PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for ***Tuesday, November 10, 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 by Brook Bean, representing Mountain America Credit Union, to authorize an "*Accessory Drive Through Facility*" for Mountain America Credit Union and to relocate Janna's Java to the north side of the property, also with an "*Accessory Drive-Through Facility*." The property is located at approximately 47 East 400 North, consists of approximately 1.91 acres, and is zoned GC General.

4. **Public Hearing and Decision** on a Conditional Use Permit request by Jason Roberts to construct a detached accessory structure that exceeds the 15-foot height limitation and the 8% lot coverage restriction for detached structures for property located at 334 South 1430 East on .32 acres in the R1-14 Residential zoning district.

5. **Public Hearing and recommendation** to consider a request by Fred Cusumano, representing Grow Development, LLC, to amend the General Plan Land Use Map designation for three parcels totaling approximately 13.69 acres located at approximately 1200 North and 180 East. The applicant proposes to redesignate the properties from "Medium Density Residential" to "Light Industrial" to facilitate a light industrial development. A portion of the eastern parcel would be redesignated "Light Industrial," while approximately 1.3 acres would retain the "Medium Density Residential" designation to accommodate a potential residential development.

6. **Decision** on a Preliminary Subdivision Plan request by Perry Homes, Inc., for the Compass Point Village 6 subdivision proposed to be located at 3072 N 400 West consisting of 211 residential lots on 78.25 acres in the Compass Point RSD zoning district.

7. **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. **This is a continued discussion from September 23, 2026.**

8. **City Council Reports**

9. **Review and Decision** – October 28, 2026 Planning Commission meeting minutes.

10. **Adjourn**

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

STAFF REPORT

November 6, 2026

To: Tooele City Planning Commission
Business Date: November 10, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: **Mountain America Credit Union & Janna's Java Drive Through – Conditional Use Permit Request**

Application No.:	2026088
Applicant:	Brook Bean, representing Mountain America Credit Union
Project Location:	Approximately 47 East 400 North (Parcel #02-046-0-0016 & 17)
Zoning:	GC General Commercial
Acreage:	Approximately 1.91 Acres (Approximately 83,199.6 ft^2)
Request:	Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding two accessory drive-through facilities for Mountain America Credit Union and Janna's Java.

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 1.91 acres located on the northeast side of Main Street, at approximately 47 East 400 North, on the former site of the bowling alley. The property is currently zoned GC (General Commercial) and consists of two parcels. The corner parcel contains the former bowling alley and the existing Janna's Java, while the parcel immediately to the north is vacant.

The applicant is requesting approval of a Conditional Use Permit to redevelop the site with a Mountain America Credit Union, including an accessory drive-through facility, and to relocate Janna's Java to the northern parcel. The relocated Janna's Java would occupy a new building featuring an indoor ordering area and outdoor dining, along with a drive-through facility and additional parking.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the subject properties as Regional Commercial. The properties are currently zoned GC (General Commercial). Properties to the north, south, and west are also zoned GC (General Commercial), while properties to the east are zoned R1-7 (Residential). Mapping pertinent to the subject request can be found in Exhibit "A" of this report.

The Conditional Use Permit request is limited to the two proposed drive-through facilities and does not include approval of the overall site plan, landscaping, or any other development improvements. All other aspects of the proposed development will be subject to the applicable review and approval processes.

Site Plan Layout. The subject properties are proposed to be combined into one larger parcel. The applicant has submitted a preliminary development plan illustrating the proposed layout and dimensions of the Mountain America Credit Union and Janna's Java drive-through facilities. The preliminary development plan is included in Exhibit "B" of this report for the Planning Commission's reference only and is not subject to approval as part of this Conditional Use Permit request. The overall site plan will be reviewed through the Development Review Committee (DRC) process for compliance with applicable City ordinances and development standards, including the design standards for commercial developments.

It should be noted that the preliminary site layout remains subject to modification during the Site Plan Review process. As part of that review, City staff may work with the applicant to explore potential design adjustments to ensure compliance with applicable City requirements.

The proposed drive-through facilities for both businesses are intended to share three access points located along Main Street, Garden Street, and 400 North. The preliminary site plan illustrates one access point along each street frontage. The existing drive approaches are proposed to be relocated, with the existing approaches being removed and replaced with curb and gutter.

The Mountain America Credit Union drive-through facility is designed to circulate in a clockwise direction, with vehicles approaching from the north and exiting onto 400 North on the south side of the property. Customers will also have the option of exiting onto Main Street or Garden Street. The drive-through facility will consist of three service bays. Customer and employee parking is proposed along the east side of the building. All three access points are designed to accommodate two-way traffic. The western access point, located along Main Street, will provide access to the parking area and serve as an exit for both the drive-through and parking circulation. Since Main Street is a UDOT-owned right-of-way, the proposed access and any associated roadway cuts will be subject to UDOT review and approval.

Janna's Java is proposed to have a 26-foot-wide drive-through aisle with one ordering window. The drive-through aisle is designed to allow vehicles to bypass those waiting in the ordering queue. Customers will also have the option of parking and entering the building to place or pick up their orders. The proposed new building will include an indoor ordering area, with seasonal outdoor dining also proposed. Vehicles will enter the drive-through from the east side of the building and exit toward Main Street on the west side. After exiting the drive-through, vehicles will have the option of accessing any of the three street connections. Shared parking between the two businesses is also proposed. Traffic impacts associated with the proposed drive-through facilities will be further evaluated during the Site Plan Review process.

Landscaping. The Conditional Use Permit approval applies solely to the two proposed drive-through facilities and is not tied to approval of the specific site layout or development plans submitted with the application. Compliance with all applicable Tooele City landscaping requirements and commercial design standards will be evaluated during the Site Plan Review process. Accordingly, landscaping improvements are not being considered as part of this Conditional Use Permit request, and no additional landscaping conditions are necessary at this stage.

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

(3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.

(4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

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

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

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

(2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;

(3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;

(4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;

(5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

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

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development require work to be done properly and safely for those performing the work as well as employees and citizens who may patronize the business. Therefore, it is imperative that all construction and development activities comply with property regulations, which can be ensured through the City's Engineering and Public Works Department plan review, permitting, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development require work to be done properly and safely for those involved and the public. Compliance will be assured through the City's building plan review, permitting, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development require safe work practices for those involved and the public. Compliance will be assured through the City's Fire Department plan review, permitting, and inspection processes.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed its review of the Conditional Use Permit application and recommends approval of the request, subject to the following condition:

1. Any modifications to the existing Main Street access approach, including the proposed roadway cuts, shall be subject to UDOT review and approval. The applicant shall obtain all required UDOT approvals prior to construction of the proposed access improvements.

Engineering Review. The Tooele City Engineering and Public Works Division will review the proposed site plan for Mountain America Credit Union and Janna's Java, including the associated drive-through facilities, during the Site Plan Review process. No comments specific to the proposed drive-through aisles have been provided at this time.

Building Division Review. The Tooele City Building Division will review the proposed development plans for Mountain America Credit Union and Janna's Java, including the associated drive-through facilities, during the applicable review process. No comments specific to the proposed drive-through aisles have been provided at this time.

Tooele City Fire Department Review. The Tooele City Fire Department will review the proposed development plans for Mountain America Credit Union and Janna's Java, including the associated drive-through facilities, during the applicable review process. No comments specific to the proposed drive-through aisles have been provided at this time.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit request submitted by Brooke Beans, representing Mountain America Credit Union, application number 2026088, to authorize two accessory drive-through facilities associated with the proposed Mountain America Credit Union and Janna's Java developments located at approximately 47 East 400 North, subject to the following condition:

1. Any modifications to the existing Main Street access approach shall be subject to UDOT review and approval. The applicant shall obtain all required UDOT approvals prior to construction of the proposed access improvements.

This recommendation is based on the following findings:

1. The proposed drive-through facilities are consistent with the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed drive-through facilities are anticipated to comply with the applicable requirements and provisions of the Tooele City Code, subject to review and approval through the Site Plan Review process.
3. The proposed drive-through facilities are not anticipated to be detrimental to the health, safety, and general welfare of the public or residents of adjacent properties, provided applicable City requirements are met.
4. The proposed drive-through facilities are anticipated to be compatible with the general aesthetic and physical development of the surrounding area.
5. Public services in the area are anticipated to be adequate to support the proposed drive-through facilities.
6. The proposed drive-through aisles and vehicle queuing areas must be designed to prevent vehicle stacking from obstructing public rights-of-way and to address potential visual and lighting impacts.
7. The findings of fact for this Conditional Use Permit request have been identified, and the proposed conditions of approval are intended to mitigate reasonably anticipated detrimental impacts associated with the proposed uses, 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 submitted by Brooke Beans, representing Mountain America Credit Union, application number 2026088, to authorize two accessory drive-through facilities associated with the proposed Mountain America Credit Union and Janna's Java developments located at approximately 47 East 400 North, based on the findings and subject to the condition listed in the Staff Report dated November 6, 2026:"

1. List any additional findings of fact and conditions…

Sample Motion for Denial – "I move we deny the Conditional Use Permit request submitted by Brooke Beans, representing Mountain America Credit Union, application number 2026088, to authorize two accessory drive-through facilities associated with the proposed Mountain America Credit Union and Janna's Java developments located at approximately 47 East 400 North, based on the following findings:"

1. List findings of fact …

EXHIBIT A

MAPPING PERTINENT TO THE
MOUNTAIN AMERICA CREDIT UNION AND JANNA'S JAVA
CONDITIONAL USE PERMIT



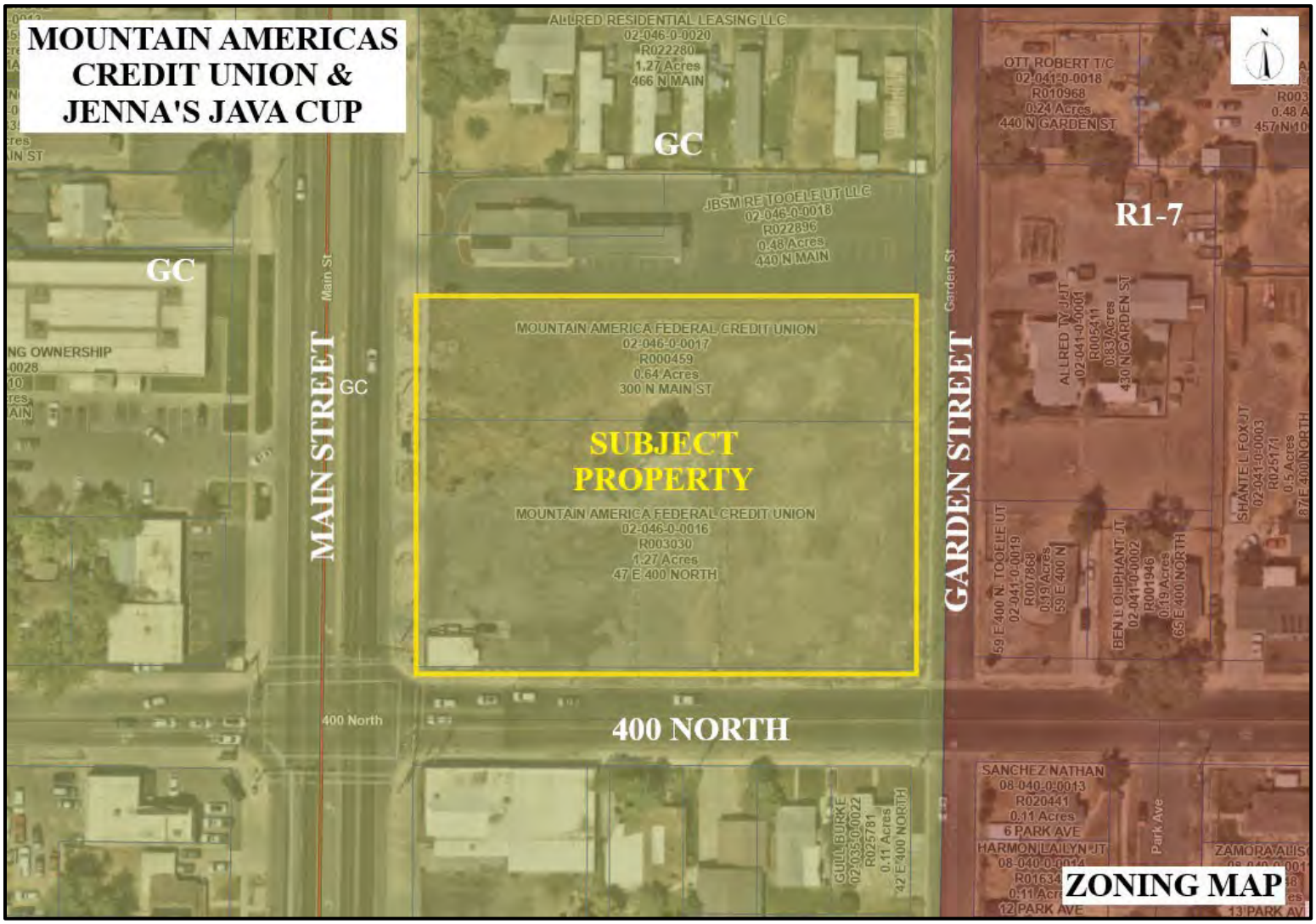

MOUNTAIN AMERICAS CREDIT UNION & JENNA'S JAVA CUP
ALLRED RESIDENTIAL LEASING LLC
02-046-0-0020
R022280
1.27 Acres
466 N MAIN
GC
JBSM RE TOOELE UT LLC
02-046-0-0018
R022896
0.48 Acres
440 N MAIN
GC
Main St
MAIN STREET
GC
MOUNTAIN AMERICA FEDERAL CREDIT UNION
02-046-0-0017
R000459
0.64 Acres
300 N MAIN ST
SUBJECT PROPERTY
MOUNTAIN AMERICA FEDERAL CREDIT UNION
02-046-0-0016
R003030
1.27 Acres
47 E 400 NORTH
400 North
400 NORTH
OTT ROBERT T/C
02-041-0-0018
R010968
0.24 Acres
440 N GARDEN ST
R1-7
Garden St
GARDEN STREET
ALLRED TV JJT
02-041-0-0004
R005411
0.83 Acres
430 N GARDEN ST
SHANTE L FOX JT
02-041-0-0003
R025171
0.5 Acres
87 E 400 NORTH
59 E 400 N TOOELE UT
02-041-0-0019
R007868
0.19 Acres
59 E 400 N
BEN L OLIPHANT JT
02-041-0-0002
R001946
0.19 Acres
65 E 400 NORTH
SANCHEZ NATHAN
08-040-0-0013
R020441
0.11 Acres
6 PARK AVE
HARMON LAILYN JT
08-040-0-0014
R016340
0.11 Acres
12 PARK AVE
Park Ave
GUILL BURKE
02-035-0-0022
R025781
0.11 Acres
42 E 400 NORTH
ZAMORA ALIS
13 PARK AVE
ZONING MAP

EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

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

Tooele City
Est. 1853

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

2026099

Date of Submission: 9-29-26	Current Zoning: GC	Parcel #(s): 02-046-0-0016 & 02-046-0-0017
Project Name: Mountain America Credit Union Tooele 400 N. Branch		Acres: 1.91
Project Address: 47 E. 400 N.		Units:
Project Description: A new branch of Mountain America Credit Union with a detached drive thru. A drive thru coffee user on the North side of the property.		
Current Use of Property: Demolished bowling alley and a coffee user		

Property Owner(s): Mountain America Federal Credit Union			**Applicant(s):** Brooke Bean, Sanders Associates Architects		
Address: 9800 S. Monroe St.			Address: 2668 Grant Ave Suite 100		
City: Sandy	State: Utah	Zip: 84070	City: Ogden	State: Utah	Zip: 84401
Phone: [redacted] Matt Eagan Owner Rep.			Phone: [redacted]		
Contact Person: Matt Eagan Owner Rep.			Address: 9800 S. Monroe St.		
Phone:			City: Sandy	State: Utah	Zip: 84070
Cellular: [redacted]	Fax: NA		Email: [redacted]		

Signature of Applicant: Brooke Bean

Date 9-29-26

*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

2026099

Fee	Received By	Date Received	Receipt #
$1,000.00 (213)	Jessi	10/16/2026	964319

10-02-13 per Shannon

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF TOOELE }

I/we, Mountain America Credit Union, 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.

Chris Tapia SVP Property Services
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 08 day of October, 2026

WENDY MEMMOTT
Notary Public - State of Utah
Comm. No. 750761
My Commission Expires on
Sep 14, 2030

Wendy Memmott
(Notary)
Residing in Salt Lake County, Utah
My commission expires: Sept. 30, 2030

AGENT AUTHORIZATION

I/we, Mountain America Credit Union, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Chris Tapia, 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.

