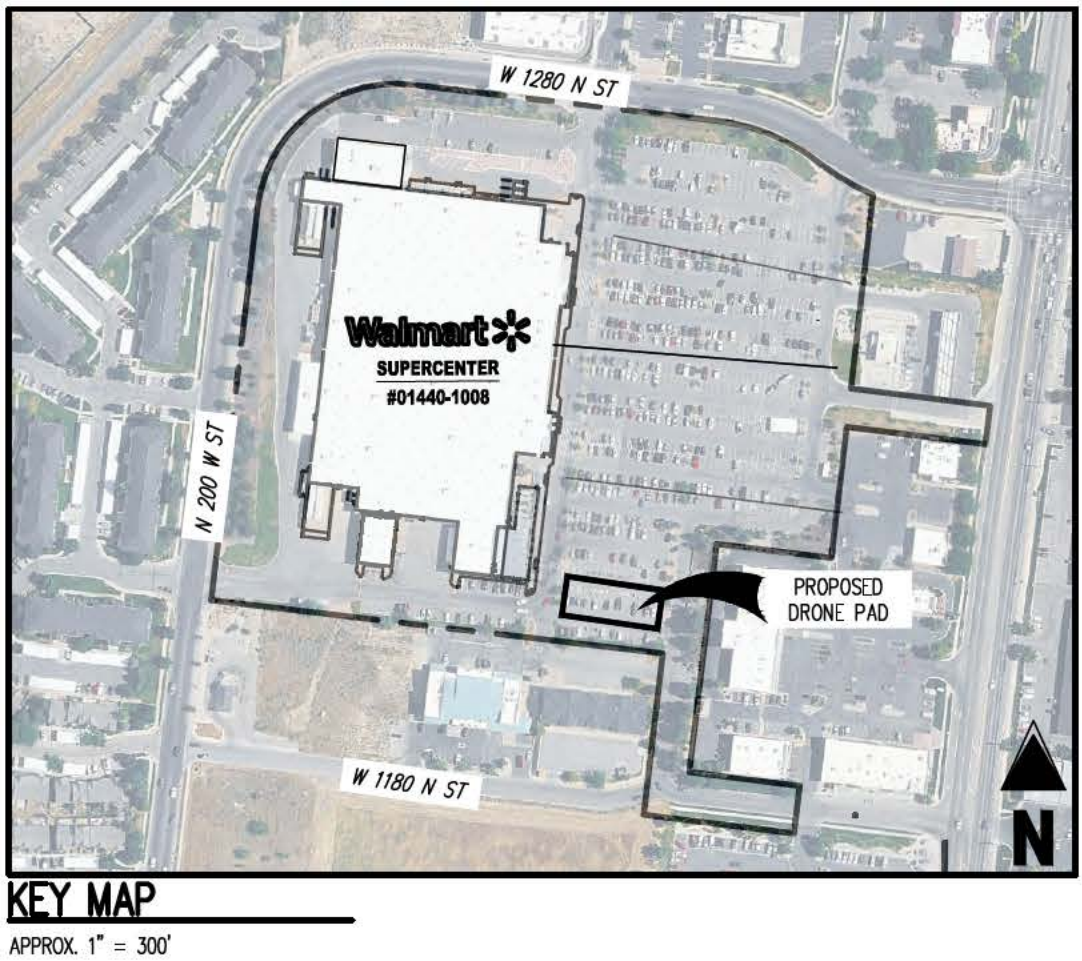
SITE NOTES:

1. EXISTING PARKING INFORMATION PER SITE SCOPE TRIP PERFORMED BY CONSULTANT ON 03/26/2026.
2. A SURVEY WAS NOT PERFORMED AS PART OF THE PROJECT SCOPE OF WORK AND THEREFORE TOPOGRAPHY IS UNABLE TO BE PROVIDED.
3. INFORMATION AS PROVIDED ON THIS PLAN IS COMPILED USING AERIAL IMAGERY, SITE NOTES BASED ON SITE VISIT PERFORMED BY CONSULTANT AND LIMITED RECORD PLAN INFORMATION .
4. MINIMAL DISTURBANCE IS ANTICIPATED FOR FENCE POST INSTALLATION.



CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  **Know what's below.
Call before you dig.**
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB & GUTTER TO REMAIN
	EXISTING STOPPING TO REMAIN
	EXISTING CONCRETE SIDEWALK TO REMAIN
	PROPOSED SEAL COAT
	PROPOSED LIMITS OF CONSTRUCTION
	EXISTING SITE LIGHT TO REMAIN
	EXISTING LANDSCAPE AREA TO REMAIN

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH MAY BE INCURRED FOR SUCH WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR PAYING ALL FEES AND CHARGES.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED. IF THE CONTRACTOR HAS ANY DOUBTS AS TO THE ACCURACY OR RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY GROUNDWATER ACTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR FURNISHING EXACT LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT TO BE REMOVED OR RELOCATED OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING ANY WORK TO BE DONE AND AVOID ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE. SHALL BE GROUNDED UP UNDER BUILDING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND ARE NOT BE INDEPENDENTLY VERIFIED BY THE OWNER. THE ENGINEER'S WARRANTY DOES NOT EXTEND TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUFFERED OR COST INCURRED BY THE CONTRACTOR OR ANY OTHER PARTY DUE TO THE CONTRACTOR'S FAILURE TO PROVIDE FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SINK OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AUTHORIZED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSTRUCTION SHALL BE PERFORMED IN ANY MANNER WHICH THE OWNER AND ENGINEER HAVE NOT CONTACTED PRIOR TO THE CONSTRUCTION OF THE APPROVED METHOD.

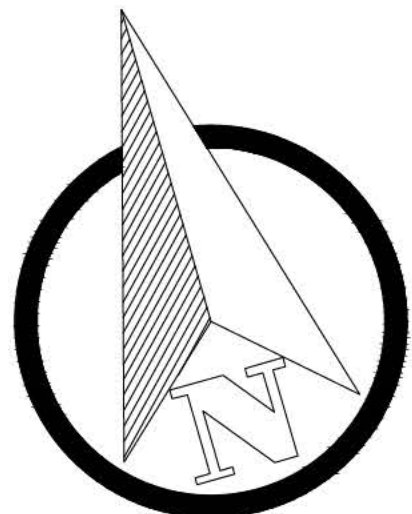
SITE & DEMOLITION SCHEDULE

- ① EXISTING CURB AND GUTTER TO REMAIN
- ② EXISTING PARKING STALL STRIPING TO REMAIN
- ③ EXISTING PARKING STALL STRIPING TO BE REMOVED
- ④ EXISTING SITE LIGHT TO REMAIN
- ⑤ EXISTING PAYMENT MARKING TO REMAIN
- ⑥ EXISTING TREE TO REMAIN
- ⑦ EXISTING SIGN TO REMAIN
- ⑧ PROPOSED 4" MOD. SOLID YELLOW STRIPE
- ⑨ PROPOSED UNITS OF SOLID COAT CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAYMENT MARKINGS WOULD BE REMOVED AND WHERE NEW STRIPING AND PAYMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND STRIPING OVER SEAL COAT
- ⑩ PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
- ⑪ PROPOSED CUSTOM FABRICATED WELDED WIRE MESH FENCE (REF. SITE DETAILS)
- ⑫ PROPOSED BATTERY STORAGE (REF. SITE DETAILS)
- ⑬ PROPOSED STORAGE SHED (REF. SITE DETAILS)
- ⑭ PROPOSED BENCH CHARGING PAD AND STAGING AREA, PROPRIETARY SYSTEM TO BE PROVIDED BY VENDOR.

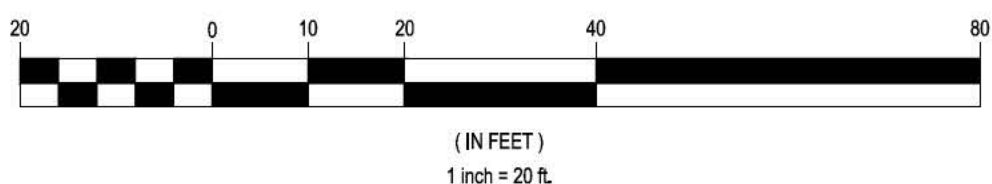
SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	195,427 S.F.	195,427 S.F.
REQUIRED PARKING (PER CITY OF TOOELE)	645 SPACES	645 SPACES
REQUIRED PARKING RATIO (PER CITY OF TOOELE)	3.3 / 1,000 S.F.	3.3 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	733 SPACES	701 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
PICKUP PARKING	45 SPACES	45 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	35 SPACES	35 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	800 SPACES	768 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.1 / 1,000 S.F.	3.9 / 1,000 S.F.