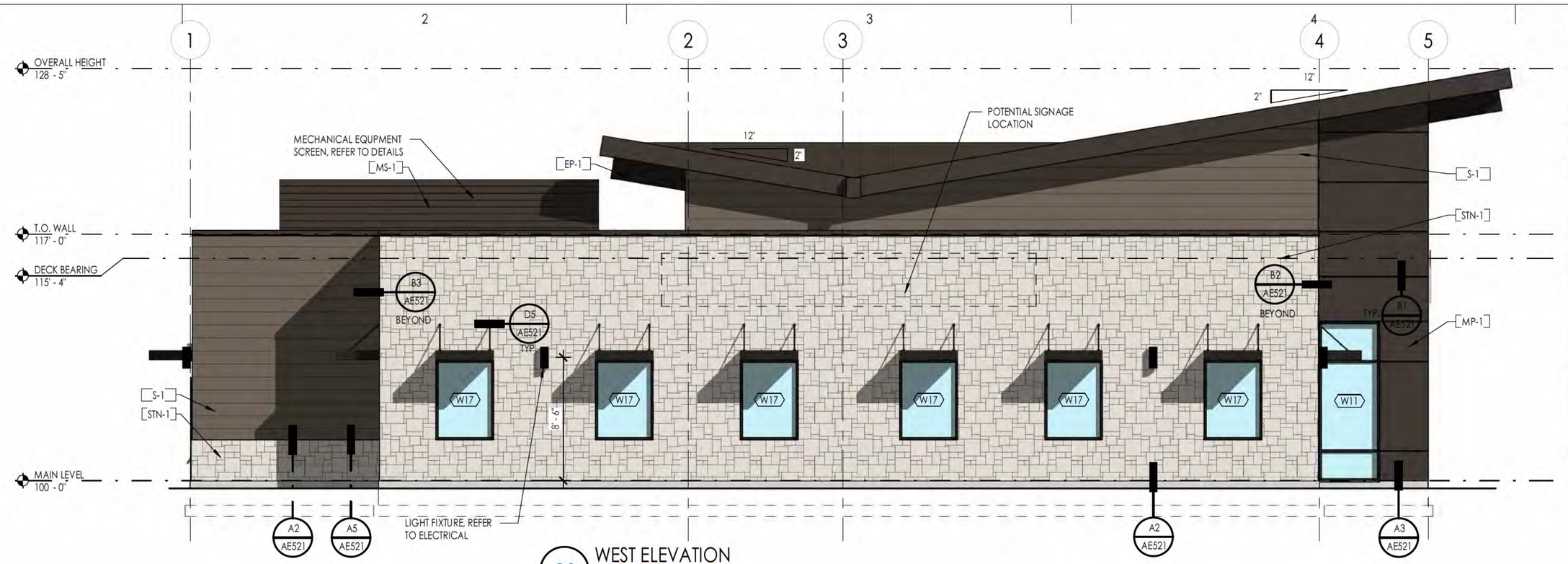
Chris Tapia SVP Property Services
(Property Owner)

(Property Owner)

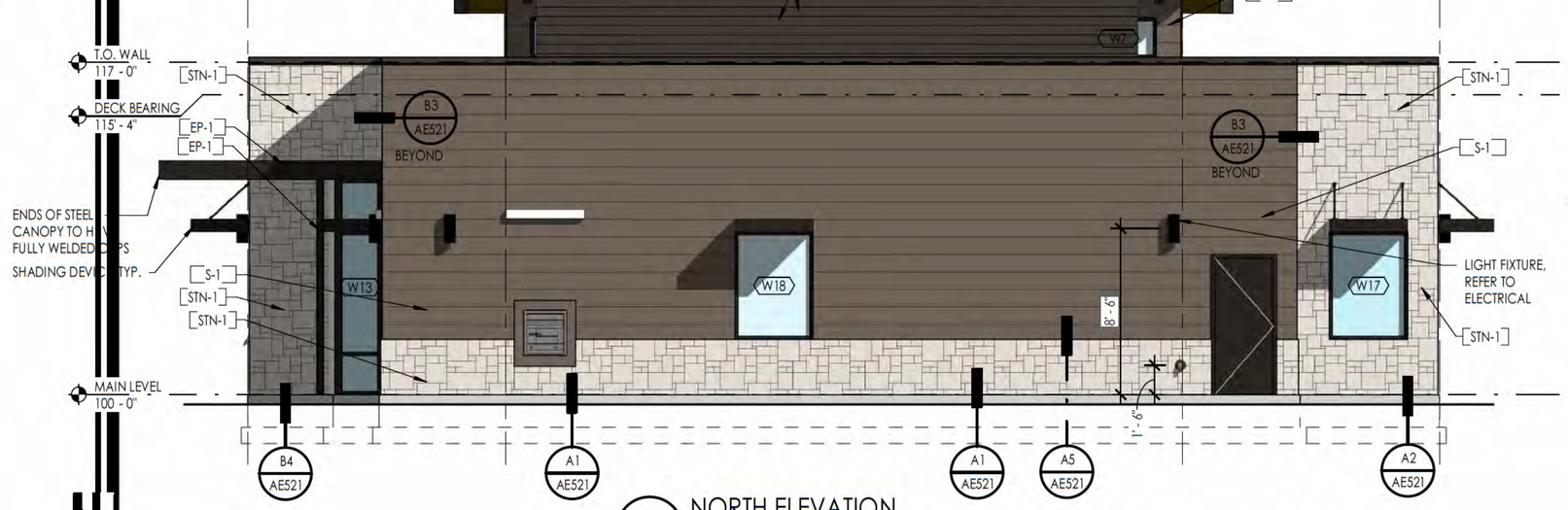
Dated this 08 day of October, 2026 personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

WENDY MEMMOTT
Notary Public - State of Utah
Comm. No. 750761
My Commission Expires on
Sep 14, 2030

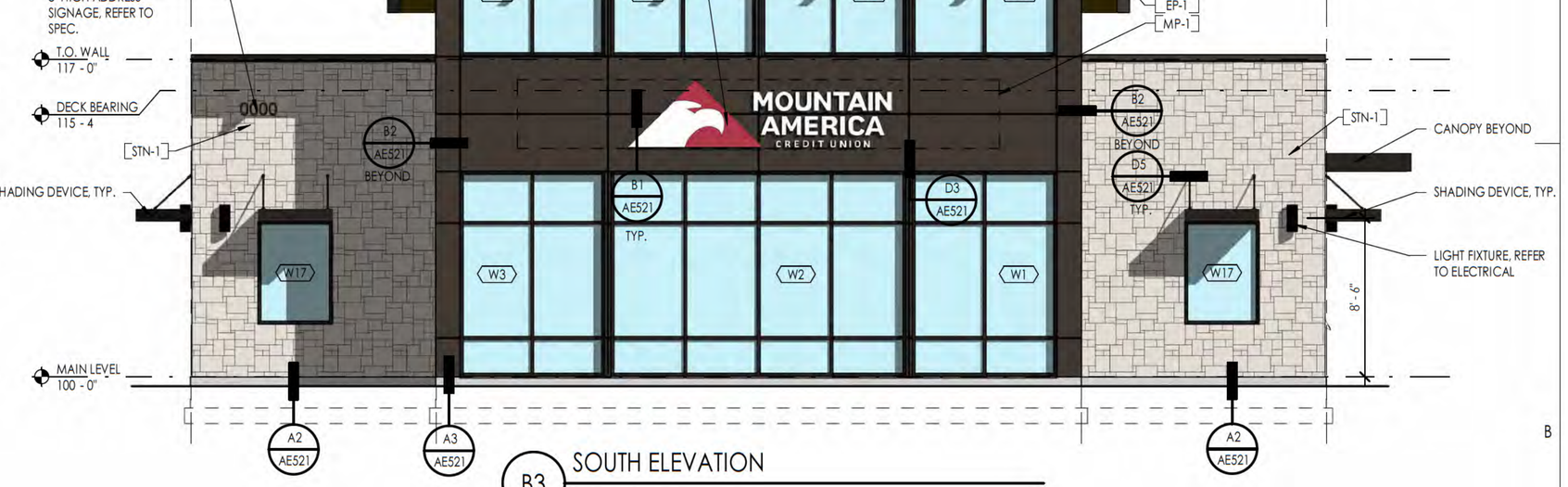
Wendy Memmott
(Notary)
Residing in Salt Lake County, Utah
My commission expires: Sept. 30, 2030



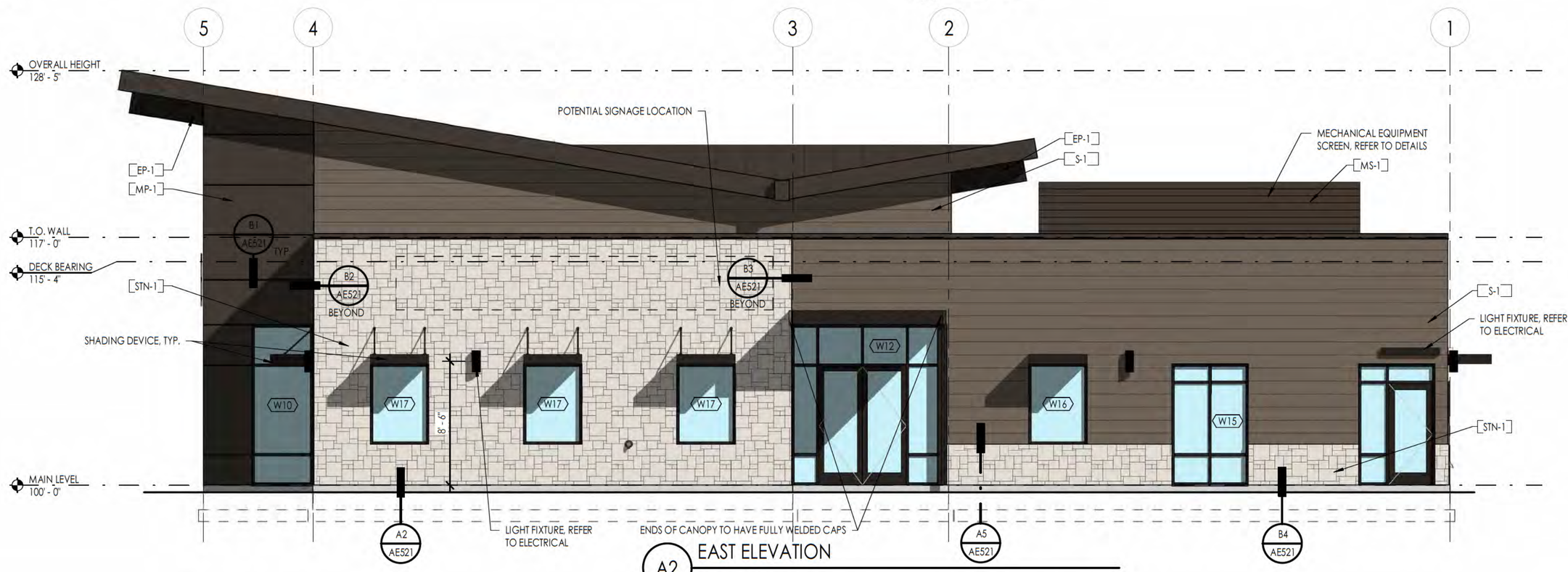
C2 WEST ELEVATION
3/16" = 1'-0"



B1 NORTH ELEVATION
3/16" = 1'-0"



B3 SOUTH ELEVATION
3/16" = 1'-0"



A2 EAST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER	IVORY WHITE 3/8" GROUT JOINTS, COLOR: SM550 MEDIUM BROWN
MECHANICAL SCREEN			
MS-1	GEOLAM	QUALITA 020C	EBONY, END CAPS @ ALL EXPOSED ENDS
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	JBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1		FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE PAINT COLOR SW7026 GRIFFEN)
SOFFIT			
WS-1	LONGBOARD	SOFFIT	DARK FIR

SAA
SANDERS ASSOCIATES ARCHITECTS
2668 Grant Avenue
Ogden, Utah 84401
Phone: 801.621.7303
www.sandersarch.com

Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
TOOELE 400 N. BRANCH
402 N. MAIN STREET
TOOELE, UTAH 84074

Issued

No.	Date	Description

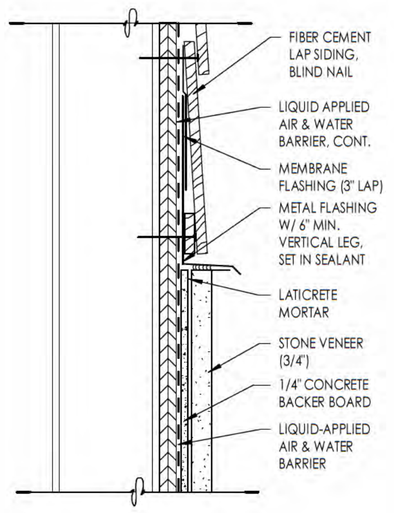
Revision 1

No.	Date	Description

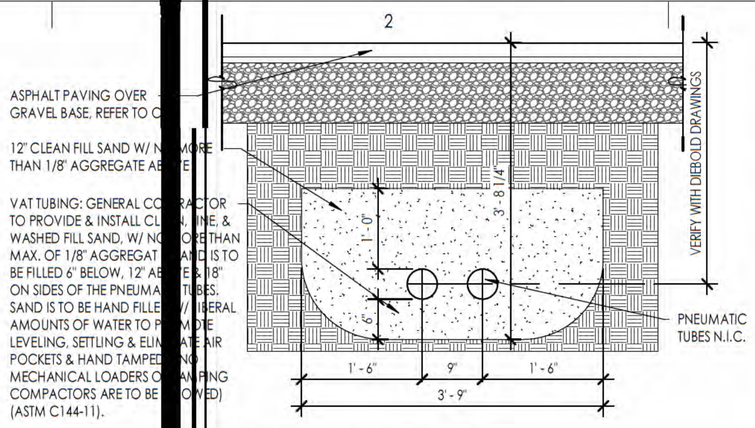
SAA Project No. 2025-29

Drawing Title
EXTERIOR ELEVATIONS

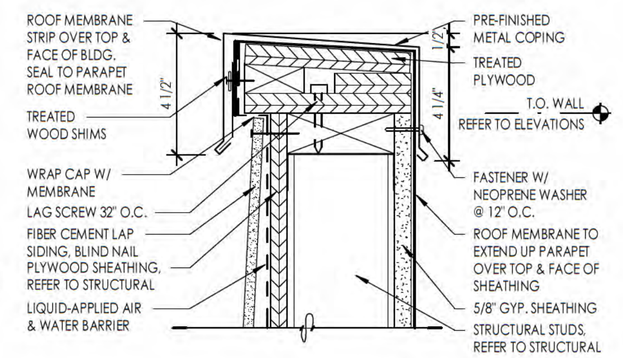
Sheet Number
AE201



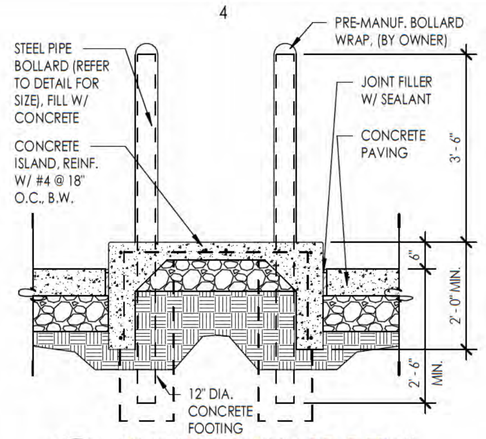
C1 WALL DETAIL
3" = 1'-0"



D2 VAT TUBE TRENCH DETAIL
3/4" = 1'-0"