SITE NOTES:

1. EXISTING PARKING INFORMATION PER SITE SCOPE TRIP PERFORMED BY CONSULTANT ON 03/26/2026.
2. A SURVEY WAS NOT PERFORMED AS PART OF THE PROJECT SCOPE OF WORK AND THEREFORE TOPOGRAPHY IS UNABLE TO BE PROVIDED.
3. INFORMATION AS PROVIDED ON THIS PLAN IS COMPILED USING AERIAL IMAGERY, SITE NOTES BASED ON SITE VISIT PERFORMED BY CONSULTANT AND LIMITED RECORD PLAN INFORMATION .
4. MINIMAL DISTURBANCE IS ANTICIPATED FOR FENCE POST INSTALLATION.



GRAPHIC SCALE

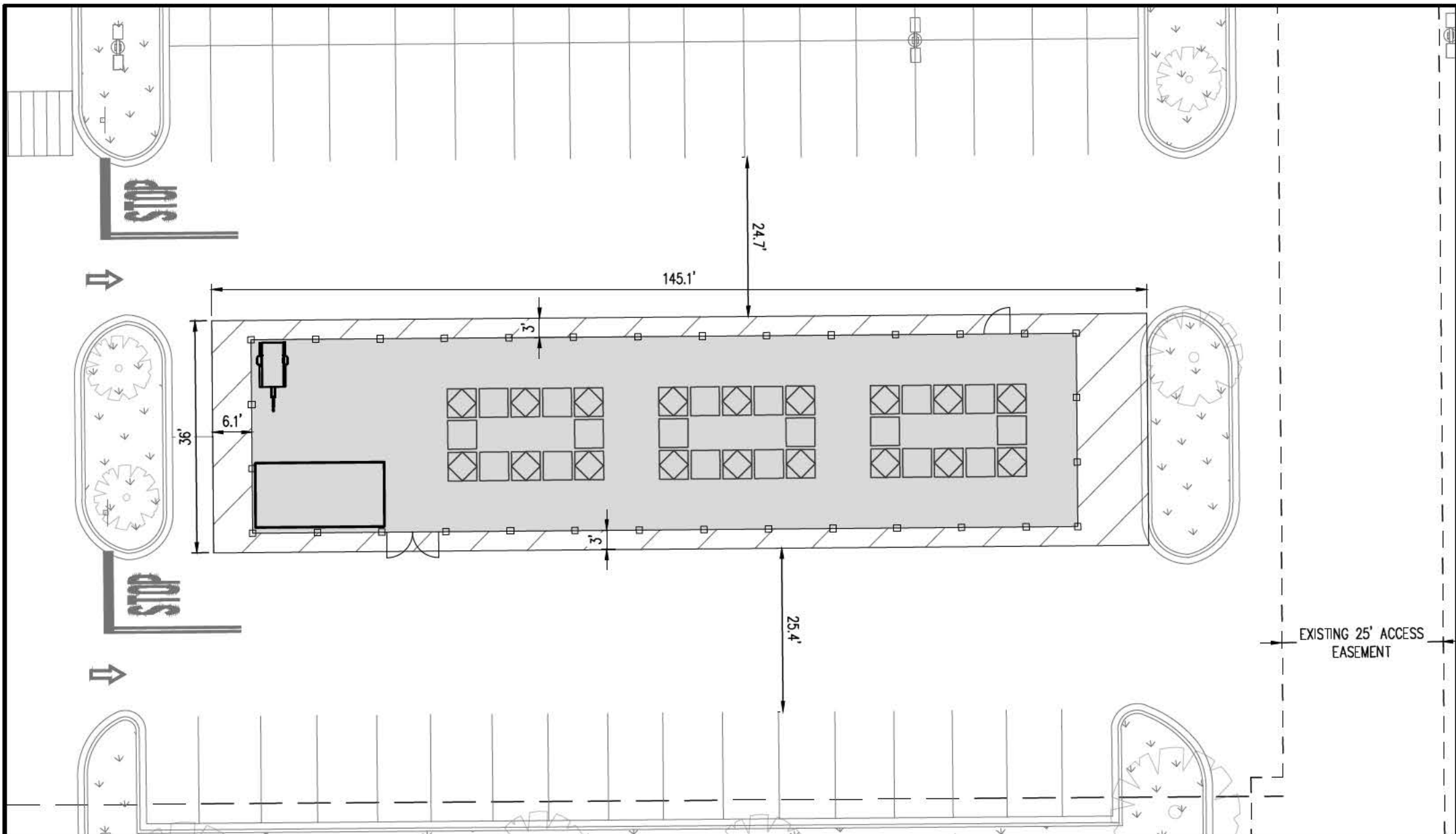


CAUTION – NOTICE TO CONTRACTOR

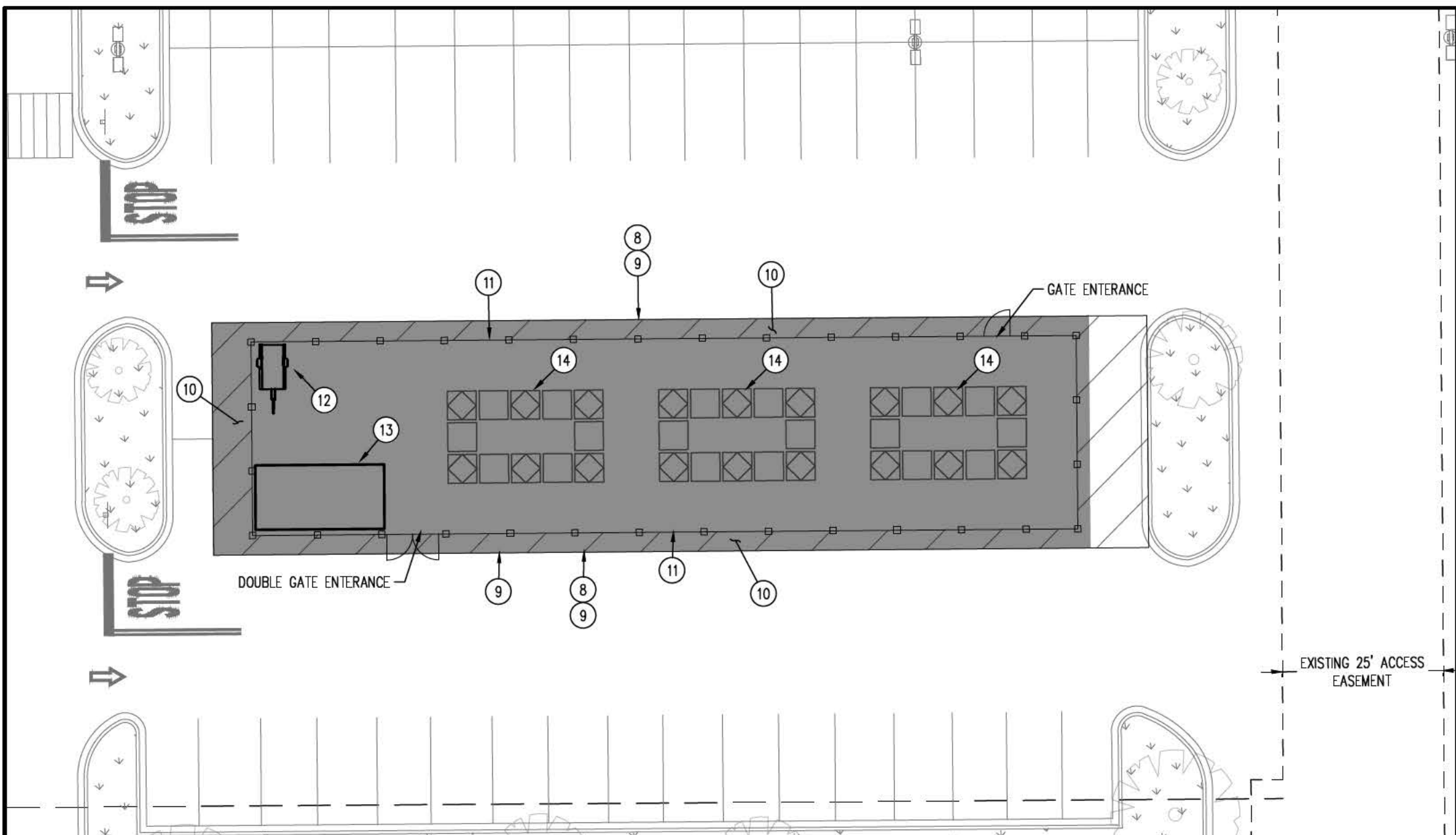
1. ALL UTILITIES LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITIES THROUGH POT-HOLEING OR AN ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



DEMOLITION PLAN



HORIZONTAL DIMENSION PLAN



SITE PLAN





2026 Wing Project Narrative

About Wing

Wing is part of Alphabet, Google's parent company, and we provide safe and sustainable drone delivery. Our lightweight, highly automated drones can transport small packages from businesses to homes in just minutes, making it easy for communities to access everyday essentials while helping partners strengthen their logistics networks.

About Walmart + Wing Partnership

Drone delivery is one of many ways Walmart is offering faster, more flexible delivery options. Wing & Walmart are taking last-mile delivery to new heights, with a new level of speed, reliability, sustainability, and cost-effectiveness.

Our partnership is helping to meet the demand for last-mile delivery with Walmart leading operations for local stores and Wing leading logistics of the delivery drones at each store. Since partnering in 2023, Wing and Walmart now serve thousands of shoppers every week from dozens of Walmart stores across Dallas-Fort Worth, Metro Atlanta, and Greater Houston.

You can learn more about Walmart and Wing's expansion announcement [here](#) and view a video of the drone delivery process [here](#).

How Wing drone delivery works

- **Order.** During the initial phase of the partnership with Walmart, customers will order through the Wing Drone Delivery app. Thousands of items are available via drone delivery, including groceries and over-the-counter medicines. During checkout, customers select a precise delivery location on their property for the drone to locate.
- **Flight Planning.** While Walmart associates prepare items at the store, Wing's software automatically calculates a route from the store to the customer's designated delivery spot and back to the store. The automated flight plan is then uploaded to the drone.
- **Package Pick Up.** Once items are prepared, they are placed into an approved package designed to prevent movement or damage and verified for weight requirements. The package is then brought to the designated pickup area and a drone at the Nest is activated. The drone hovers at approximately 20 feet and lowers a tether, where the operator attaches the package. The drone raises the package using a winch system and secures it into place in the bottom of the drone.
- **Flight.** The drone uses vertical propellers to climb to a cruising height of about 150 feet and then transitions to horizontal flight using forward propellers and fixed wings. The drone navigates itself to the delivery spot at speeds of about 65 mph, conducting systems checks along the way to make sure everything is operating correctly.
- **Delivery.** Once it reaches the delivery spot, the drone slows down, hovers, descends to a delivery height of ~20 feet. It then gently lowers the package on the tether and



2026 Wing Project Narrative

automatically releases the package when it touches the ground. There's no need for the customer to unclip or assist with the delivery.

- **Return.** The drone then climbs back to cruise height and returns to the store, where it lands on a charging pad and gets ready for its next mission.



FAA Regulation

Wing's drone delivery operations in the United States are authorized under an [FAA Part 135 Air Carrier Certificate](#), **which is an existing regulation for commercial cargo and passenger deliveries.** This certification allows Wing to operate longer-range drone flights, including beyond visual line of sight (BVLOS), and is a key factor in our ability to conduct commercial drone delivery services for consumers. Wing was the first U.S. company to receive this type of drone certification, which serves as a major regulatory framework for scaling drone delivery operations.

While there is no FAA regulation which specifies that Wing must put a fence around the nest, US Code Title 14 (FAA Regulations), 91.13 requires Wing to not operate the aircraft in a way which may harm non-participants. Wing uses a fence around the nest to control access and proximity not only to comply with this requirement but also for Wing's own safety protocols which limits nest access to people required to interact regularly with the aircrafts.

Nest Fencing

Purpose: Security, Efficiency, and Reliability

The nest fencing style is selected specifically to work with aircraft vision requirements for take-off and landing. Fencing is required to be 6ft.H. Keypad access control for the fence prevents unauthorized access and provides safety. Inside of the nest, Wing's drones utilize a geo-fiducial system (see image below) to support depth perception and geonavigation. The drones utilize the geo-fiducial system to identify their assigned charging pad before landing.



2026 Wing Project Narrative

As such, neither solid fencing, landscaping, nor screening walls are permitted around the Nest enclosure. This protocol is standard for all Nest locations to prevent navigational issues which helps maintain a safe environment inside and outside of the nest.



Fencing Details

- **Fencing Material:** WireWorks Plus by Ameristar (See appendix for Drawings)
- **Fencing Specifications:** 6' H





2026 Wing Project Narrative

Drone Pod

Typically, the 20- ft. custom containers are the plan of record (POR) for storage at Wing's nest locations. However, in cases where modified containers are not permitted by city ordinance, alternative Drone Pods may be used as a storage solution.

Each Wing Drone Pod is designed to safeguard our aircrafts, operating equipment, and essential support materials including PPE (Personal Protective Equipment), fire suppression gear, and spare parts. The drone pods remain anchored within the secured perimeter of each nest. Every Wing nest is equipped with one dedicated drone pod to ensure site operations remain organized and mission-ready.

The Drone Pod is not outfitted with power or anything permanent related, e.g. no plumbing. It's a static drop-in unit.



Drone Pod

- 20ft (L) x 8ft (W) x 8ft 6in (H)
- Lockable double swing doors

Drone Pod Access & Security

- **Doors:** Lockable double-swing doors, 8 ft (W) x 7 ft (H)
- **Static Placement:** No permanent power or utility connections; designed as a secure drop-in unit



2026 Wing Project Narrative

- **Color Options:** Customizable paint colors available to match site aesthetics

Nest Safety Equipment

Each Nest is equipped with safety equipment on site.

- First Aid Kit
- DIBBATU Fire Blankets
- 3A:40B:C Fire Extinguishers

Nest Power Requirements

Battery-Powered Generator

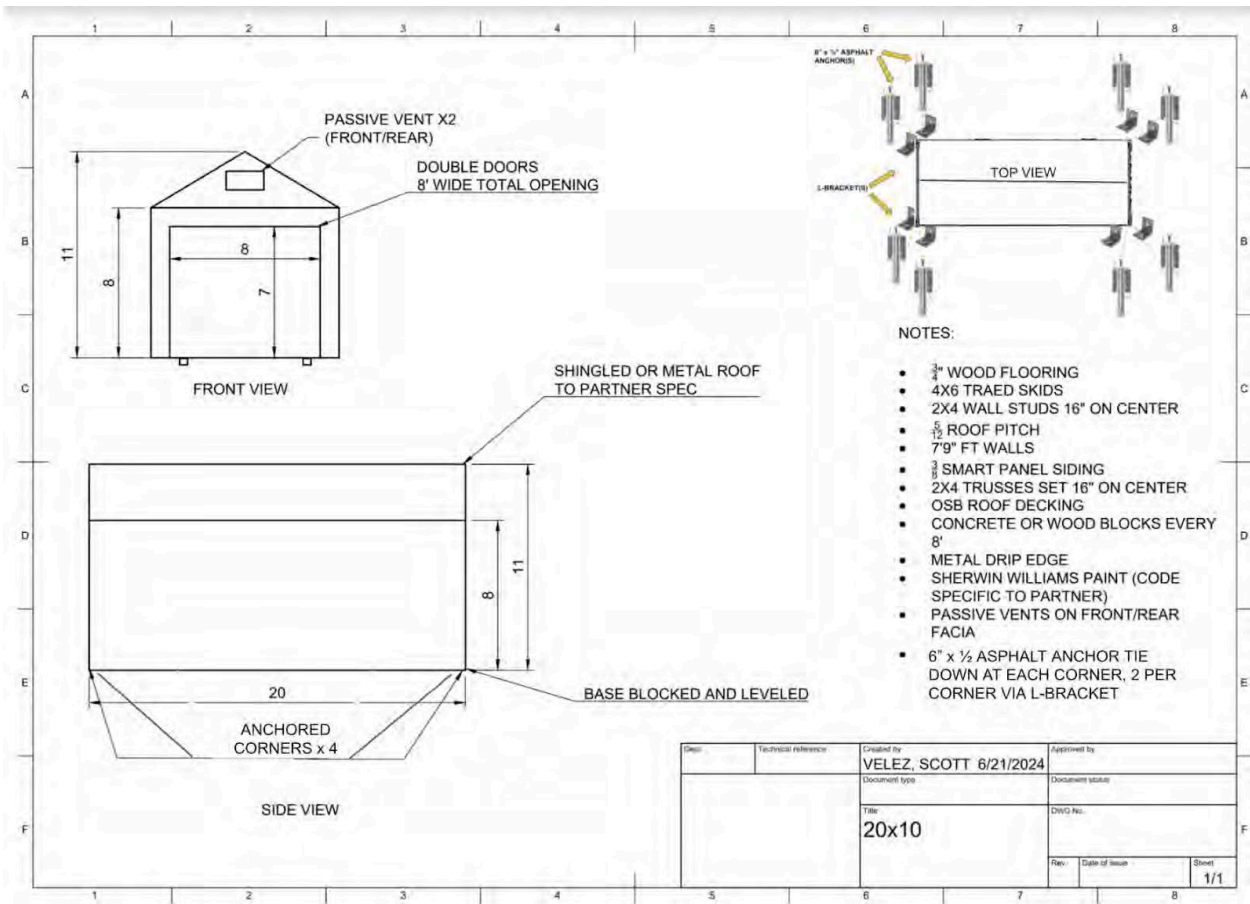
During operational launch, Wing's nest locations utilize battery-powered generators. The generators are all-electric and are utilized to power equipment inside of the nest, including the charging pads for the drones. The battery generators have a life cycle of 15 days between charges. When a new battery generator is needed, Wing's external vendor will provide a fully charged replacement.