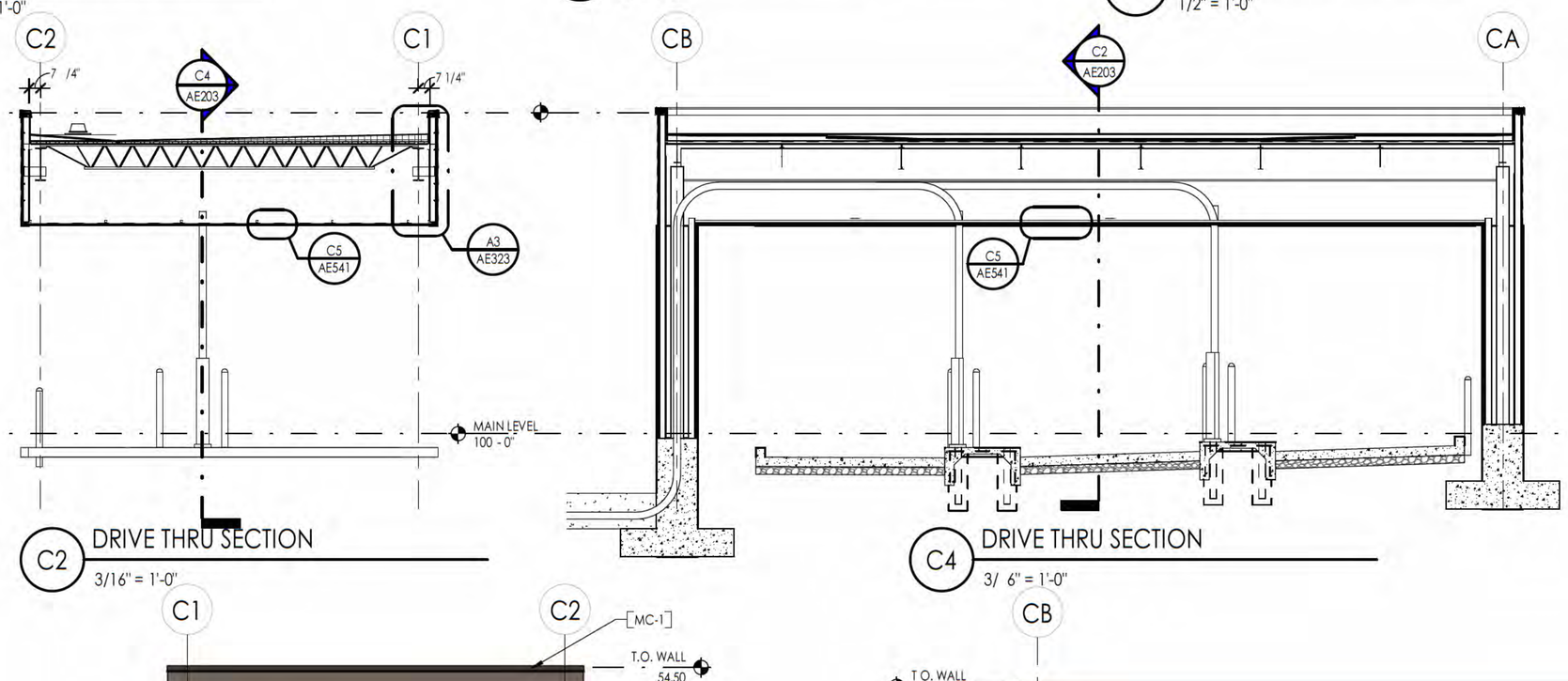


D3 PARAPET DETAIL
3" = 1'-0"



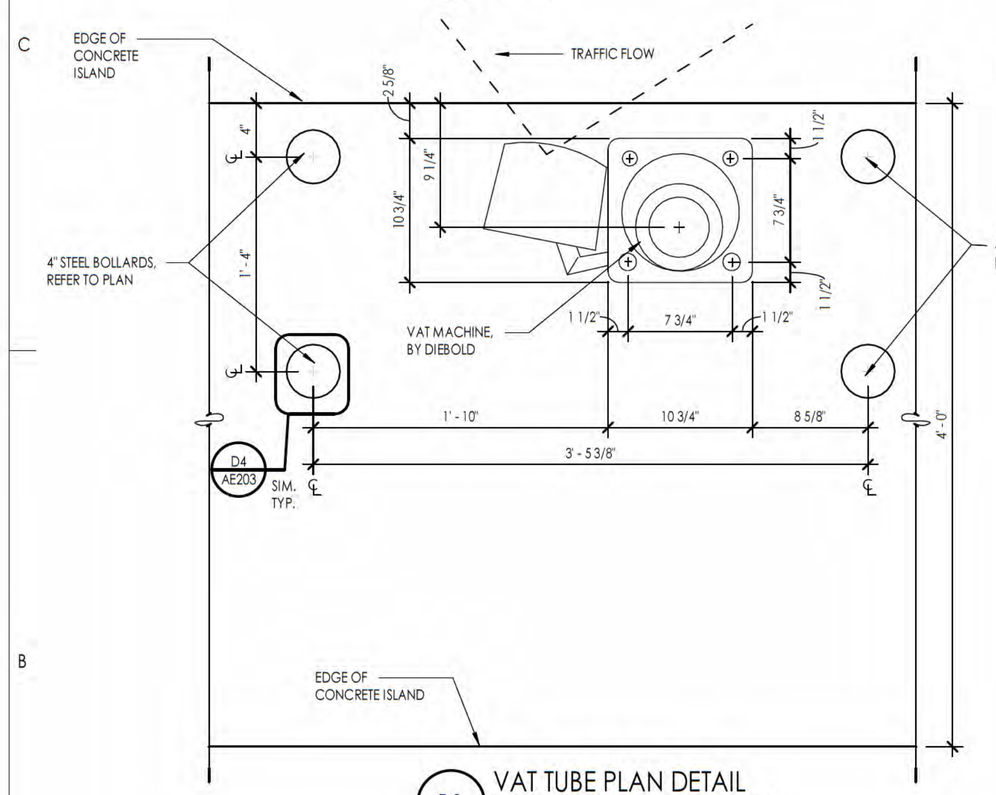
D4 ISLAND & BOLLARD DETAIL
1/2" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER	IVORY WHITE 3/8" GROUT JOINTS, COLOR: SM550 MEDIUM BROWN
MECHANICAL SCREEN			
MS-1	GEOLAM	QUALITA 020C	EBONY, END CAPS @ ALL EXPOSED ENDS
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	JBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1		FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE PAINT COLOR SW7026 GRIFFEN)
SOFFIT			
WS-1	LONGBOARD	SOFFIT	DARK FIR

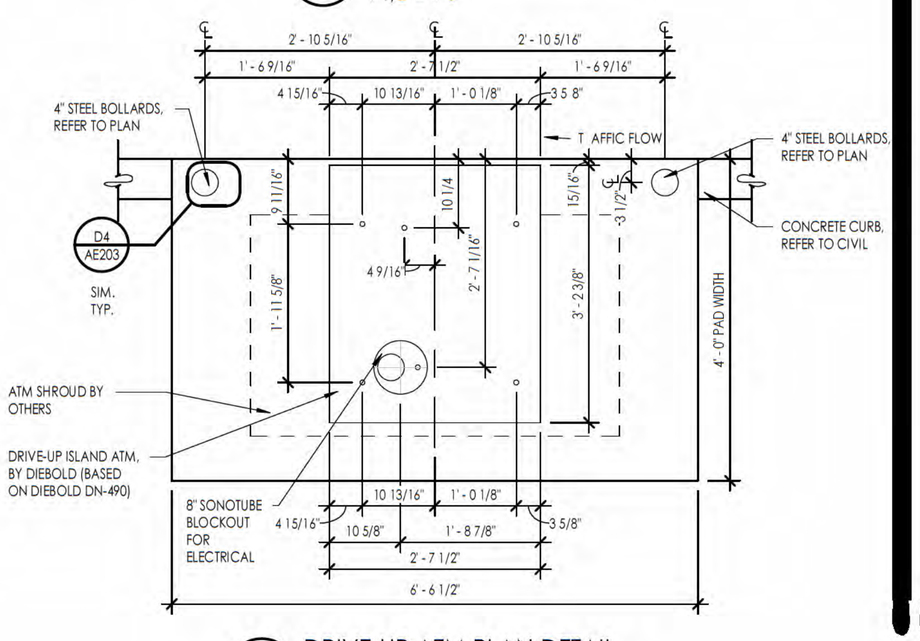


C2 DRIVE THRU SECTION
3/16" = 1'-0"

C4 DRIVE THRU SECTION
3/ 6" = 1'-0"



B1 VAT TUBE PLAN DETAIL
1 1/2" = 1'-0"



A1 DRIVE-UP ATM PLAN DETAIL
3/4" = 1'-0"

B2 DRIVE THRU WEST ELEVATION
3/16" = 1'-0"

B4 DRIVE THRU SOUTH ELEVATION
3/16" = 1'-0"

A2 DRIVE THRU EAST ELEVATION
3/16" = 1'-0"

A4 DRIVE THRU NORTH ELEVATION
3/16" = 1'-0"

SAA
SANDERS ASSOCIATES ARCHITECTS
2668 Grant Avenue
Ogden, Utah 84401
Phone: 801.621.7300
www.sandersarch.com

Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
TOOELE 400 N. BRANCH
402 N. MAIN STREET
TOOELE, UTAH 84074

Issued

No.	Date	Description

Revision 1

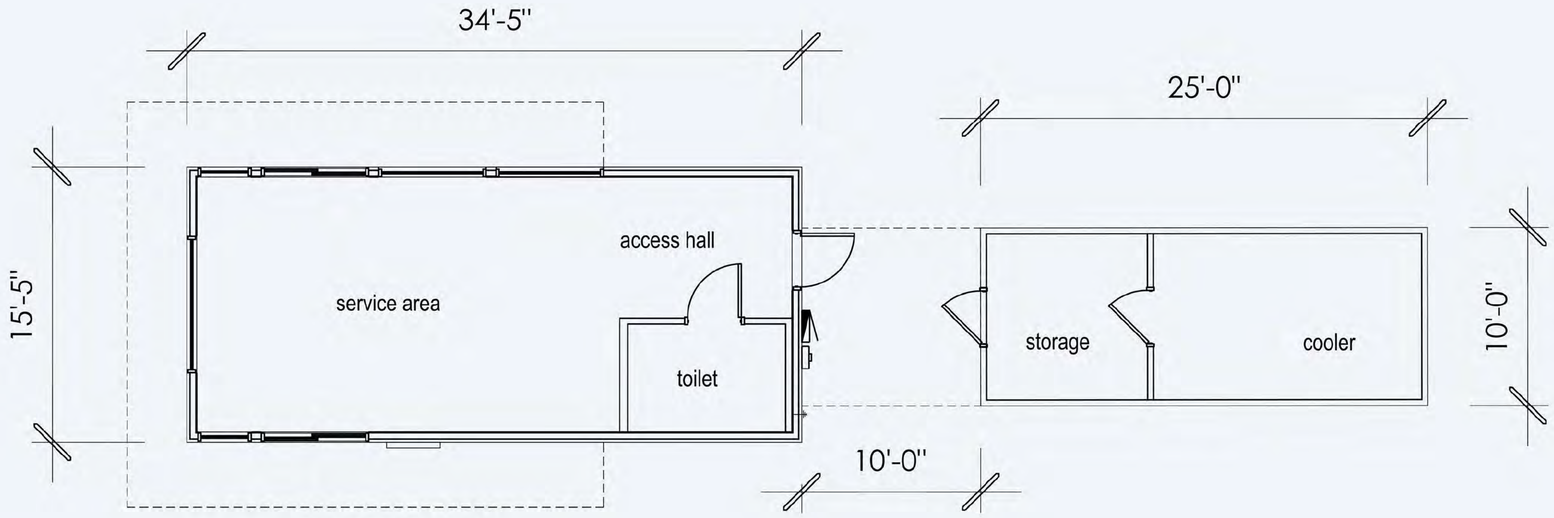
No.	Date	Description

SAA Project No. 2025-29

Drawing Title
DRIVE THRU EXTERIOR ELEVATIONS, SECTIONS & DETAILS

Sheet Number
AE203

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com



FLOOR plan



NORTH elevation

EAST elevation

1

JANNA'S JAVA
TOOELE, UTAH
07.07.2026

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

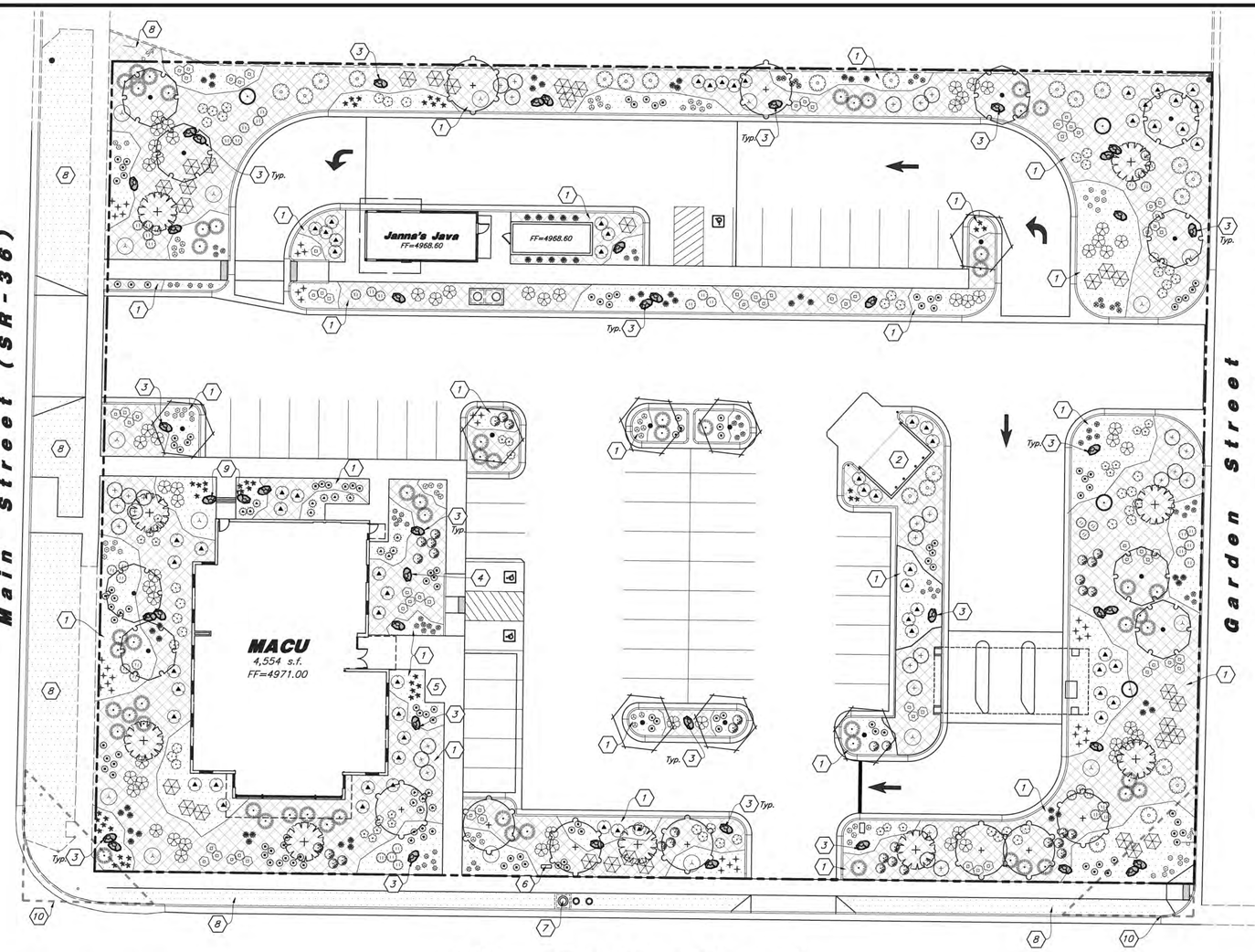


SOUTH elevation

WEST elevation

1

JANNA'S JAVA
TOOELE, UTAH
07.07.2026



General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scorifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
18. Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
24. Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
25. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance. Dead plant material shall be replaced in a timely manner. From the time the landscape contractor is notified of dead plant material, the contractor has two weeks to replace dead plant material. If plant material is not replaced by the two week time frame MACU will have plants replaced and bill the installing company.



This is the Landscape Look that MACU is Looking for on their Branch. Lawn Areas Separated From Shrub Planters with Landscape Concrete Curbing. Shrub Planters Shall be Finished with Decorative Stone Over Commercial Grade Weed Barrier. Stone Shall be Large Cobble and Crushed Stone that have Similiar Colors and Compliment Each Other.

Landscape Data

Zone: General Commercial (GC)
Site Area = 83,468 s.f. (1.917 ac.)
Landscape Area Required = 8,347 s.f. (10%)
Landscape Area Provided = 30,906 s.f. (37.0%)
Parking Area = 17,575 s.f.
Parking Lot Landscape Required = 879 s.f. (5%)
Parking Lot Landscape Provided = 1,446 (8%)
*Main Street Frontage = 209 l.f.**
*Main Street Street Trees Required = 7 (7 Provided)***
*400 North Frontage = 298 l.f.**
*400 North Street Trees Required = 10 (10 Provided)***
*Garden Street Frontage = 196 l.f.**
*Garden Street Trees Required = 7 (7 Provided)***
*Total Trees/Shrubs = 549 ****
Total Evergreen Trees/Shrubs Required = 275 Trees/Shrubs (50%)
Total Evergreen Trees/Shrubs Provided = 275 Trees/Shrubs (50%)

** Frontage Calculation Doesn't Include Driveways*
*** Street Trees Have Been Selected From the Tooele Street Tree List*
**** Doesn't Include Ornamental Grasses and Perennials*

Irrigation Area Summary:
MACU Drip Area = 30,906 s.f.

Scale: 1" = 20'
20' 0 20' 40'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	8	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper
	9	Acer truncatum / Shantung Maple	2" Caliper
	9	Quercus robur "Fastigiata" / Skyrocket English Oak	2" Caliper
	9	Zelkova serrata 'JFS-KW1' / City Sprite Zelkova	2" Caliper
EVERGREEN TREES			
	4	Picea glauca pendula / Weeping White Spruce	6' Ht.
SHRUBS			
	23	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
	18	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	5 gal
	22	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal
	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	46	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	66	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	35	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
PERENNIALS			
	19	Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal
	31	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	26	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	25	Hosta fortunei 'Fire and Ice' / Fire & Ice Hosta	1 gal
	36	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	39	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal
	42	Salvia x superba 'May Night' / May Night Salvia	1 gal
EVERGREEN SHRUBS			
	59	Euonymus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Wintercreeper	5 gal
	57	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
	16	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	45	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	29	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal
	65	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
ORNAMENTAL GRASSES			
	54	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass	2 gal
	124	Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem Grass	1 gal

MATERIAL SCHEDULE

	1" to 2" Dia. Decorative Stone #1 – Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Installing Stone; Stone Shall be Crushed Earth Tone/Tan Colors From a Local Source (Colors Similar to Crushed South Town from Utah Landscape Rock) – See Photo This Sheet	Detail: 4/L3.1
	4" to 8" Dia. Decorative Cobble Stone #2 – Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Installing Stone; Stone Shall be From a Local Source (Colors Similar to South Town from Utah Landscape Rock) – See Photo This Sheet	Detail: 4/L3.1
	Landscape Accent Boulders – Boulders Shall be 3-4' in Diameter, Angular and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper or Car Door – See Photo This Sheet	Detail: 5/L3.1 Detail: 6/L3.1

Landscape Notes:

1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
5. Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
6. From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
7. Edging Shall not be Used Between Different Type of Stone. Provide a Define Distinct Smooth Flowing Line Between the Two Stone Types. Landscape Concrete Curbing Shall be Used Between Lawn and Shrub Areas.
8. Clear Vision Area – Low Growing Landscape Materials within the Clear View Area Shall be kept Below 36" in Height. Trees Are Allowed in the Clear View Area but shall be Pruned so that Leafed Branches are Greater then 8' Above Nearest Asphalt Grade

Landscape Installation Keynotes

1. Install Shrub Planter with Weed Barrier and Decorative Stone – See Material Schedule for Type
2. Dumpster Enclosure with Plant Screening
3. Install Landscape Boulder – See Material Sch. for More Detail; Verify that Boulders are Washed Off and Clean
4. Install Landscape Accent Boulder with Eagle Statue – See Material Sch. for More Detail
5. Bike Rack – See Arch. Plans
6. Irrigation Backflow Preventer; Install Between Plant Material with and Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; See Irrigation Plan for More Detail
7. Shared Building and Irrigation Water Meter
8. Install Weed Barrier and Decorative Stone Only, No Plant Material or Irrigation Equipment – See Material Schedule for Type
9. Recess Boulders into Small Hillside Near Stairs – Verify that Boulders are Washed Off and Clean
10. Clear Vision Area – Any View-Obstructing Structures, Landscaping, Fences, or Walls Within 40-Foot Corner Triangle must not Exceed a Maximum of 3 Feet Above the Established Grade



MACU Eagle Statue Mounted on Columnar Boulder Example

811 Know what's below. Call before you dig.

AWA
2010 North Redwood Road
Salt Lake City, Utah 84116
(801) 521-8529 - awaeng.com

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/01/2026

REV	DATE	DESCRIPTION

CLIENT INFORMATION:
Sanders Associates Architects

CLIENT LOGO:
SAA SANDERS ASSOCIATES ARCHITECTS www.sandersarch.com

Landscape Plan

MACU Tooele
402 North Main Street
Tooele, Utah 84074

Project No:	26-029
Designer:	JW
PM:	LC
QCM:	JC
Final Review:	JC

26-029 LS

1 Sep, 2026

SHEET NO.
L1.1

W:\26-029 MACU Tooele\dwgs\26-029 LS.dwg, 10/6/2026 1:18:31 PM, 1:1

STAFF REPORT

November 4, 2026

To: Tooele City Planning Commission
Business Date: November 10, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin City Planner / Zoning Administrator

Re: **334 S 1430 E Pole Barn – Conditional Use Permit Request**

Application No.:	2026083
Applicant:	Jennifer Roberts
Project Location:	334 S 1430 E
Zoning:	R1-14 Residential Zone
Acreage:	.32 Acres (Approximately 13,939.2 ft^2)
Request:	Request for approval of a Conditional Use Permit in the R1-14 Residential zone to authorize a detached accessory structure that exceeds the 8% lot coverage and 15 feet height restriction.

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 a property containing approximately 0.32 acres, located at 334 S. 1430 E., Lot 121 of the recorded *Skyline Ridge Phase 1 Subdivision Plat*. The property is currently zoned R1-14 Residential**.**

The applicant is requesting approval of a Conditional Use Permit to construct a detached accessory shed that will exceed the 8% maximum lot coverage permitted for detached accessory structures pursuant to Section 7-14-6 of the Tooele City Code.

ANALYSIS

General Plan and Zoning. The Future Land Use Map of the General Plan designates the subject property as Low Density Residential. The property is zoned R1-14 Low Density Residential**,** which supports approximately three dwelling units per acre. Properties to the north, south, and east of the subject property are also zoned R1-14 Residential, while properties to the west are zoned R1-12 Residential. The surrounding area is developed with single-family homes. Mapping pertinent to this request is included in Exhibit A**.**

Tooele City Code Requirements. Sections 7-14-6(3) and 7-14-6(9) of the Tooele City Code authorize the Planning Commission to permit structures that exceed lot coverage requirements after a public hearing to consider any adverse impacts the proposed structure may have on adjoining properties.

Detached Accessory Structure Lot Coverage and Proposed Building Height. The proposed accessory pole barn will be approximately 1,200 square feet**.** The property also contains an existing shed that is approximately 155 square feet. The proposed pole barn and existing shed will total 1,355 square feet of detached accessory structures. On a 13,939.2-square-foot lot, this equates to approximately 9.72% of the total lot area, exceeding the 8% maximum permitted by code.

The proposed pole barn will be located in the rear yard, west of the existing residence. The proposed structure will meet all required setbacks and will be required to remain outside all public utility easements (PUEs). It must also maintain the required six-foot separation from the primary dwelling and the required ten-foot separation from neighboring principal structures.

In addition to exceeding the 8% lot coverage limitation for detached accessory structures, the applicant is also requesting approval for a building height exceeding 15 feet, as measured at the midpoint. The elevation drawings indicate an overall building height of 20 feet, 4 inches. The Tooele City Code allows an accessory structure to exceed the standard height limitation with Conditional Use Permit approval.

Staff does not anticipate that the proposal will create significant adverse impacts on neighboring properties, provided the proposed structure complies with the applicable setback requirements and the approved lot coverage limitations. The proposed building complies with the applicable accessory structure regulations, subject to approval of the requested Conditional Use Permit.

Site Plan Layout. The applicant submitted a site plan showing the proposed location of the new pole barn. However, Staff prepared a revised site plan to provide greater clarity by illustrating the approximate size and location of all existing and proposed structures, required setbacks, and other relevant site information.

The site contains an existing residence of approximately 2,363 square feet, with an attached deck of approximately 300 square feet. Combined with the proposed pole barn and existing shed, the total building footprint on the property will be approximately 4,018 square feet. On a 13,939.2-square-foot lot, this results in an overall lot coverage of approximately 28.82%.

Section 7-14, Table 3 of the Tooele City Code permits a maximum total lot coverage of 35% in the R1-14 Residential zone. Therefore, while the detached accessory structure coverage exceeds the 8% limitation and requires Conditional Use Permit approval, the property will remain within the overall maximum lot coverage permitted by the zoning district. Additionally, the maximum building height allowed in the zone is 35 feet. The proposed building, at approximately 20’4” in height, will not exceed the maximum height permitted in the zone.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request are 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. Potential impacts associated with the structure's size and proximity to neighboring properties.
2. Whether the proposed location, setbacks, and height adequately mitigate those concerns.

REVIEWS

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

1. Maximum detached accessory structure lot coverage shall be limited to 10% of the lot area.
2. The detached accessory structure shall be limited to 21’ in height.
3. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all subsequent building inspections during the construction process.

Engineering and Public Works Review. The Tooele City Engineering and Public Works have not issued any comments regarding this request.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding this request.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Jennifer Roberts, application number 2026083, subject to the following conditions:

1. Maximum lot coverage for detached accessory structures shall be limited to 10%.
2. The detached accessory structure is limited to 21’ in height.
3. The applicant shall obtain all necessary building permits prior to commencing construction and shall obtain all subsequent building inspections during the construction process.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. Subject to approval of the Conditional Use Permit and the conditions imposed, the proposed development complies with the applicable provisions of the Tooele City Code.
3. The proposed development is not anticipated to be detrimental to the health, safety, and general welfare of the public or residents of adjacent properties.
4. The proposed development complies with the applicable zoning ordinance requirements through the requested Conditional Use Permit and conditions of approval.
5. The findings of fact for this Conditional Use Permit request have been identified, and the proposed conditions are intended to mitigate the reasonably anticipated detrimental effects, 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 submitted by Jennifer Roberts, application number 2026083, to permit a detached accessory structure to exceed the 8% maximum lot coverage limitation and the 15-foot accessory structure height limitation, based on the findings and subject to the conditions listed in the Staff Report dated November 4, 2026:"

1. List findings of fact and conditions…

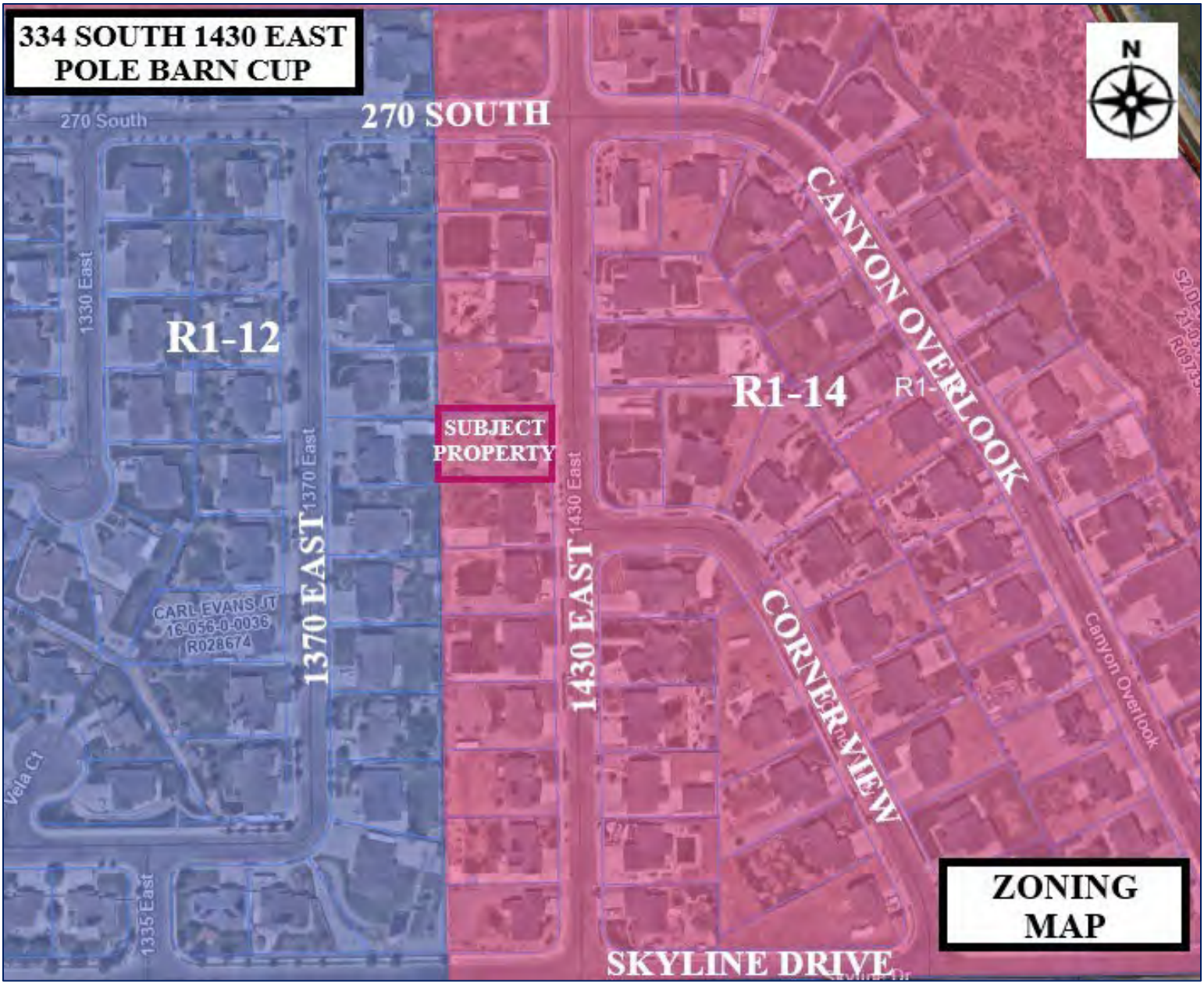
Sample Motion for Denial – "I move we deny the Conditional Use Permit request submitted by Jennifer Roberts, application number 2026083, to permit a detached accessory structure to exceed the 8% maximum lot coverage limitation and the 15-foot accessory structure height limitation, based on the following findings:"

1. List findings of fact …

EXHIBIT A

MAPPING PERTINENT TO THE
334 SOUTH 1430 EAST POLE BARN CONDITIONAL USE PERMIT




334 SOUTH 1430 EAST
POLE BARN CUP
270 South
270 SOUTH
1330 East
R1-12
1370 EAST 1370 East
SUBJECT PROPERTY
1430 EAST 1430 East
R1-14
CANYON OVERLOOK
CORNERVIEW
Canyon Overlook
CARL EVANS JT
16-056-0-0036
R028674
Vela Ct
1335 East
SKYLINE DRIVE
N
ZONING MAP


SITE PLAN
LOT SIZE:
13,939.2 SQ FT
38'
155 SQ FT
ADDRESS:
334 S 1430 E
2,363 SQ FT
300 SQ FT
30'
10'
PROPOSED
POLE BARN
1,200 SQ FT
110'
10'
153.56'
91.17'
1430 East
N

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

Tooele City
Est. 1853

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

20260103

Date of Submission:	Current Zoning:	Parcel #(s):
Project Name: Roberts Pole Barn		Acres:
Project Address: 334 S. 1430 E.		Units:

Project Description:

Pole Barn Higher 15' and Larger than 8% Lot Coverage

Current Use of Property:

Property Owner(s): Jason Roberts			**Applicant(s):** Jason Roberts		
Address: 334. S. 1430 E.			Address: 334 S. 1430 E.		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: [redacted]			Phone: [redacted]		
Contact Person: Jason Roberts			Address: 334 S. 1430 E		
Phone: [redacted]			City: Tooele	State: UT	Zip: 84074
Cellular:	Fax:		[redacted]		

Signature of Applicant:

Date 10-17-26

*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

2260357

Fee: $600.00 (213)	Received By:	Date Received: 10/20/24	Receipt #: 903378

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)ss
COUNTY OF TOOELE)

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

(Property Owner)

(Property Owner)

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

ALISSA THOMPSON
Notary Public, State of Utah
Commission #747457
My Commission Expires
02/13/2030

(Notary)

Residing in Tooele County, Utah

My commission expires: 02/13/2030

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary)

Residing in _____ County, Utah

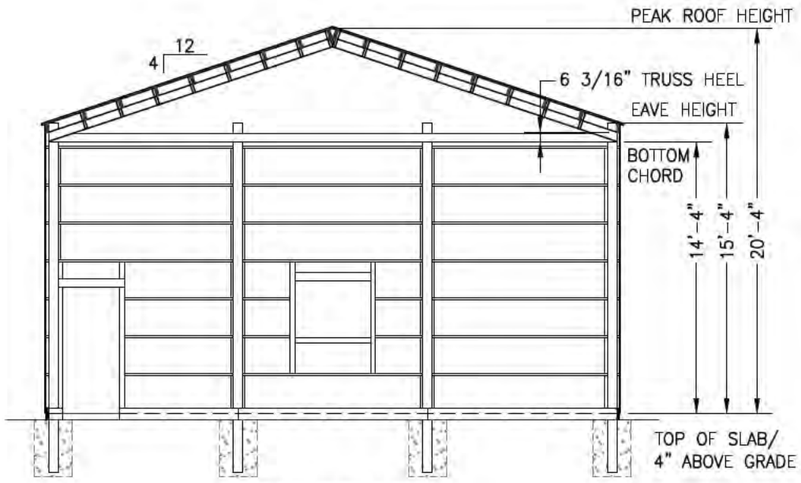
My commission expires: _____

NOTES:
1. TRUSS HEEL SHOWN AT 6-3/16" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