2026 Wing Project Narrative

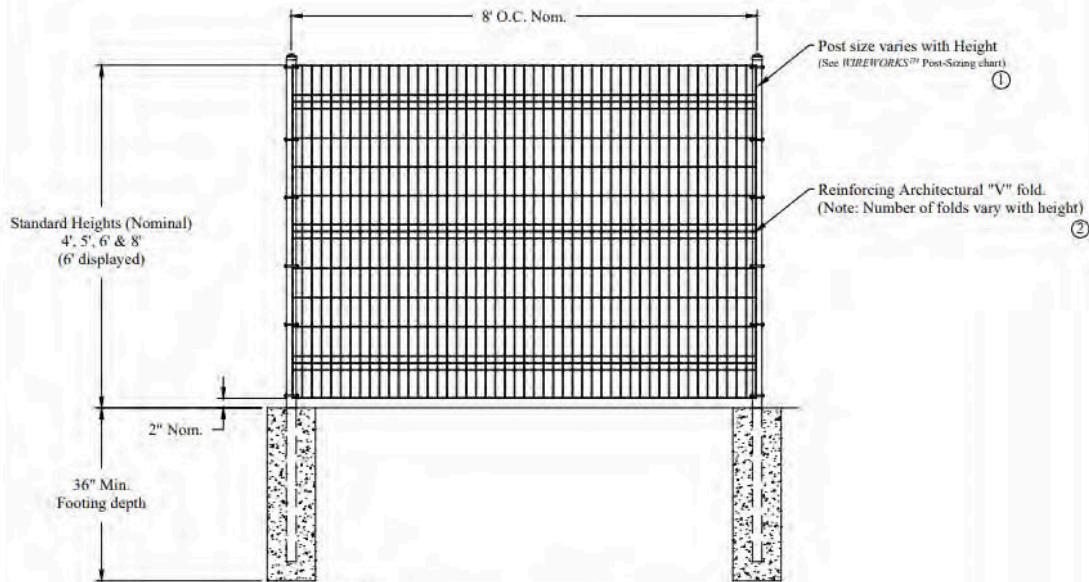
Appendix: Drone Pod Drawings





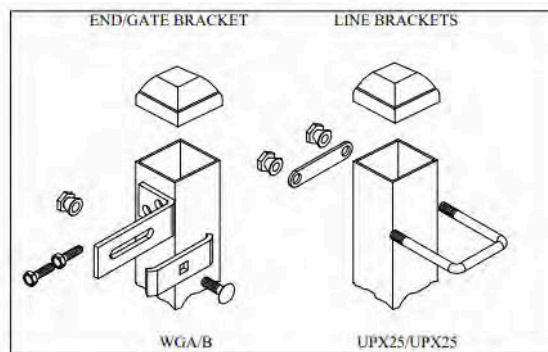
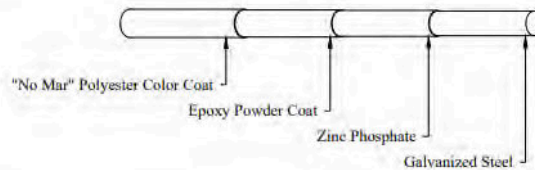
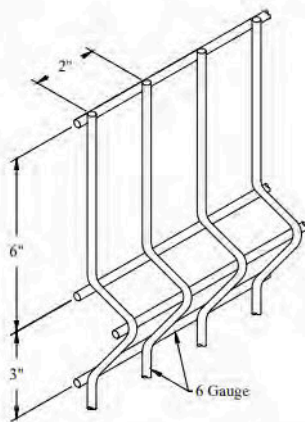
2026 Wing Project Narrative

Appendix: Fence Drawings



NOTES:

- 1.) Post size depends on fence height and wind loads.
See WIREWORKS PLUSTM post sizing chart.
- 2.) Number of Architectural "V" folds varies with height.
4' height (2 folds), 5' height (2 folds), 6' height (3 folds), and 8'
height (4 folds).



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

Title: WIREWORKS PLUS PANEL			
DR: kmC	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date 05/30/2019	REV: b	



AMERISTAR[®]

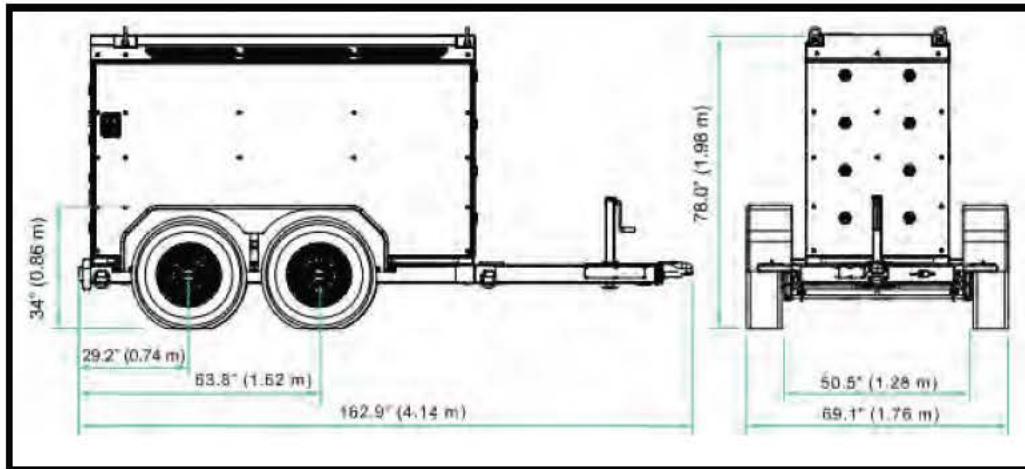
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

WWP



2026 Wing Project Narrative

Appendix: Battery Generator Specs



STAFF REPORT

September 3, 2026

To: Tooele City Planning Commission
Business Date: September 23, 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