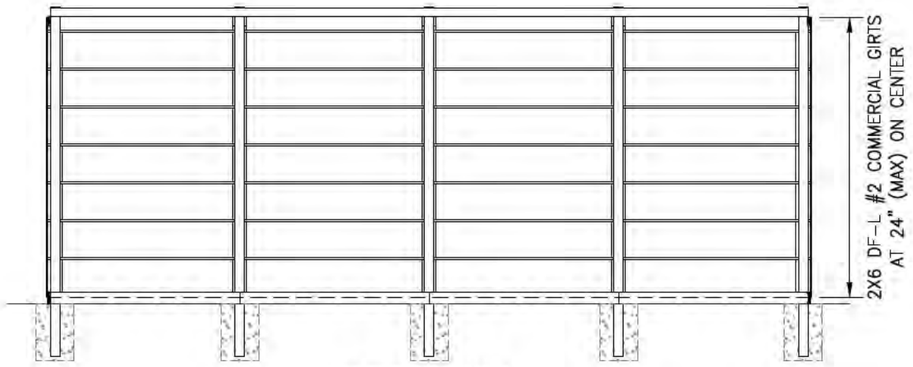
REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
09/23/2026
STATE OF UTAH

ENGINEER STAMP

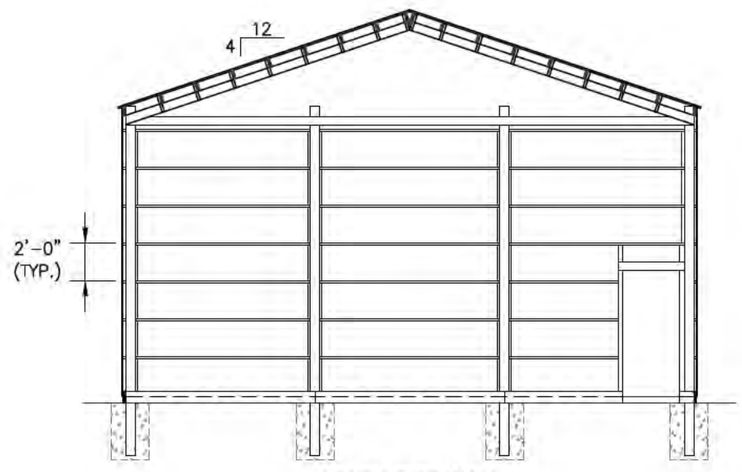
MOUNTAIN POINT ENGINEERING



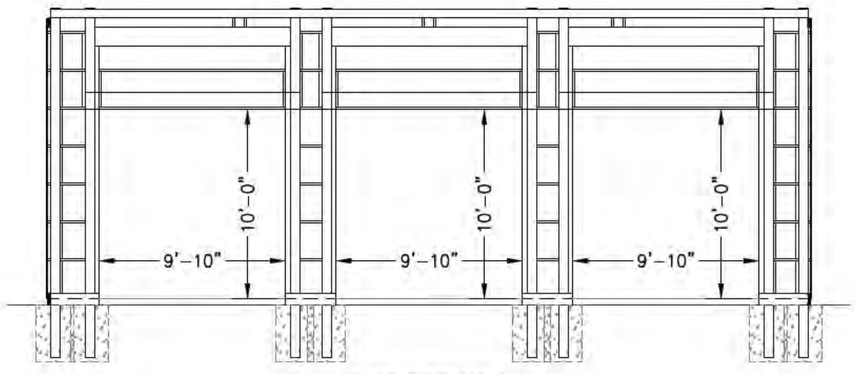
NORTH GIRT WALL



WEST GIRT WALL



SOUTH GIRT WALL



EAST GIRT WALL

GIRT PLAN

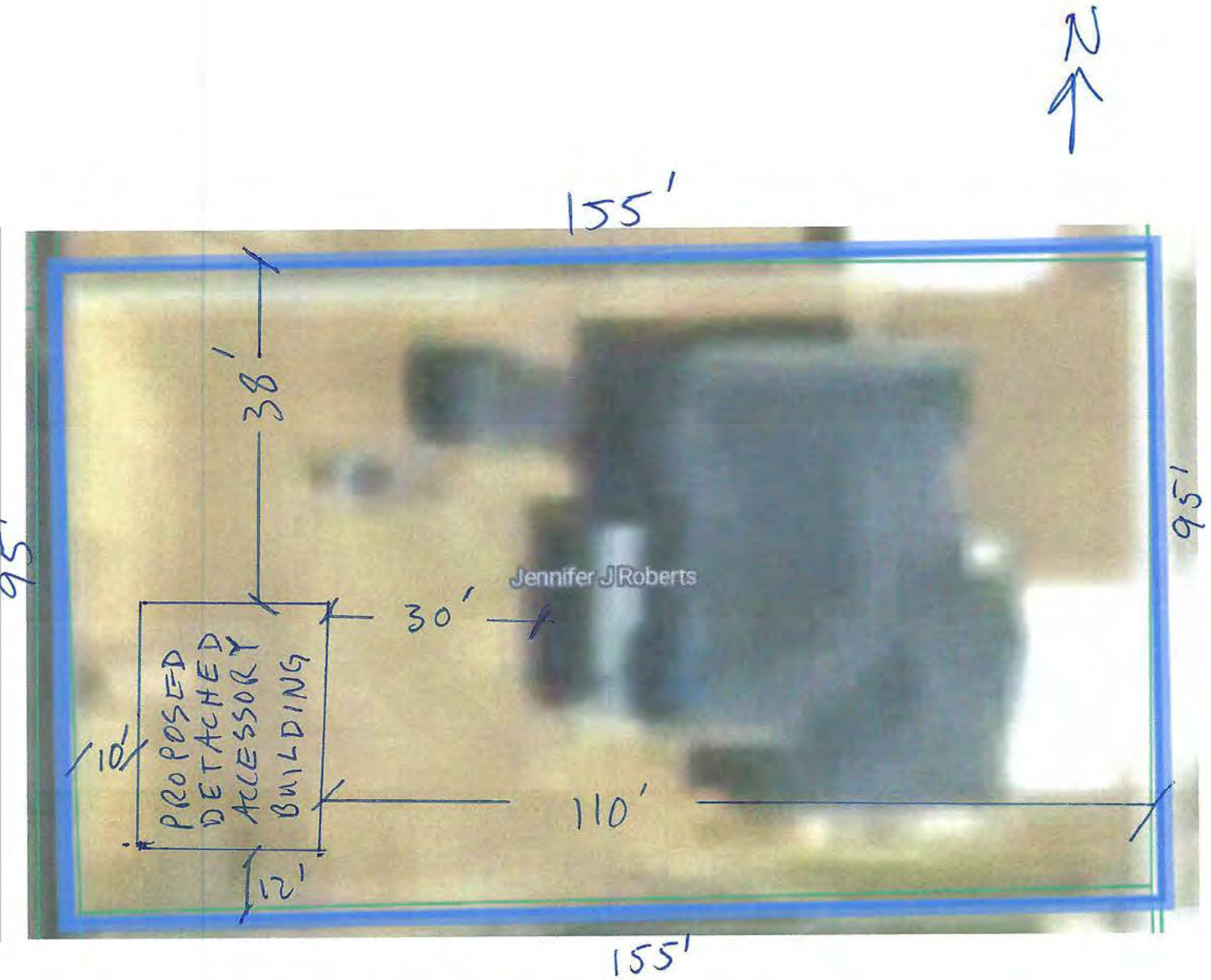
JASON ROBERTS BUILDING
TOOELE, UTAH

PROJECT
NS290

SCALE
1/8" = 1'-0"

DATE
09/23/2026

SHEET
05



JASON ROBERTS
334 S 1430 E
TOOELE UT 84074

STAFF REPORT

November 5, 2026

To: Tooele City Planning Commission
Business Date: November 10, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, Zoning Administrator/ City Planner

Re: **Fire Station Business Park Phase 3 LUMA – Land Use Map Amendment Request**

Application No.:	2026086
Applicant:	Fred Cusumano, Representing Grow Development LLC
Project Location:	1200 North and 180 East
Zoning:	RR-5 Rural Residential Zone
Acreage:	13.69 Acres
Request:	Request for approval of a Land Use Map Amendment to re-assign approximately 13.69 acres of land from the Medium Density Residential (MDR) Land Use Designation to the Light Industrial (LI) Land Use Designation.

DECISION-MAKING AUTHORITY

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

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 13.69 acres located at 1200 North and 180 East. The property is currently designated as Medium Density Residential (MDR) on the Tooele City General Plan Land Use Map. The applicant is requesting to amend the future land use designation from Medium Density Residential (MDR) to Light Industrial (LI) to facilitate a subsequent Zoning Map Amendment and the eventual development of a light industrial business park.

The subject property represents Phase 3 of a larger development area. Previous phases received City Council approval for Land Use Map Amendments in May 2025 (Phase 1) and June 2026 (Phase 2). Approval of this request would extend the Light Industrial land use designation to the remaining property under the developer's ownership, creating a more unified land use pattern across the development area and allowing the applicant to pursue a cohesive light industrial business park consistent with the City's long-term planning objectives.

ANALYSIS

The Tooele City General Plan Land Use Map currently designates the subject property as Medium Density Residential (MDR). The property is zoned RR-5 Rural Residential, which permits one dwelling

unit per five-acre lot. The RR-5 zoning district is not identified as a preferred implementing zoning classification for the Medium Density Residential designation in the General Plan.

Surrounding properties exhibit a mix of residential and industrial zoning classifications. Properties to the north and east are zoned MR-16 Multi-Family Residential. Properties to the south are zoned LI Light Industrial and are part of the Fire Station Business Park development. A small portion of property to the southeast is zoned RR-5 Rural Residential, while properties to the west are zoned LI Light Industrial.

The subject property is located between the previously approved Light Industrial Land Use Map Amendment areas for this project. The requested amendment would connect these areas while incorporating a portion of the applicant's recently acquired property, creating a more cohesive and contiguous industrial land use pattern that builds upon the existing Light Industrial designation.

A small remnant area of approximately 1.3 acres on the eastern portion of the property would retain its Medium Density Residential designation. Retaining this area would provide a more gradual transition between the existing and anticipated residential uses to the east and the proposed Light Industrial uses to the west. Maps pertinent to the subject request are included in Exhibit "B" of this report.

Tooele City Code Section 7-1A-5 requires that any amendment to the Zoning Map be consistent with the adopted Tooele City General Plan. Accordingly, before a Zoning Map Amendment can be considered, the requested zoning district must be supported by the property's future land use designation as identified on the General Plan Land Use Map. Therefore, approval of the requested Land Use Map Amendment is a necessary prerequisite to any future request to rezone the property to Light Industrial.

The subject property is generally square in shape and is directly adjacent to an established area designated and zoned for Light Industrial uses. Surrounding properties are generally undeveloped. The property to the south is currently vacant but is undergoing the City's development approval process as part of the Fire Station Business Park development. Properties to the west consist of vacant land within the existing Light Industrial zoning district. Properties to the north are also vacant and are included within the proposed Fire Station Business Park development. The property to the east is generally associated with the proposed Western Acres higher-density residential development.

Under the current Medium Density Residential (MDR) land use designation, the General Plan identifies the R1-7, R1-8, and R1-10 zoning districts as the preferred implementing zones. These districts are intended primarily for single-family and two-family residential development, along with compatible institutional uses such as schools, churches, parks, and certain public utilities. Commercial activities are generally limited to home occupations that are clearly incidental and subordinate to a residential use.

The proposed Light Industrial (LI) land use designation supports the LI Light Industrial and IS Industrial Service zoning districts. These districts are intended to accommodate light industrial operations, warehousing, contractor services, flex-space, and other employment-generating uses designed to minimize off-site impacts related to noise, vibration, odor, dust, glare, and similar operational characteristics. The proposed amendment would also create a more contiguous industrial land use pattern by extending the existing Light Industrial designation across the development area and the remaining property under the applicant's ownership. See Exhibit "B" for a complete list of permitted and conditional uses in the Light Industrial and Industrial Service zoning districts.

Although there are currently no residential uses immediately adjacent to the subject property, the proposed Western Acres PUD development to the east is anticipated to introduce higher-density residential uses in the future. If the requested Land Use Map Amendment and subsequent Zoning Map Amendment are approved, careful consideration should be given during future site plan review to appropriate buffering, screening, landscaping, building orientation, and other mitigation measures to ensure compatibility between future industrial development and nearby residential neighborhoods.

Site Plan Layout. The applicant has provided conceptual site plans for the Planning Commission and City Council's reference. These plans are preliminary and have not been reviewed for compliance with applicable City development standards or ordinances. Accordingly, they should not be considered final or interpreted as approval of a particular site layout or development proposal. If the Land Use Map Amendment is approved, the proposed development will still be subject to the applicable site plan review and approval processes.

The approved Land Use Map Amendments for all three phases may be subject to further refinement as the applicant proceeds with preliminary subdivision planning and development review. An important consideration during this process will be ensuring that the proposed street layout provides appropriate connectivity and aligns with the street network shown in the approved Western Acres preliminary plans. Coordination between the two developments will be important to ensure adequate roadway connections and promote an integrated street network.

Subdivision Layout. This is an existing parcel of record.

Criteria For Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Section 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) In considering a proposed amendment to the Tooele City General Plan, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:

(a) The effect of the proposed amendment on the character of the surrounding area;

(b) Consistency with the General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;

(c) Consistency and compatibility with the existing uses of adjacent and nearby properties;

(d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;

(e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and

(f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed its review of the proposed Land Use Map Amendment and has identified the following consideration for the future development of the property:

1. If the requested Land Use Map Amendment and any subsequent Zoning Map Amendment are approved, future site plan review should incorporate appropriate buffering, screening, landscaping, building orientation, and other design measures to minimize potential land use conflicts and ensure compatibility between future light industrial development and the planned residential neighborhoods to the north and east.

Engineering and Public Works Divisions Review. The Tooele City Engineering and Public Works Divisions have not provided comments regarding the proposed Land Use Map Amendment. However, as the development progresses through the Development Review Committee (DRC) process, special consideration should be given to roadway connectivity and the integration of the proposed development with future surrounding street network.

Tooele City Fire Department Review. The Tooele City Fire Department has not provided comments regarding this request.

Noticing. The applicant has expressed their desire to re-assign the land use 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 the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

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

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Fire Station Business Park Land Use Map Amendment request by Fred Cusumano, representing Grow Development, LLC to re-assign the land use for 13.69 acres from Medium Density Residential to Light Industrial, application number 2026086, based on the findings listed in the Staff Report dated November 5, 2026:”

1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Fire Station Business Park Land Use Map Amendment request by Fred Cusumano, representing Grow Development, LLC to re-assign the land use for 13.69 acres from Medium Density Residential to Light Industrial, application number 2026086, based on the findings listed in the Staff Report dated November 5, 2026.”