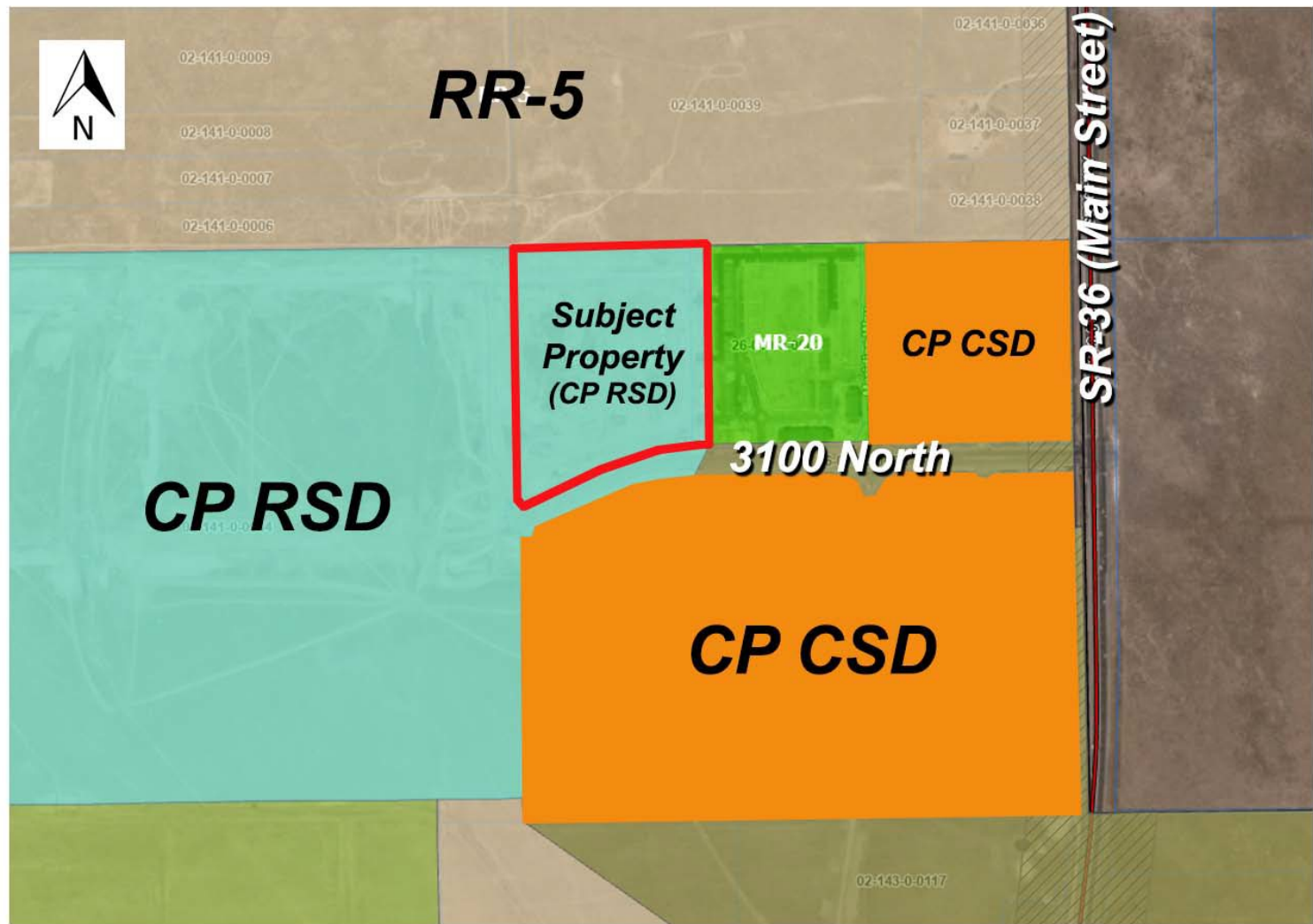
**MAPPING PERTINENT TO THE COMPASS POINT VILLAGE 5 PRELIMINARY
SUBDIVISION PLAN**

Compass Point Village 5 Preliminary Subdivision Plan



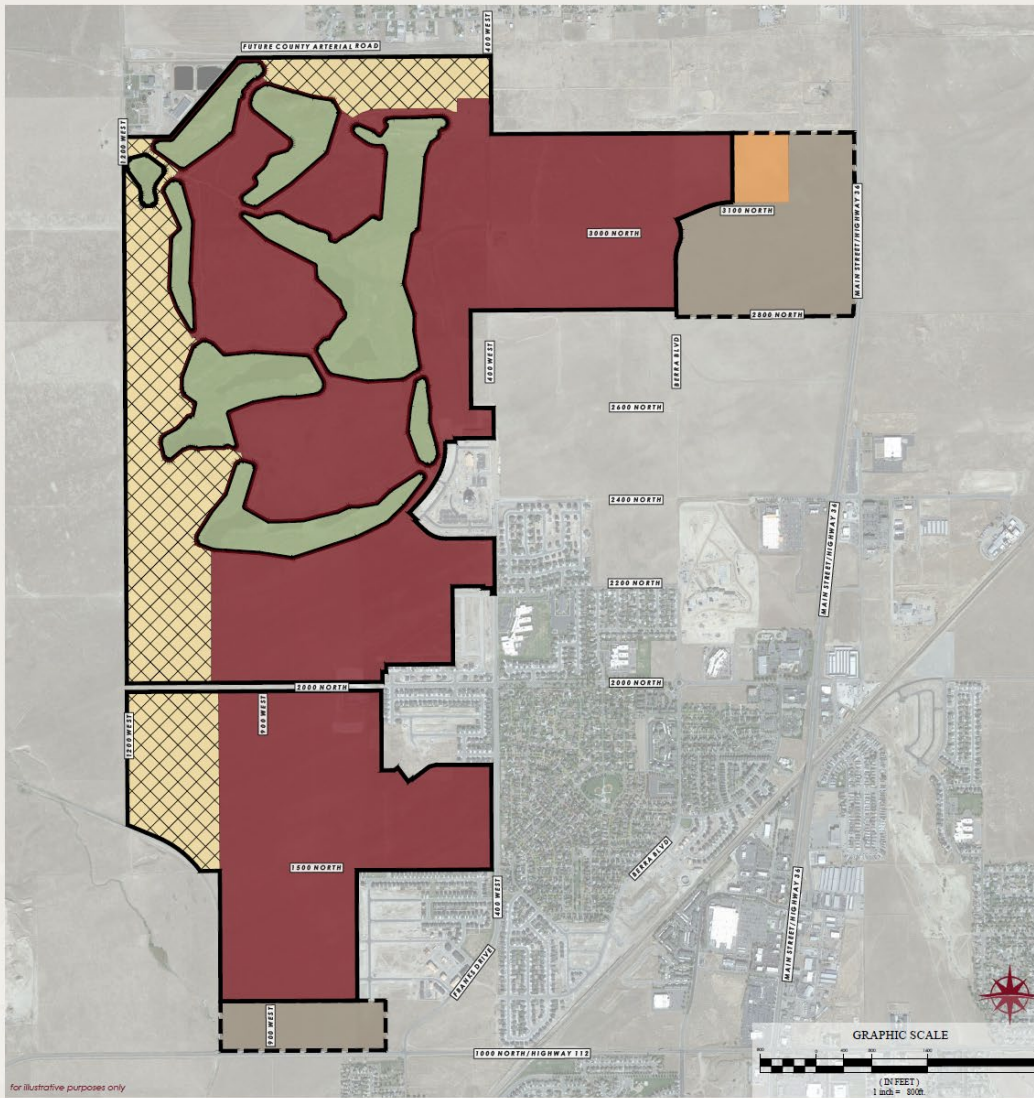
Aerial View

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

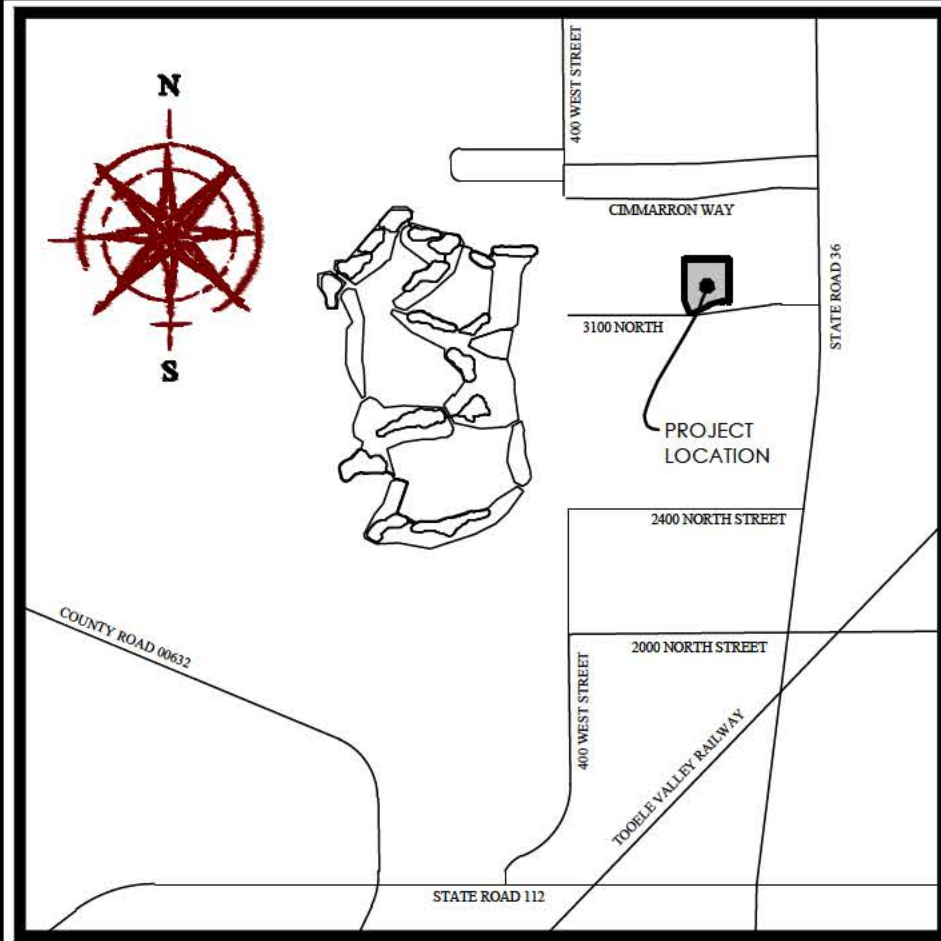
Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecitey.gov



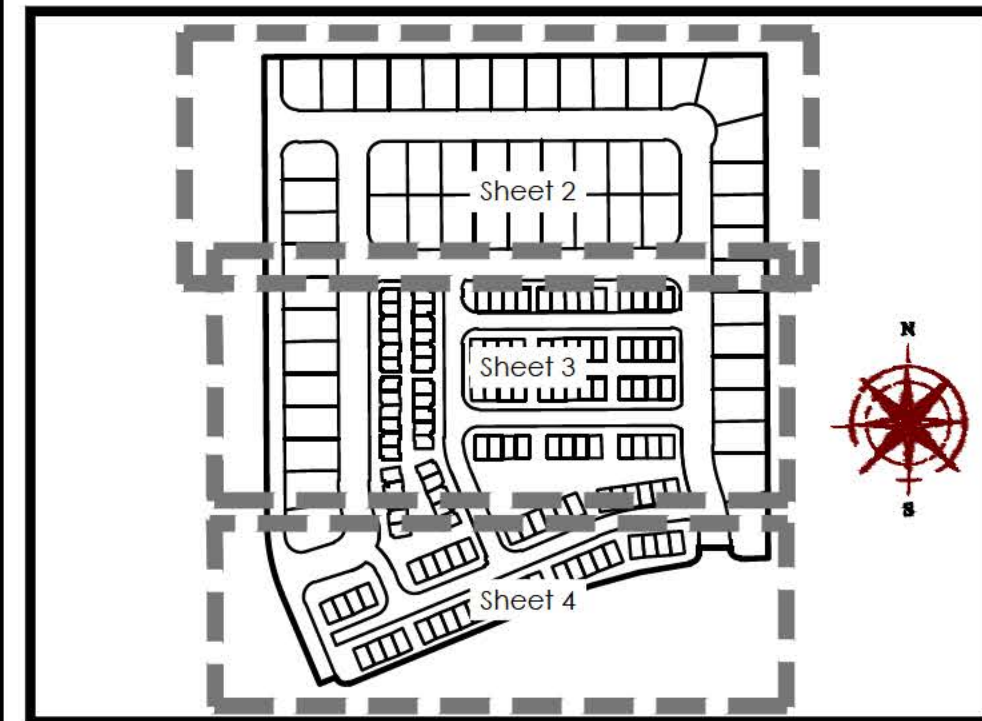
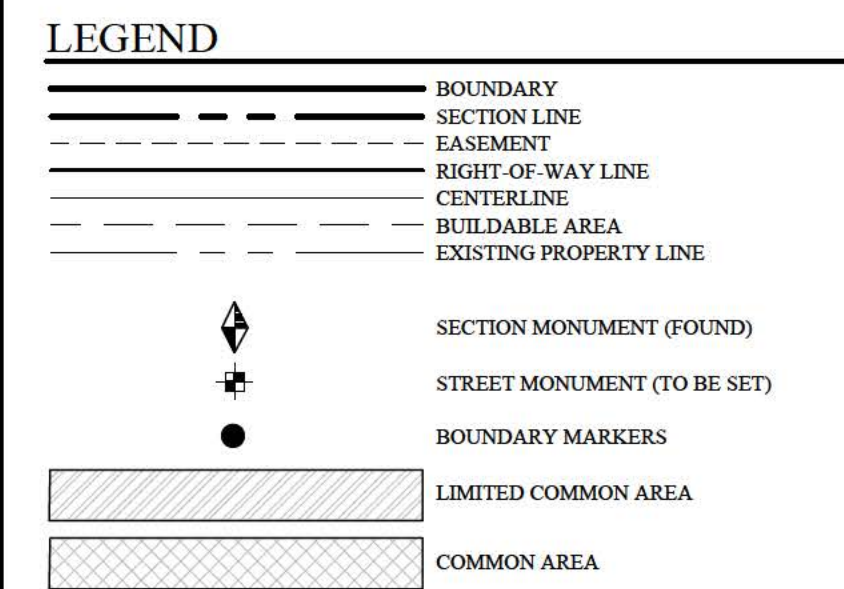
Project Information					
Date of Submission: 07/02/2025	Submittal #: ☒ 1 ☐ 2 ☐ 3 ☐ 4	Zone: MR-20/RSD	Acres: 21.75	Parcel #(s):	02.141.0.0026 02.141.0.0005
Project Name: Compass Point Village 5					
Project Address: 3072 N 400 W, Tooele, UT 84074, USA					
Project Description: Residential: Single/Multi-Family			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: ☐ Yes ☐ No		



VICINITY MAP
N.T.S.



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:

(1) a recorded easement or right-of-way

(2) the law applicable to prescriptive rights

(3) Title 54, Chapter 1a, Damage to Underground Utility Facilities or

(4) any other provision of law.

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

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

ENBRIDGE GAS UTAH

Questar Gas Company, d/b/a 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/b/a ENBRIDGE GAS UTAH

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

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, d/b/a 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/b/a ENBRIDGE GAS UTAH

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

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

SHEET 1 OF 5

PREPARED BY
FOCUS
CONSULTING
6949 S. HIGH 1800 DRIVE SUITE 200
MIDVALE, UTAH 84047 PHE (801) 352-4075
www.focusinc.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

U.S. POST MASTER
APPROVED THIS _____ DAY OF _____ A.D. 20____
U.S. POST MASTER
PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY PLANNING COMMISSION.
CHAIR, TOOELE CITY PLANNING COMMISSION

PUBLIC WORKS
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY PUBLIC WORKS
CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY ATTORNEY

NORTH TOOELE SPECIAL SERVICE DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20____
NORTH TOOELE SPECIAL SERVICE DISTRICT
CITY ENGINEER
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY ENGINEER

TOOELE COUNTY SCHOOL DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20____
TOOELE COUNTY SCHOOL DISTRICT
COMMUNITY DEVELOPMENT
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY COMMUNITY DEVELOPMENT

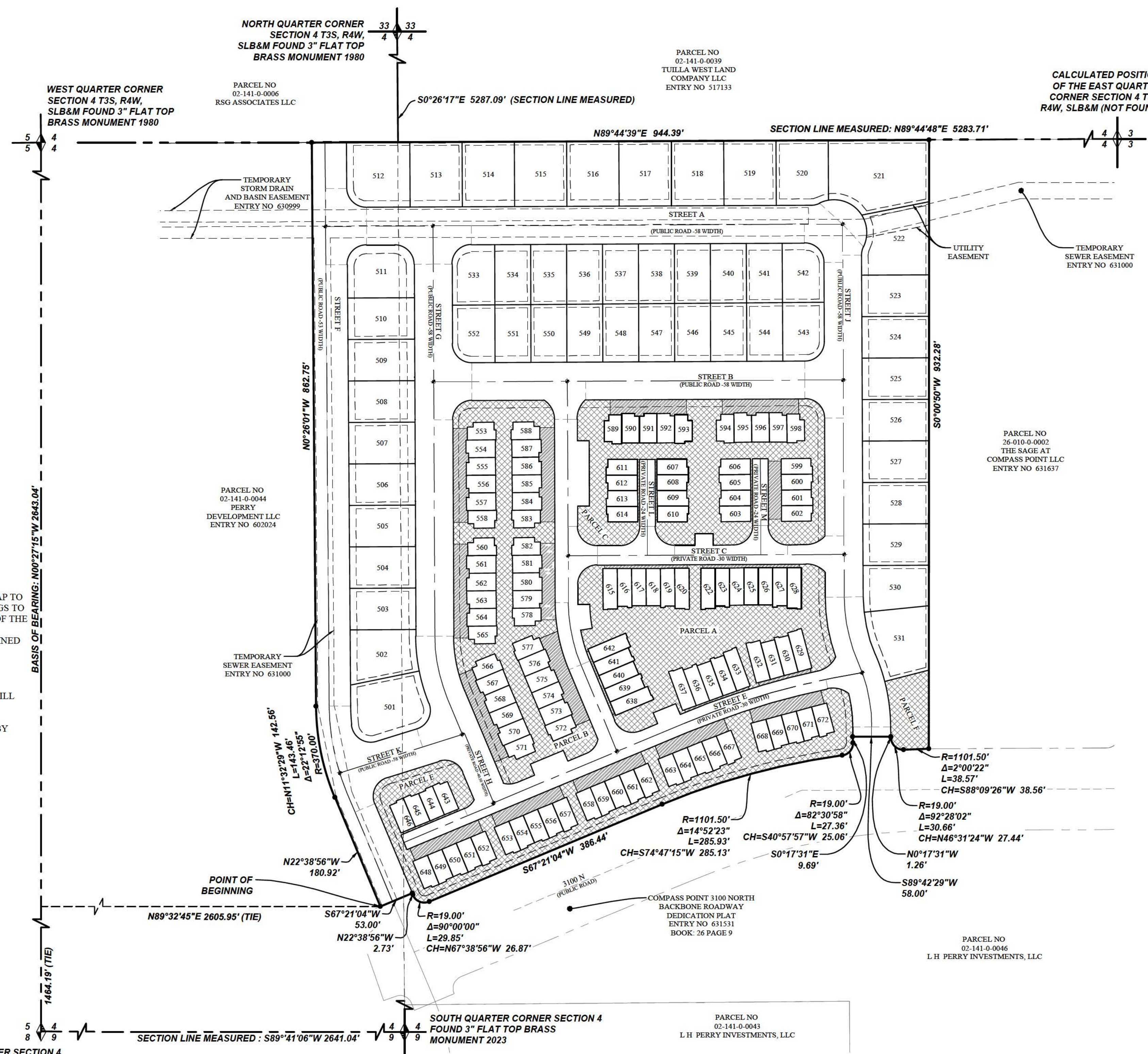
COUNTY TREASURER
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
TOOELE COUNTY TREASURER
TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20____
ROS MAP # _____
TOOELE COUNTY SURVEY DEPARTMENT