1. List findings…

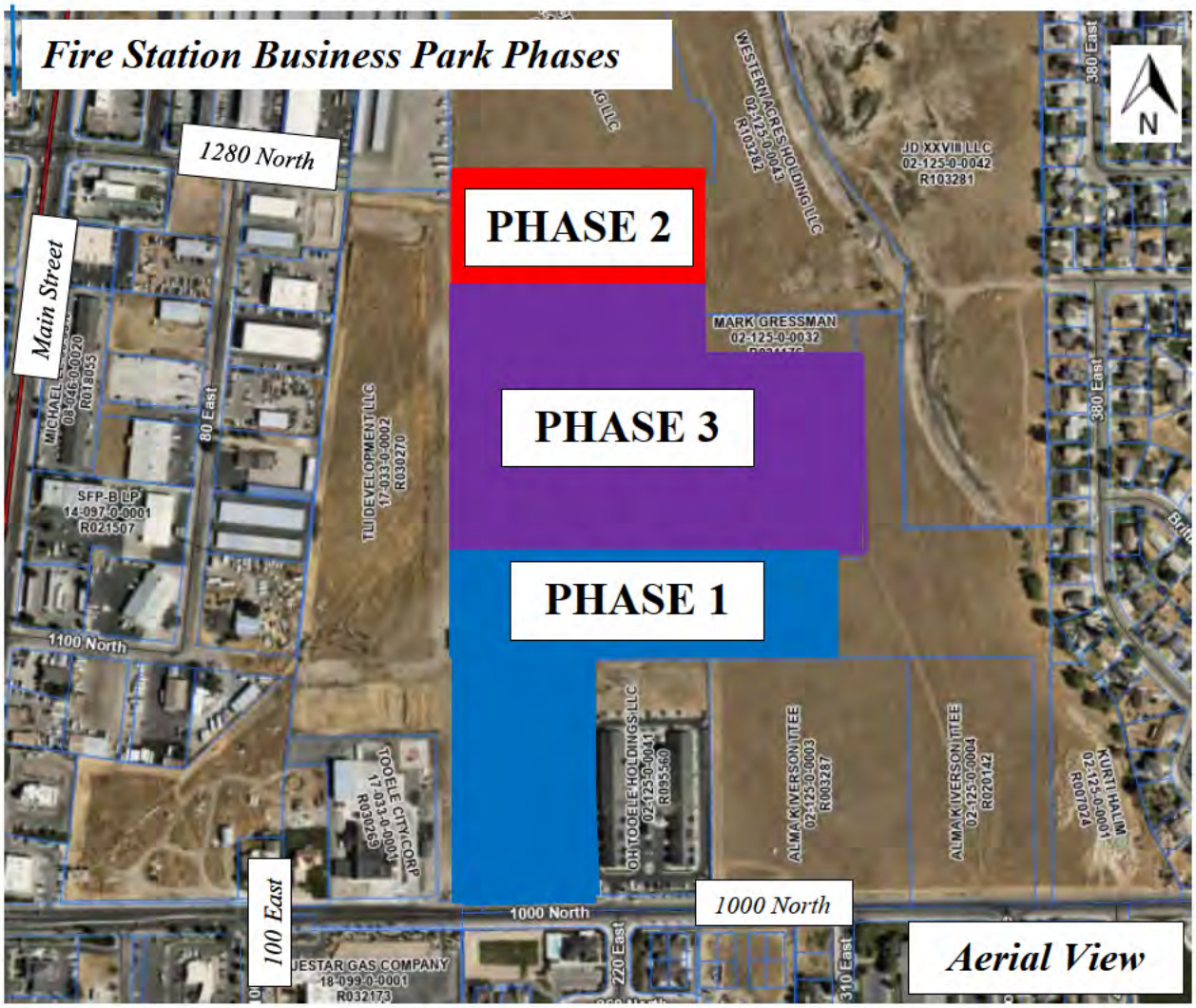
EXHIBIT A

VICINITY MAP OF THE FIRE STATION BUSINESS PARK PHASE 3
LAND USE MAP AMENDMENT

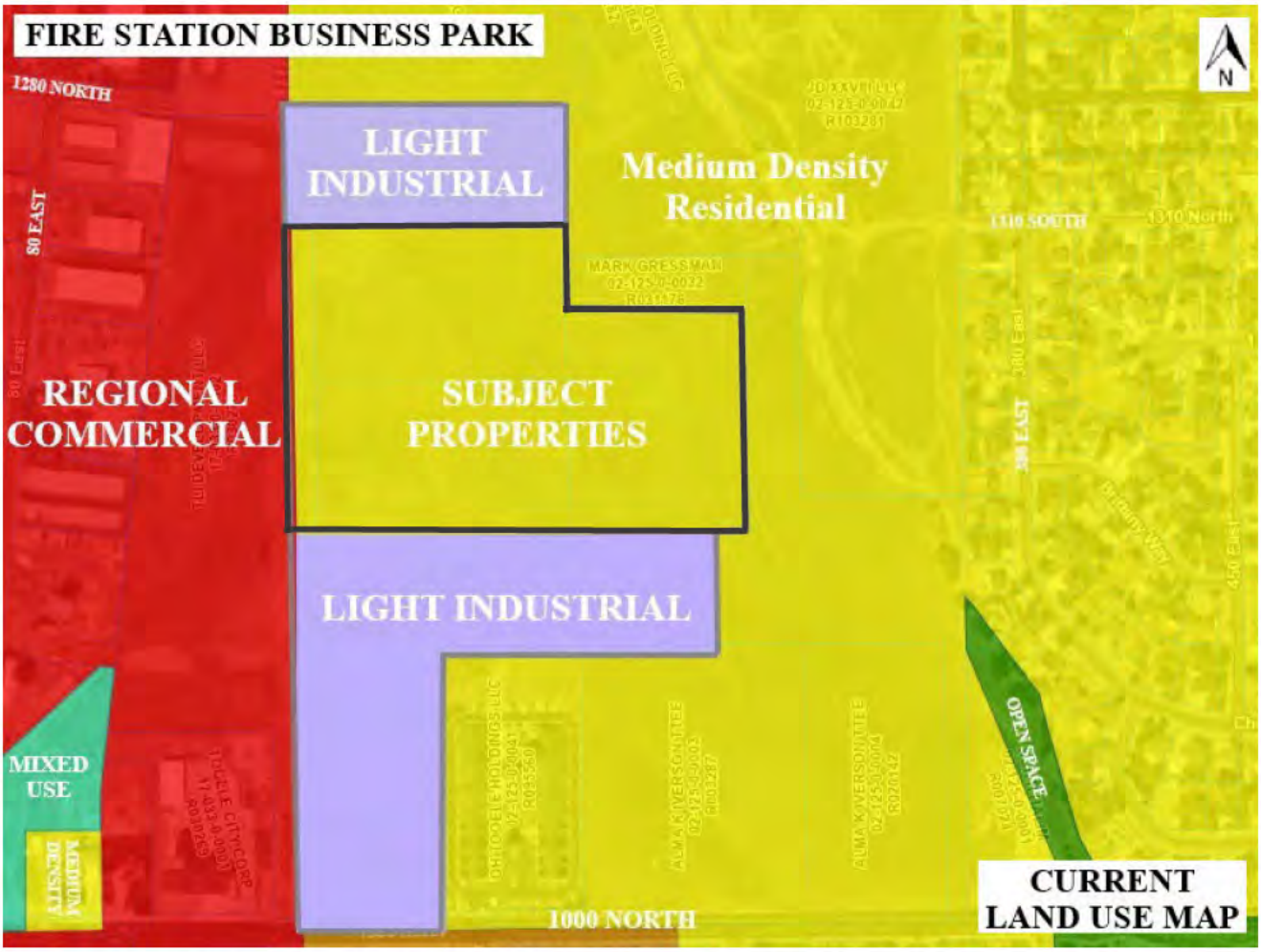


EXHIBIT B

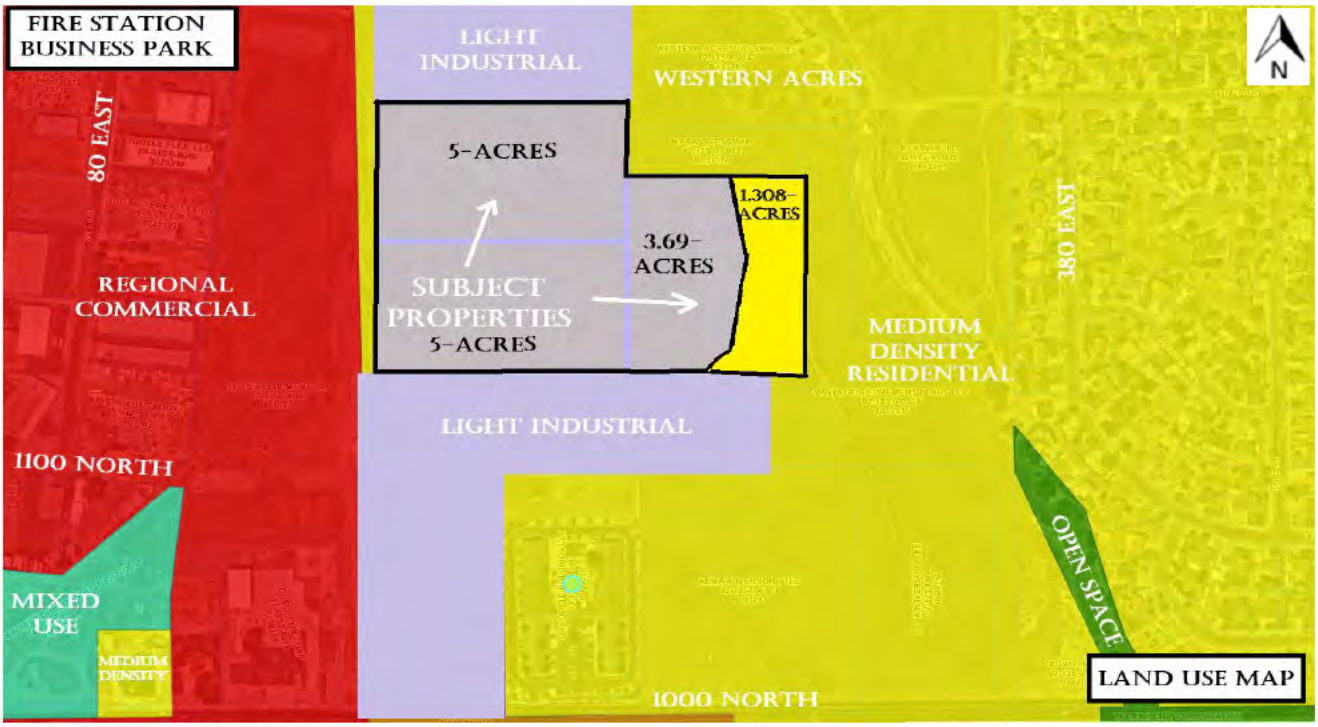
MAPPING PERTINENT TO THE FIRE STATION BUSINESS PARK PHASE 3 LAND USE MAP AMENDMENT



CURRENT LAND USE MAP



PROPOSED PHASE 3 LAND USE MAP AMENDENT



CURRENT ZONING MAP

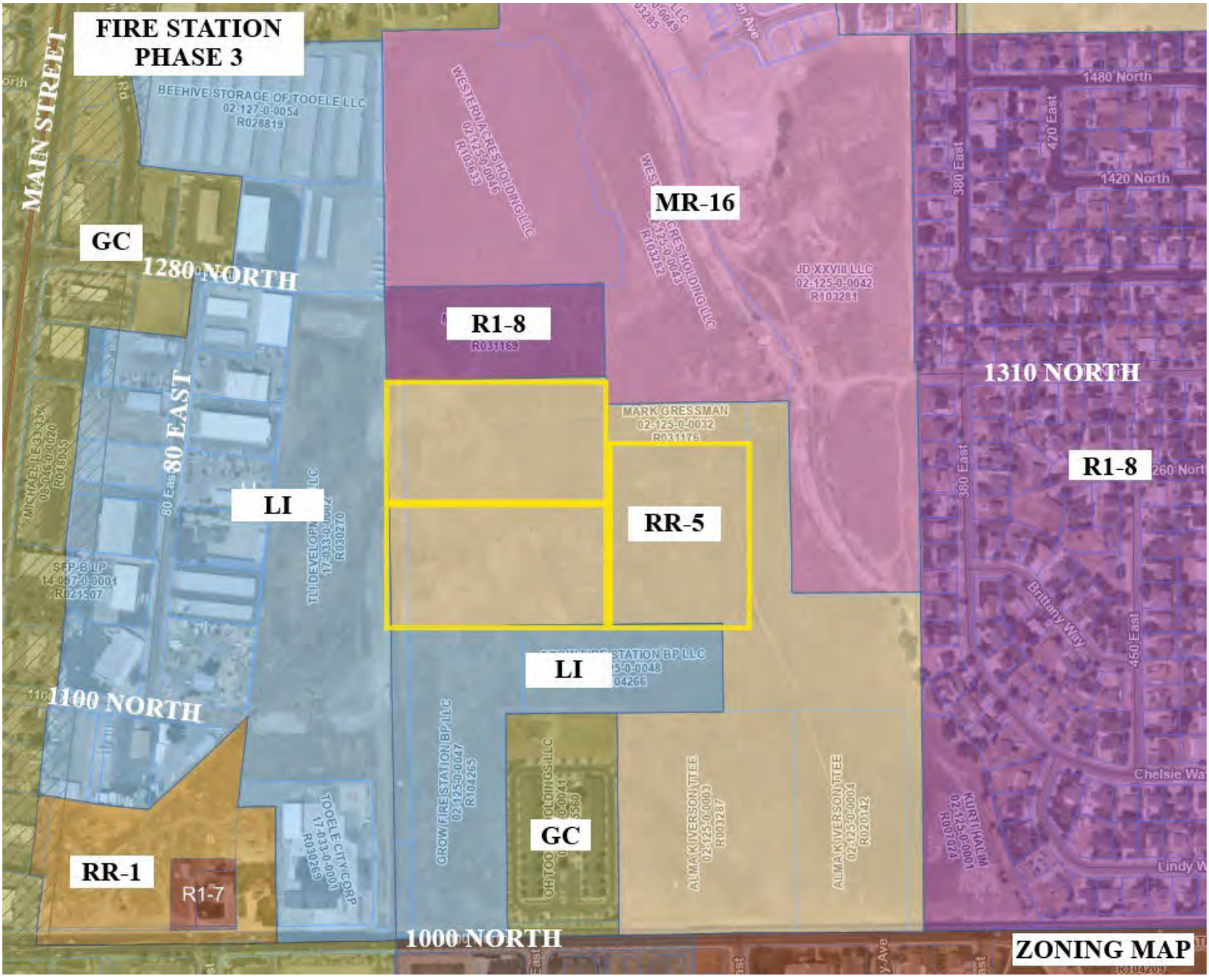


EXHIBIT C

TABLE OF PERMITTED USES IN LIGHT INDUSTRIAL ZONES

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	**IS** Industrial Service	**I** Industrial	**RD** Research & Development
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C/P *See Note 7*		C	C	C	C
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	**IS** Industrial Service	**I** Industrial	**RD** Research & Development
Accessory Outside Storage of Flammable or Hazardous Materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)								C	
Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8)						C	C	C	
Agriculture (horticulture)						P	P	P	C
Airport							C	C	
Amusement Facility		C	C	P	P	P	P		
Auto Impound Yard							C	C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	P	
Automobile Service and Repair	C			C		P	P	P	
Automobile Service and Repair Accessory to a Principal Use					C		P		
Automobile Body and Fender Service and Repair						C	C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P					
Boarding House	C	C	C						

USE	DISTRICT								
	MU-B Mixed Use-Broad-way	**MU-G** Mixed Use-General	**NC** Neighbor hood Commer-cial (Maxi-mum individual lot Size 15,000 square feet)	**GC** General Commer-cial	**RC** Regional Commer-cial	**LI** Light Industrial	IS Industrial Service	**I** Industrial	**RD** Research & Develop-ment
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Campground, Travel Trailer Park							C	C	
Car Wash				C		P	P	P	C
Chemical Manufacture and Storage								C	
Church	C	C	C	C					P
Conference Center				P	P	P	P		P
Contractor's Display/Office				C		P	P	P	P
Contractor's Storage Yard						C	C	P	
Convenience Store, without Gasoline Sales	P	P	P	P	P	P	P	P	P
Convenience Store, with Gasoline Sales	C	C	C	P	C	P	P	P	P
Cultural activities and uses	C	C		P	C	P	P		P
Day-Care/Pre-School (Home Occupation)	P	P							
Day Care/ Pre-School Center	C	C	C	P		C	C		C
Distribution Center						C	C	P	
Dwelling; Single Family (Detached)	P	P							
Dwelling; Two family	P	C							

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	**IS** Industrial Service	**I** Industrial	**RD** Research & Development
Dwelling; Multi-Family	C See Note 6	C See Note 6	See Note 6	See Note 6	See Note 6				
Extractive Industry									
Fast Food Restaurant	C	C		P	P	P	P		P
Financial Services	C	C	C	P	P	P	P		P
Food and Beverage Processing								C	
Funeral Home/Mortuary	C	C		P		P	P		P
Garden Center	C	C		P	P	P	P		
General Industrial Activity						P	P	P	P
Hardware and Garden Supply Store	C			P	P	P	P		
Hazardous Material Storage									
Hazardous Waste In-Transit Facility								C	
Health Care Facility				C	C	P	P	P	C
Health Care Provider	C	C	C	P	P	P	P		P
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P	P
Health Club	C	C		P	P	P	P	P	P
Heavy Equipment Sales and Rental						C	C	P	
Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use				C	C				

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	IS Industrial Service	**I** Industrial	**RD** Research & Development
Heavy Industrial Manufacturing and Assembly								C	
Heliport				C	C	C	C	C	C
Home Occupation (must comply with all requirements of a Home Occupation)	P	P							
Hotel	C	C		P	P	P	P		P
Junkyard/Salvage Yard								C	
Kennel						C	C	P	
Laundromat	C	C	C	P		P	P	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				C	C				C
Medical Cannabis Pharmacy			P	P	P	P	P	P	P
Medical Cannabis Production Establishment								P	
Membership Club				C		C	C	C	
Military Surplus Yard								C	
Motel	C	C		P	P	P	P		P
Nursery	C	C				P	P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	P	C	C
Personal Services	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	IS Industrial Service	**I** Industrial	**RD** Research & Development
Pet Shop / Pet Grooming	C	C		C					
Public or Private Educational Facility	C	C		C	C	C	C	C	C
Personal Storage Facility (Mini-Storage)						C	C	P	
Private Club/Bar	C			C	C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Public Use	C	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P	P		P
Reception Center (located within an existing structure)	C	C		P	P	P			P
Recreational Facility (Indoor)				P		P	P	P	C
Recreational Facility (Outdoor)				C		C	C		C
Recycling Collection Site				C		C	C	P	
Recycling Processing Center								C	
Repair Shop (household and personal goods with no outside storage)	C	C		P		P	P	P	P
Research Facility				P		P	P	P	P
Residential Treatment Facilities and Programs		C							
Restaurant	C	C		P	P	P	P	P	P
Restaurant (located within an existing structure)	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use-Broadway	**MU-G** Mixed Use-General	**NC** Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	**GC** General Commercial	**RC** Regional Commercial	**LI** Light Industrial	**IS** Industrial Service	**I** Industrial	**RD** Research & Development
Retail Sales Accessory to an Allowed Yse				P	P	P	P	P	P
Retail Store (located within an existing structure)	C	C	C	P	P				
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P	P		P
Retail Store or Commercial Center				P	P				
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)				P	P				
Retirement Center	C	C							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				C		C	C	C	C
Telecommunications Site/Facility						C	C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P	P
Temporary Seasonal Use	C	C	P	P	P	P	P	P	
Temporary Use	C	C	C	C	C	P	P	P	
Theater (Indoor)	C	C		P	P				P
Theater (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C

USE	DISTRICT								
	MU-B Mixed Use-Broad-way	**MU-G** Mixed Use-General	**NC** Neighbor hood Commer-cial (Maxi-mum individual lot Size 15,000 square feet)	**GC** General Commer-cial	**RC** Regional Commer-cial	**LI** Light Industrial	IS Industrial Service	**I** Industrial	**RD** Research & Develop-ment
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
Vehicle Storage Yard								C	
Veterinary Clinic / Animal Hospital						P	P	P	
Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	C	C		P		P	P	P	P
Warehouse						C	C	P	

P = PERMITTED USE
C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDITIONAL (C) USE IS USE THAT IS A PROHIBITED USE WITHIN THE ZONING DISTRICT

ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOELE CITY.