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

TOOELE COUNTY RECORDER
ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____
FEE \$ _____ TOOELE COUNTY RECORDER

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



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 OWNERS(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

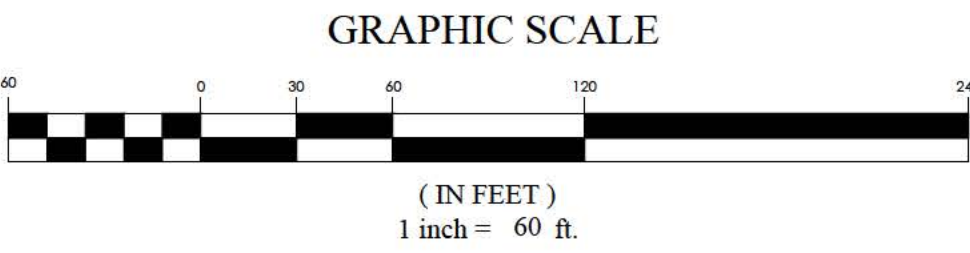
ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____
FEE \$ _____ TOOELE COUNTY RECORDER

2. \2025\25-0149 Compass Point Village 0\design 0\dwg\sheet1\02.3 SETBACK PLANNING



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
 - XXXX
 - 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 STREET MONUMENT
 - EXIST SD INLET & MH
 - EXIST SEWER MH
 - EXIST VALVE, TEE, & BEND
 - EXIST FIRE HYDRANT
 - SPOT ELEVATION



FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-UT.COM

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:

Drawn: LZW
Job #: 25-0149

C3.1

Z:_2025\25-0149 Compass Point Village 5.dwg Design: 25-0149.dwg Sheets\C3.0 PHASING PLAN.dwg

TOOELE CITY CORPORATION

ORDINANCE 2026-26

AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE SECTION 7-26-2(3)(a) REGARDING WATER RIGHTS CONVEYANCE REQUIREMENTS AND DEPLETION RATES FOR INTERIOR USES FOR NEW DEVELOPMENT.

WHEREAS, Utah Constitution, Article XI, Section 5 confers upon Utah's charter cities broad legislative authority relating to municipal affairs, local police, and sanitary regulations; and,

WHEREAS, Utah Code Section 10-8-84(1) authorizes municipal legislative bodies to enact ordinances necessary to preserve health, safety, and general welfare, and protect property; and,

WHEREAS, Utah Code Section 10-20-911(1) authorizes municipalities to impose exactions on development proposed in land use applications, including exactions for water interests, provided an essential link exists between a legitimate governmental interest and the exaction, and the exaction is roughly proportionate to the impact of the proposed development; and,

WHEREAS, Tooele City Code Chapter 7-26 codifies the City's water rights exaction policy ("Water Exaction"), requiring land use applicants to convey water rights sufficient to meet the future water demands created by proposed development; and,

WHEREAS, Tooele City Code Section 7-26-2 establishes the quantitative water rights requirements for development, including interior dwelling unit exactions and required depletion rates for conveyed water rights; and,

WHEREAS, Tooele City owns and operates a water reclamation facility capable of treating effluent water for beneficial reuse, including agricultural and landscape irrigation; and,

WHEREAS, the State Engineer of the Utah Division of Water Rights has evaluated and approved a regional reuse plan permitting the beneficial irrigation reuse of Tooele City's reclaimed effluent based upon a calculated 55% depletion rate; and,

WHEREAS, empirical engineering data and system evaluations demonstrate that an additional 5% depletion occurs within the City's reclamation facility due to operational evaporative losses and the off-site hauling and disposal of moisture-bearing biosolids removed from the hydrologic system; and,

WHEREAS, the combined sum of the State Engineer-approved irrigation reuse depletion rate (55%) and the operational facility losses (5%) establishes a scientifically justified, aggregate depletion requirement of 60% for municipal effluent; and,

WHEREAS, adjusting the required depletion rate for interior water rights exactions from 100% to 60% accurately reflects the actual net hydrologic consumption of the City's culinary water and wastewater reclamation system; and,

WHEREAS, taking the above points into consideration, the City Administration recommends amending Tooele City Code § 7-26-2(3)(a) as follows:

(3) ~~State Engineer Requirements~~ **Diversion and Depletion Considerations.**

(a) For interior use, due to the nature of Tooele City's water reclamation facility, the State Engineer requires that the quantity of water credited to a development applicant upon the applicant's conveyance of water rights shall be that portion of the water right which the State Engineer has approved for depletion, and that quantity shall not include any diversion amounts which the State Engineer requires to be returned to the hydrologic system. In other words, interior water rights must be approved by the State Engineer for ~~100~~60% depletion.

WHEREAS, on _____, the Tooele City Planning Commission held a duly noticed public hearing, accepted public comment, and forwarded a _____ recommendation to the City Council regarding these amendments to Tooele City Code § 7-26-2(3)(a), which constitutes a land use regulation under the Utah Municipal Land Use, Development, and Management Act (MLUDMA); and,

WHEREAS, on _____, the City Council convened a duly noticed public hearing to accept public comment on the proposed amendments; and,

WHEREAS, the City Council has considered the potential impact that this Ordinance may have on family health, stability, and formation:

NOW, THEREFORE, BE IT ORDAINED BY TOOEELE CITY:

1. Tooele City Code § 7-26-2(3)(a) is hereby amended to read as follows:

(3) ~~State Engineer Requirements~~ **Diversion and Depletion Considerations.**

(a) For interior use, due to the nature of Tooele City's water reclamation facility, the State Engineer requires that the quantity of water credited to a development applicant upon the applicant's conveyance of water rights shall be that portion of the water right which the State Engineer has approved for depletion, and that quantity shall not include any diversion amounts which the State Engineer requires to be returned to the hydrologic system. In other words, interior water rights must be approved by the State Engineer for ~~100~~60% depletion.

2. Effective Date. City Council notes that this change is likely to immediately benefit land use applicants. This Ordinance shall be effective as of the date this issue was first discussed by the City Council in its public work meeting, that date being September 2, 2026.

3. Application. The revised depletion requirement established herein shall apply to all land use applications for which water rights are conveyed or otherwise provided to Tooele City under Chapter 7-26 on or after the effective date of this Ordinance.

This Ordinance shall become effective upon passage with the effective date stated above, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this _____ day of _____, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

**Tooele City Planning Commission
Business Meeting Minutes**

Date: September 9, 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:

Jon Gossett
Ed Hansen

Staff Present:

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

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Hamilton opened the meeting at 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

Chairman Hamilton advised that agenda Item No. 7, the Perry Homes Compass Point Village subdivision proposal, was not ready for consideration. At the applicant's request, the item was removed from the agenda and is anticipated to be heard at a future public meeting.

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.**

Ms. Anglin presented a request to remove the sensitive area overlay from approximately 2.02 acres located near 600 South Canyon Road and 695 South Main Street. The properties have R1-7, MU-160, and Open Space zoning, with the underlying zoning remaining unchanged. The applicant stated that removing the overlay would facilitate a proposed subdivision on the Canyon Road property.

Ms. Anglin explained that removal of the overlay would not eliminate other development requirements. Geotechnical, drainage, grading, access, foundation, slope, and other site-specific issues would continue to be reviewed through the subdivision and development process. Portions of the property have slopes exceeding 30%, and the Canyon Road parcel has undergone significant excavation without the required permits. Staff recommended that any necessary geotechnical reports, slope analyses, or engineering studies identified through DRC review be completed before development.

The properties are designated Medium Density Residential (MDR) on the General Plan, and the proposed single-family residential use is generally consistent with that designation. One property also contains areas within a floodplain.

Commissioner Proctor asked about drainage concerns in the area. Mr. Hansen, City Engineer explained that drainage and the existing FEMA channel, which carries overflow from Settlement Canyon Reservoir, would be evaluated during the development review process. Any development within the floodplain or modifications to the FEMA channel would require the appropriate FEMA approval.

Ms. Anglin emphasized that the Planning Commission's action would be a recommendation to the City Council, which will make the final decision on the zoning map amendment.

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

Chairman Hamilton invited the applicant to provide any additional comments; the applicant had none.

Motion: Commissioner Anderson moved to 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. Commissioner Jensen seconded the motion.

Commissioner Sloan asked whether there were any additional findings of fact to be considered beyond those recommended by staff. Commissioner Anderson confirmed that he was satisfied with the listed findings and noted that the site-specific engineering requirements were particularly important to him. Chairman Hamilton confirmed with Commissioner Jensen that he remained in agreement with the second. No further discussion was held before the vote.

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.

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.**

Ms. Anglin presented a conditional use permit application from Stephen Laird to construct a detached garage of approximately 1,587 square feet. An existing 100-square-foot detached shed is also located on the property, resulting in approximately 8.6% detached accessory structure coverage, which exceeds the 8% maximum allowed by City Code and requires a conditional use permit.

Ms. Anglin advised that the proposed garage would be located in the rear yard west of the residence and would comply with required setbacks, public utility easements, and the required six-foot separation from the primary dwelling. Although the detached accessory structures exceed the 8% accessory structure coverage limitation, the overall lot coverage would remain well below the 35% maximum permitted in the R1-12 zone, with approximately 24% total lot coverage.

Ms. Anglin reviewed the surrounding neighborhood and noted that detached garages and accessory structures of varying sizes are common in the area. Planning Staff did not anticipate significant adverse impacts to neighboring properties. Planning Staff recommended approval of the conditional use permit, subject to the two conditions outlined in the staff report, including limiting total detached accessory structure coverage to 9% and requiring the proposed garage to complete the standard building permit and inspection process.

During discussion, Commissioner Sloan clarified that the applicant is his next-door neighbor but stated that he did not have a conflict of interest and would not receive any benefit from the application. No other questions or concerns were raised.

Chairman Hamilton opened the public hearing at 7:16 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:16 p.m.

Motion: Commissioner Proctor moved to 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. Commissioner Hammer 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. **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.**

Ms. Anglin presented a conditional use permit application for a proposed Chick-fil-A restaurant with an accessory drive-through facility at approximately 967 North Main Street. The approximately 1.6-acre property is currently vacant and is located in the GC (General Commercial) Zone, with a Regional Commercial designation in the General Plan.

She clarified that the conditional use permit request is specifically for the drive-through facility and does not constitute approval of the final site plan, landscaping, engineering, or building plans, which will be reviewed through the City's site plan and permitting processes.

The proposed development would utilize an existing shared driveway easement south of the property, providing connections to Main Street and 1000 North. No direct access to a public street is proposed. The preliminary site plan includes two access points and a two-lane drive-through with circulation generally operating counterclockwise around the building. Staff noted that the applicant has submitted a maintenance agreement for the shared access.

Planning Staff recommended approval subject to the findings and conditions outlined in the staff report, including compliance with applicable engineering, public works, building, and fire requirements; maintenance of the shared access easement; and the ability to require supplemental landscaping if necessary to mitigate impacts associated with the drive-through. Planning Staff determined that the proposal is consistent with the General Plan and surrounding zoning and that the proposed conditions would mitigate reasonably anticipated detrimental effects.

Chairman Hamilton opened the public hearing at 7:21 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:22 p.m.

Jeremiah Cover, 4G Development, introduced himself and Sabrina Wright, representing Chick-fil-A. He stated that they were excited about the project and available to answer any questions from the Planning Commission.

The Planning Commission had no questions for the applicant. Chairman Hamilton then brought the item back to the Planning Commission for any additional questions, comments, or concerns.

Motion: Commissioner Proctor moved to 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 finding and subject to the conditions listed in the Staff Report dated September 1, 2026.

Commissioner Sloan 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.

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.**

Ms. Anglin presented a conditional use permit application for automobile service and repair at an existing commercial property in the GC (General Commercial) Zone. The property has accommodated various commercial uses and is designated Light Industrial in the General Plan. Staff noted that the surrounding area contains a mix of commercial and industrial zoning and that automobile service and repair is also permitted in the Light Industrial districts. Planning Staff determined that the proposed use is compatible with the surrounding zoning, General Plan designation, and existing development pattern.

The site has existing parking areas and access from 2000 North and Progress Way. Planning Staff identified vehicle storage as a potential concern and recommended that vehicles awaiting repair, particularly those remaining on-site for extended periods, be stored within the existing fenced area at the rear of the property to minimize visibility. Planning Staff also recommended providing adequate off-street parking, including at least one ADA-compliant parking stall, and ensuring that any new lighting minimizes glare and light pollution, particularly for traffic along SR 36.

Planning Staff determined that the reasonably anticipated impacts could be adequately mitigated through the three proposed conditions and recommended approval of the conditional use permit.

During discussion, Commissioner Sloan asked whether the accessible parking requirement referred to an ADA-compliant stall, which Ms. Anglin confirmed. Commissioner Anderson asked where vehicles awaiting repair would be stored and whether they would be visible from the street. Ms. Anglin explained that long-term vehicle storage would be required to remain behind the existing fence at the rear of the property. The Planning Commission discussed the property's existing topography and screening and noted that vehicles are not readily visible from the street. Ms. Anglin clarified that the vehicle-storage condition was intended to address situations involving vehicles that may remain on-site for an extended period while awaiting parts or repairs.

Chairman Hamilton opened the public hearing at 7:29 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:29 p.m.

Steve Mros, the applicant, addressed the Planning Commission and stated that he was available to answer questions regarding the proposed use. In response to a question from the Planning Commission, Mr. Mros clarified that the proposal was an addition rather than a relocation.

Mr. Mros explained that the business had grown quickly and that the additional space was needed to accommodate the growth. He stated that the business did not anticipate adding significant lighting, as its existing security system provides adequate nighttime security. He also indicated that signage would consist of downward-facing, drop-lit signs. He confirmed that vehicles awaiting repair would be stored toward the rear of the property and not in front of the building.

Mr. Mros asked for clarification regarding the required accessible parking stall. Planning Staff explained that the requirement was for an ADA-compliant parking space and advised that the space must meet applicable ADA requirements, including any required dimensions, markings, and signage.

No further questions were raised by the Commission.

Motion: Commissioner Jensen moved to 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 202669, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026. Commissioner Sloan 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.

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.**

Chairman Hamilton reminded the Planning Commission and the public that Item No. 7 had been stricken from the agenda pending completion of the applicant’s work on the item.

8. **City Council Reports**

Councilman Gossett reported that the City Council recently approved architectural standards for commercial development, noting that the Planning Commission’s questions and feedback helped refine the standards before they were presented to the City Council.

He also reported that the City is investing millions of dollars in improvements to the wastewater facility. Additionally, the Compass Point Commercial Special District (CSD) was approved. Councilman Gossett also noted that the City Council approved an increase to the Planning Commission Members’ compensation for attending meetings. He thanked staff and the Planning Commission for their work and contributions to these items.

9. **Review and Decision – August 26, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Commissioner Proctor moved to approve the August 26, 2026 Planning Commission Meeting Minutes. Commissioner Hammer seconded the minutes. 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.

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:36 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

DRAFT