EXHIBIT D

APPLICANT SUBMITTED INFORMATION

Land Use Map Amendment Application

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

Tooele City
Est. 1853

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

Project Information

20260916

Date of Submission:	Current Land Use Designation: MDR - Medium Density Residential	Proposed Land Use Designation: Light Industrial	Parcel #(s): 02-125-0-0019, 02-125-0-0015, 02-125-0-0031(A) See Exhibit "B"
Project Name: Fire Station Business Park Phase 3			Acres: 13.694
Project Address: Approximately 1200 N 180 E, Tooele, UT 84074			

Brief Project Summary:
With the success of our first two phases, surrounding land owners have the desire to obtain the same uses. Our request is to recieve the Light Industrial designation. We intend to have a mix of flex space, office warehouse, and professional office. The buildings sizes would range between 10,000 and 40,000 square feet. They could be demised to users as small as 2500 feet.

Property Owner(s): Allred Land Development LLC			**Applicant(s):** Grow Development		
Address: 516 13TH AVE			Address: 1265 E Fort Union Blvd, #302		
City: Salt Lake City	State: UT	Zip: 84103	City: Cottonwood Heights	State: UT	Zip: 84047
Phone:			Phone: [redacted]		
Contact Person: Fred Cusumano			Address: 1265 E Fort Union Blvd, #302		
Phone: [redacted]			City: Cottonwood Heights	State: UT	Zip: 84047
Cellular:	Fax:		Email: [redacted]		

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

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

For Office Use Only

2260364

Received By:	Date Received:	Fees:	App. #:
AR	10/23/26	$2,400.00	904009

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF TOOELE }

I/we, Allred Land Development, LLC, 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.

Susan Creager Allred
(Property Owner)

n/a
(Property Owner)

Subscribed and sworn to me this 4 day of August, 2026.

JESSICA LAMB
Notary Public - State of Utah
Comm. No. 733158
My Commission Expires on
Sep 12, 2027

(Notary)
Residing in Salt Lake County, Utah
My commission expires: Sep 12, 2027

AGENT AUTHORIZATION

I/we, Allred Land Development, LLC, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Grow Development, LLC/Boyd Brown, 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.

Susan Creager Allred
(Property Owner)

n/a
(Property Owner)

Dated this 4 day of August, 2026, personally appeared before me Susan Creager Allred, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

JESSICA LAMB
Notary Public - State of Utah
Comm. No. 733158
My Commission Expires on
Sep 12, 2027

(Notary)
Residing in Salt Lake County, Utah
My commission expires: Sep 12, 2027

Date: Aug 25, 2026
To: Tooele City
From: Grow Development LLC
RE: Land Use Map Amendment Application
Parcel #'s: 02-125-0-0019, 02-125-0-0015, 02-125-0-0031 (A)

General Plan Map Questioner

1. **What is the present land use designation of the subject property(s)?**
   Medium Density Residential.

2. **Explain how the proposed land use designation is similar or compatible with the other land use designations in the surrounding area.**
   The proposed land use for the properties East of our project is designated Regional Commercial, and the proposed land use to the South is designated Light Industrial. Our request is for the Light Industrial Land Use Designation, and we will pursue the Light Industrial Zone. Our development provides an ideal transition from the Regional Commercial area into the denser residential developments planned further east. Given the abundance of Regional Commercial designations in this part of the city, our project adds a valuable mix of uses. This will strengthen Tooele City's employment base and will encourage the incubation of small businesses within the Light Industrial zone.

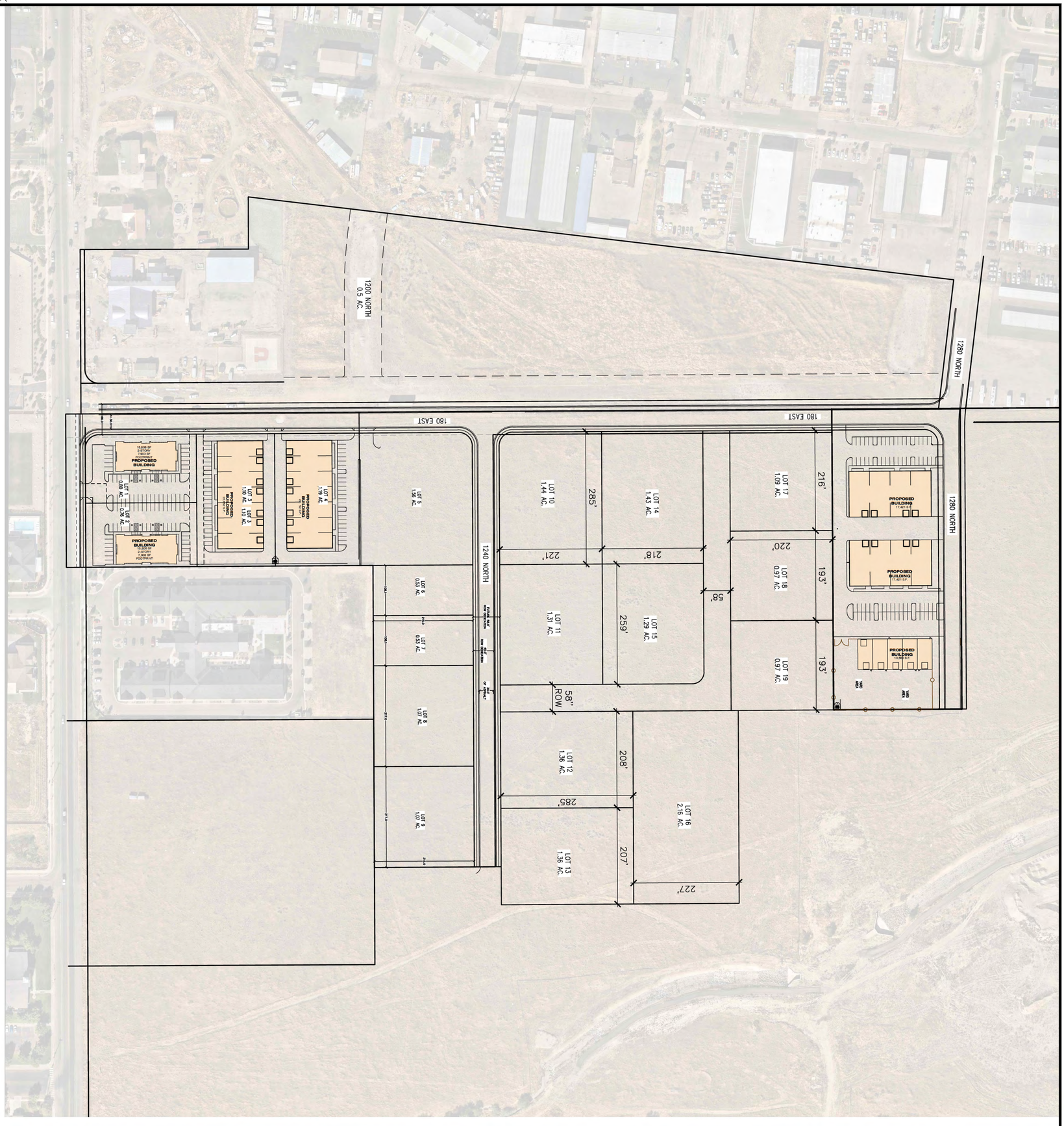
3. **What do you anticipate the land being used for?**
   We intend to develop a business park composed mainly of office-warehouse buildings offered in various sizes. The buildings will accommodate businesses needing spaces anywhere from 2,500 up to 50,000 square feet. We plan to offer both for-sale and for-lease options for the users to meet a wide range of needs.

4. **Explain how the proposed land use designation would affect the property, surrounding properties, and Tooele City.**
   This type of product is in high demand and is highly desired for a wide range of entrepreneurs, startup businesses, and all types of industries. Our development supports surrounding residential growth by providing nearby employment opportunities. Additionally, during development, 180 East will be constructed and serve as an important component of the City's master transportation plan. This new infrastructure will create better connectivity between 1000 North, 1100 North, and 1280 North leading back to Main Street. Improved circulation will benefit neighboring properties still designated Medium Density Residential and support the development of new homes in the area. In the long term, it could help reduce traffic in and out of the city by enabling businesses that serve the local community to establish themselves nearby instead of in Salt Lake County.

5. **Explain how the proposed land use designation promotes the goals and objectives of Tooele City.**
   As outlined above, this land use change aligns with several of the City's stated goals: fostering economic development, increasing local employment, reducing regional traffic, reducing workforce leaving the city to Salt Lake, and supporting population growth. We believe the City will see value in this opportunity to expand commercial property development in a way that benefits the broader community.

Grow Development has had experience developing residential, commercial and industrial projects across the Wasatch Front, but we are elated to have this be our first development with Tooele City. In our research regarding this proposed Light Industrial product, we feel it will become a new economic hub for Tooele City. It will be a place where all types of businesses and users will be represented, from the working-class trade partners supporting the strong construction industry in Tooele City, to the families / kids of Tooele City utilizing a gym, dance or sports business, and everything in between. We are honored with the opportunity to be a new Development Partner with Tooele City. We look forward to our future working together on this amazing development.

Boyd Brown
President
Grow Development



TOOELE LI PARK

1000 NORTH 145 EAST, TOOELE, UTAH

CONCEPT SITE LAYOUT

SHEET NO. EXH

PROJECT ID: A-1000 | DATE: 08/30/26

FILE NAME: PRJ-XXX | SCALE: 1"=100'

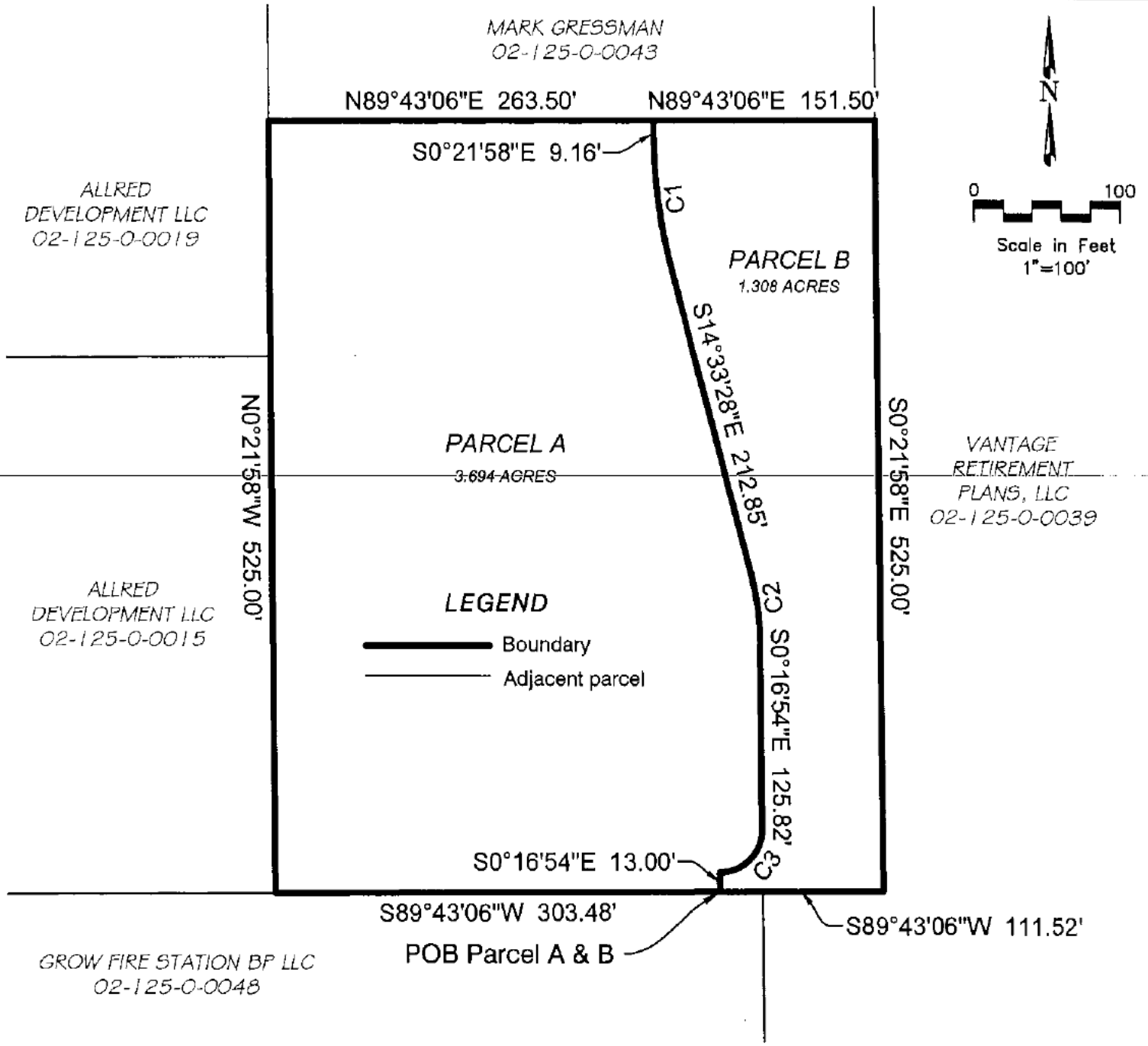
CIR | CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102

South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.88	375.00	14°11'30"	S7° 27' 43"E	92.65
C2	49.83	200.00	14°16'34"	S7° 25' 11"E	49.70
C3	46.34	29.50	90°00'00"	S44° 43' 06"W	41.72

PROFESSIONAL LAND SURVEYOR
BLAKE PETERSON
No. 5494649
10/16/2026
STATE OF UTAH

EXHIBIT "B"

ALLRED DEVELOPMENT LLC
Tooele Fire Station Business Park Phase 2

Assessor Parcel No:
02-125-0-0031

Part of the Southwest Quarter
Sec. 15, T.3S., R.4W., S.L.B.&M.

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

October 16, 2026

Tax Parcel No.: 02-125-0-0019

BEG AT A PT BEING N 0°21'58" W 1284.83 FT ALG THE SEC LI AND N 89°43'06" E 50.00 FT FROM THE SW COR OF SEC 15, T3S, R4W, SLB&M, AND RUN N 0°21'58" W 364.83 FT; N 89°43'06" E 597.00 FT; S 0°21'58" E 364.83 FT; S 89°43'06" W 597.00 FT TO THE POB ... TOGETHER WITH THE FOLLOWING 50.00 FT R/W FOR INGRESS AND EGRESS: BEG AT THE SW COR OF SEC 15. T3S, R4W, SLB&M AND RUN N 0°21'58" W 1649.66 FT ALG THE SEC LI; N 89°43'06" E 50.00 FT; S 0°21'58" E 1649.66 FT TO THE SEC LI; S 89°43'06" W 50.00 FT TO THE POB, OUT OF 2-125-18 FOR 2005 YEAR. 5.00 AC 02/25/2004 02/25/2004

Tax Parcel No.: 02-125-0-0015

BEG AT A PT, SD PT BEING N 0°21'58" W 920.00 FT ALG THE SEC LI AND N 89°43'06" E 50.00 FT FROM THE SW COR OF SEC 15, T3S, R4W, SLB&M; AND RUN TH N 0°21'58" W 364.83 FT; TH N 89°43'06" E 597.00 FT; TH S 0°21'58" E 364.83 FT; THE S 89°43'06" W 597.00 FT TO THE POB. ---TOG/W A 50 FT R/W DESC AS FOLL: BEG AT THE SW COR OF OF SEC 15 T3S R 4W SLB&M, AND RUN TH N 00°21'58" W 1284.83 FT ALG THE SEC LI; TH N 89°43'06" E 50.00 FT; TH S 00°21'58" E 1284.76 FT TO THE SEC LI; TH S 89°38'02" W 50.00 FT ALG THE SEC LI TO THE POB. OUT OF 2-125-2 FOR 2003 YEAR. 5.00 AC 03/22/2002 03/22/2002

Parcel A Legal Description

Parcel A being a portion of Tax ID No. 02-15-0-0031 in Tooele County. Said parcel is located in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 924.67 feet N. 00°21'54" W. along the Section line and 950.52 feet East from the Southwest Corner of said Section 15; thence S. 89°43'06" W. 303.48 feet; thence N. 00°21'58" W. 525.00 feet; thence N. 89°43'06" E. 263.50 feet; thence S. 00°21'58" E. 9.16 feet to a point of tangency with a 375.00-foot radius curve to the left, concave easterly; thence Southerly 92.88 feet along the arc of said curve, through a central angle of 14°11'30" (Chord bears S. 07°27'43" E. 92.65 feet); thence S. 14°33'28" E. 212.85 feet to a point of tangency with a 200.00-foot radius curve to the right, concave westerly; thence Southerly 49.83 feet along the arc of said curve, through a central angle of 14°16'34" (Chord bears S. 07°25'11" E. 49.70 feet); thence S. 00°16'54" E. 125.82 feet to a point of tangency with a 29.50-foot radius curve to the right, concave northwesterly; thence Southwesterly 46.34 feet along the arc of said curve, through a central angle of 90°00'00" (Chord bears S. 44°43'06" W. 41.72 feet); thence S. 00°16'54" E. 13.00 feet to the **Point of Beginning**.

The above-described parcel contains 160,915 sq. ft. or 3.694 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: N. 89°43'06" E. along the Section line between the Southwest Corner and the South Quarter Corner of said Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian.



Parcel B Legal Description

Parcel B being a portion of Tax ID No. 02-15-0-0031 in Tooele County. Said parcel is located in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 924.67 feet N. 00°21'54" W. along the Section line and 950.52 feet East from the Southwest Corner of said Section 15; thence N. 00°16'54" W. 13.00 feet to a point of non-tangency with a 29.50-foot radius curve to the left, concave northwesterly (radius point bears N.00°16'54"W.); thence Northeasterly 46.34 feet along the arc of said curve, having a central angle of 90°00'00" (Chord bears N. 44°43'06" E. 41.72 feet); thence N. 00°16'54" W. 125.82 feet to a point of tangency with a 200.00-foot radius curve to the left, concave westerly; thence Northerly 49.83 feet along the arc of said curve, through a central angle of 14°16'34" (Chord bears N. 07°25'11" W. 49.70 feet); thence N. 14°33'28" W. 212.85 feet to a point of tangency with a 375.00-foot radius curve to the right, concave easterly; thence Northerly 92.88 feet along the arc of said curve, through a central angle of 14°11'30" (Chord bears N. 07°27'43" W. 92.65 feet); thence N. 00°21'58" W. 9.16 feet; thence N. 89°43'06" E. 151.50 feet; thence S. 00°21'58" E. 525.00 feet; thence S. 89°43'06" W. 111.52 feet to the **Point of Beginning**.

The above-described parcel contains 56,960 sq. ft. or 1.308 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: N. 89°43'06" E. along the Section line between the Southwest Corner and the South Quarter Corner of said Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian.



STAFF REPORT
November 4, 2026

To: Tooele City Planning Commission
Business Date: November 10, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: **Compass Point Village 6 – Preliminary Subdivision Plan Request**

Application No.:	2025065
Applicant:	Lynsi Neve, representing Perry Homes, Inc.
Project Location:	Approximately 3072 N 400 W
Zoning:	RSD Residential Special District Zone
Acreage:	82.5 Acres (Approximately 3,593,700 ft^2)
Request:	Request for approval of a Preliminary Subdivision Plan in the RSD Residential Special District zone regarding the creation of 239 single-family and town house style residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 78.25 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 Compass Point RSD and will be developed as Village 5 in similar manner to that being proposed for Village 6. 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 6 does propose the construction of 83 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 6 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 6 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 preliminary subdivision plan proposes the subdivision of 82.5 acres into 239 residential lots. Contained within the village will be 32 front loaded townhomes, 51 rear loaded townhomes, 55 Cottage lots, 64 Traditional lots and 37 Collection lots.

The single-family residential lots will range in size from approximately 5,000 square feet up to approximately 9,800 square feet. Each lot has been reviewed according to the lot standards as found in the Compass Point RSD regarding minimum lot width and each lot does meet the minimum lot size requirements for each specific lot type.

The multi-family portion of Village 6 is proposing the creation of individual town house style lots. The lots themselves will be the building foot print of the town house to be constructed thereon. This will enable each town house to be privately owned. There are no lot size restrictions as pertaining to town house style lots.

Village 6 will gain access primarily to 3100 North with three points of connection. Access will also be gained at the north east corner and a stub street will be left at the northwest corner where future development to the north can connect to if or when development occurs.

All roads within the single-family residential portion of Village 6 will be publicly owned and maintained rights-of-way. Roads providing access to the town homes will be private roads, owned and maintained by the development HOA.

There are some double fronting lots along the eastern edge of Village 6 that will require 6 foot solid masonry fencing, street trees, park strip landscaping, and the necessary drip style irrigation system.

Compass Point Village 6 is part of the North Tooele City Special Service District (NTCSSD) and the district will be maintaining the park strips and trees along this frontage after installation and warranty periods have been completed. A landscape and irrigation plan have not been provided during the preliminary subdivision plan process for these double fronting lots but will need to be submitted during the final plat process. A condition listed in this report below addresses this.

Parcel "F" is a 16-acre parcel that is being created with the Village 6 subdivision plat but development of the parcel will occur under a separate site plan approval. Currently, the developer has an application to construct a rental town house project on Parcel "F" that will be coming to the Planning Commission for approval at a future meeting. Although Parcel "F" is being created as part of the Village 6 Subdivision the actual development of the parcel will occur separately.

Parcel "A" consists of approximately 10.5 acres and is proposed to be dedicated to Tooele City's Parks and Recreation Department. The applicant will need to coordinate with the Parks and Recreation Department to determine what improvements, the City will require the developer to complete before the accepting the parcel for ownership, management, and ongoing maintenance.

Storm Water. Village 6 will also include the creation of Parcel "A" which will serve as a regional storm water detention facility. The facility is proposed to collect storm water from development to the east and to the south. The storm water facility will ultimately be dedicated to Tooele City for ownership and maintenance. At this time there have not been any plans regarding any recreational uses on the property. However, the City's Parks and Recreation Director has been in discussion with the applicant concerning appropriate landscaping and maintenance. A landscape plan nor a reclamation plan have been provided and will need to be provided during the final plat process. A condition listed in this report below addresses this.

Fencing. Fencing is required along all double fronting lots and where multi-family residential developments are adjacent to single-family residential. Fencing in the multi-family residential areas will be addressed during the multi-family residential site plan approval process.

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 6 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 6.
4. The applicant provide a landscaping or vegetation reclamation plan for Parcel "A" to Tooele City for review during the final platting process.

Engineering and Public Works Review. Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan submission and have issued a recommendation for approval for the request with the following comments:

1. Lots 6016 and 6017 shall be redrawn with a gap between them to accommodate the sewer and storm drain main lines and to keep the associated manholes out of the rear of residential lots. The gap shall be combined with the future City owned parcel.
2. Sewer crossings on the 400 West roadway (2 locations) can be installed but will not be accepted with the lines running through future residential lots. The sewer main shall be placed in a 20' minimum gap that is dedicated to Tooele City.
3. The parks director and the NTCSSD shall provide written verification of acceptance of the open space dedicated to the City and both signature blocks shall be shown on the final plat.

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 2025065, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. 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 6 and receive Site Plan approval prior to any construction commencing on the multi-family 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.
8. The applicant provide a landscaping or vegetation reclamation plan for Parcel "A" to Tooele City for review during the final platting process.

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.
7. All lots and roads within the proposed Preliminary Subdivision Plan meet or exceed minimum requirements for development as found in the Compass Point RSD and all other pertinent Tooele City codes.

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 6 Preliminary Subdivision Plan, application number 2025065, based on the findings and subject to the conditions listed in the Staff Report dated November 4, 2026:"

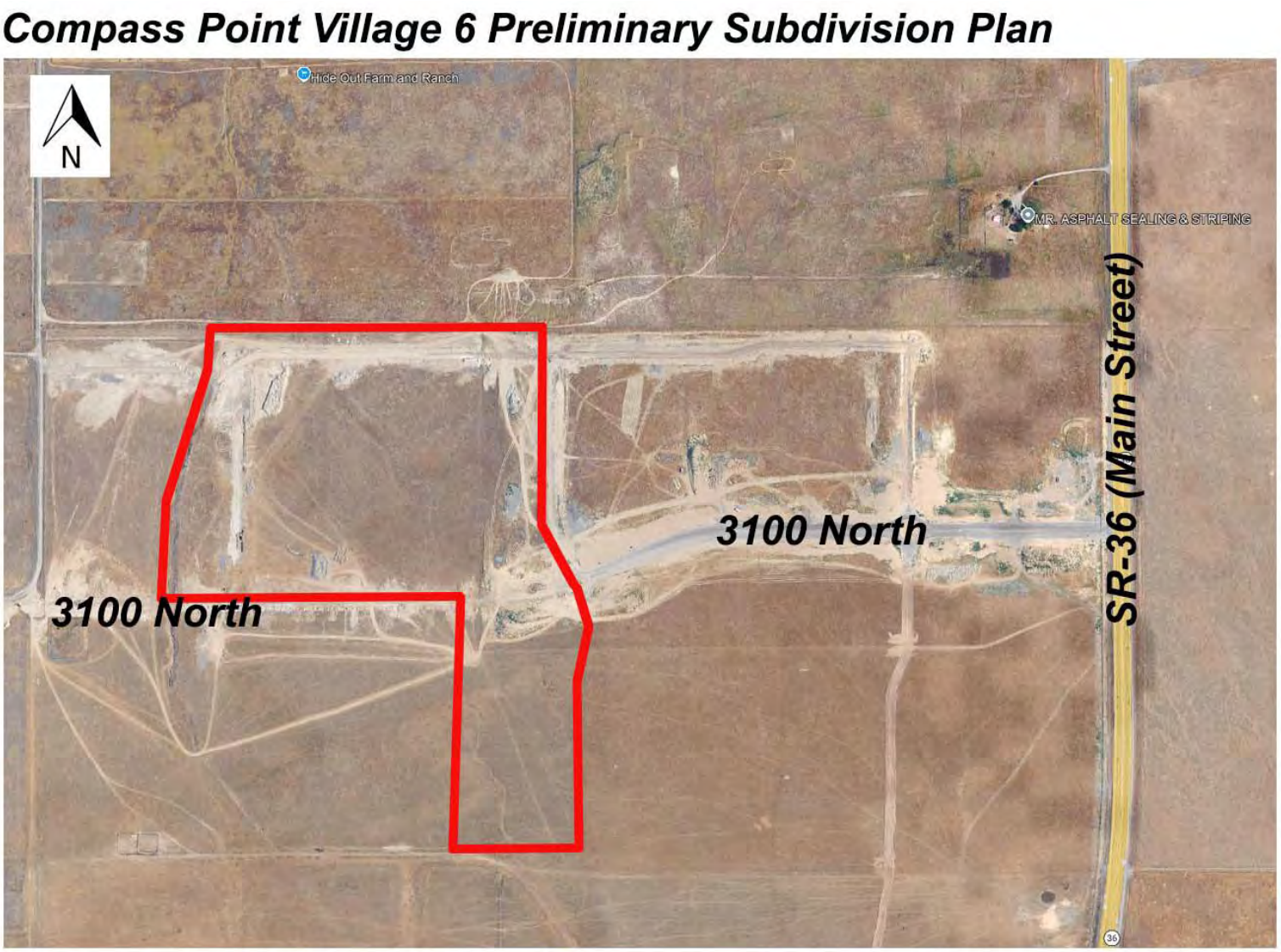
1. List any additional findings and conditions…

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 6 Preliminary Subdivision Plan, application number 2025065, based on the following findings:"

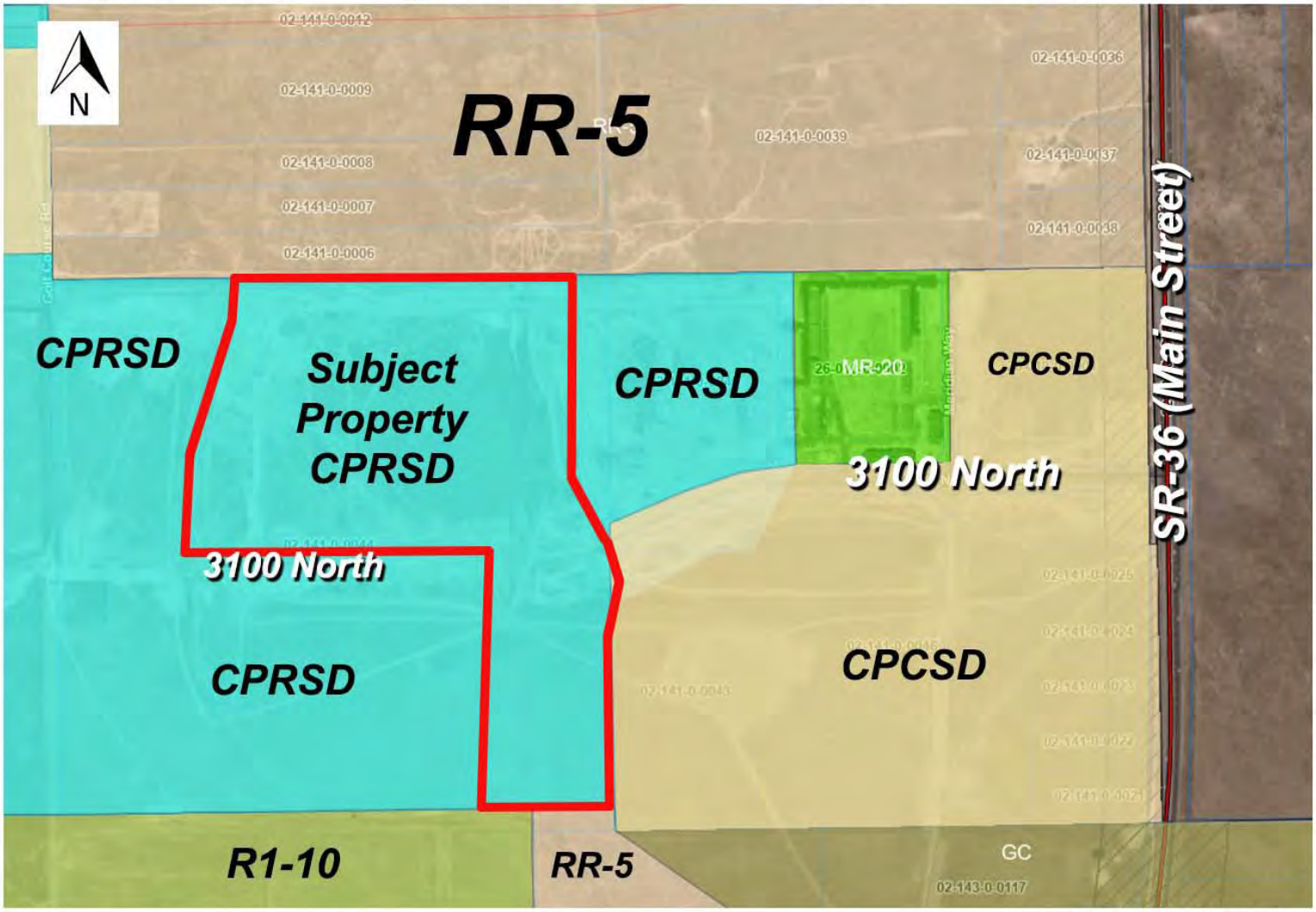
1. List findings…

EXHIBIT A

MAPPING PERTINENT TO THE COMPASS POINT VILLAGE 6 PRELIMINARY SUBDIVISION PLAN



Compass Point Village 6 Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

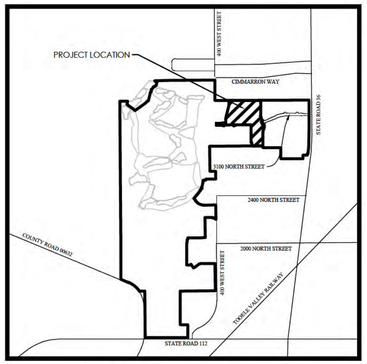
COMPASS POINT VILLAGE 6

PREPARED FOR:

PERRY DEVELOPMENT

LOCATED IN:

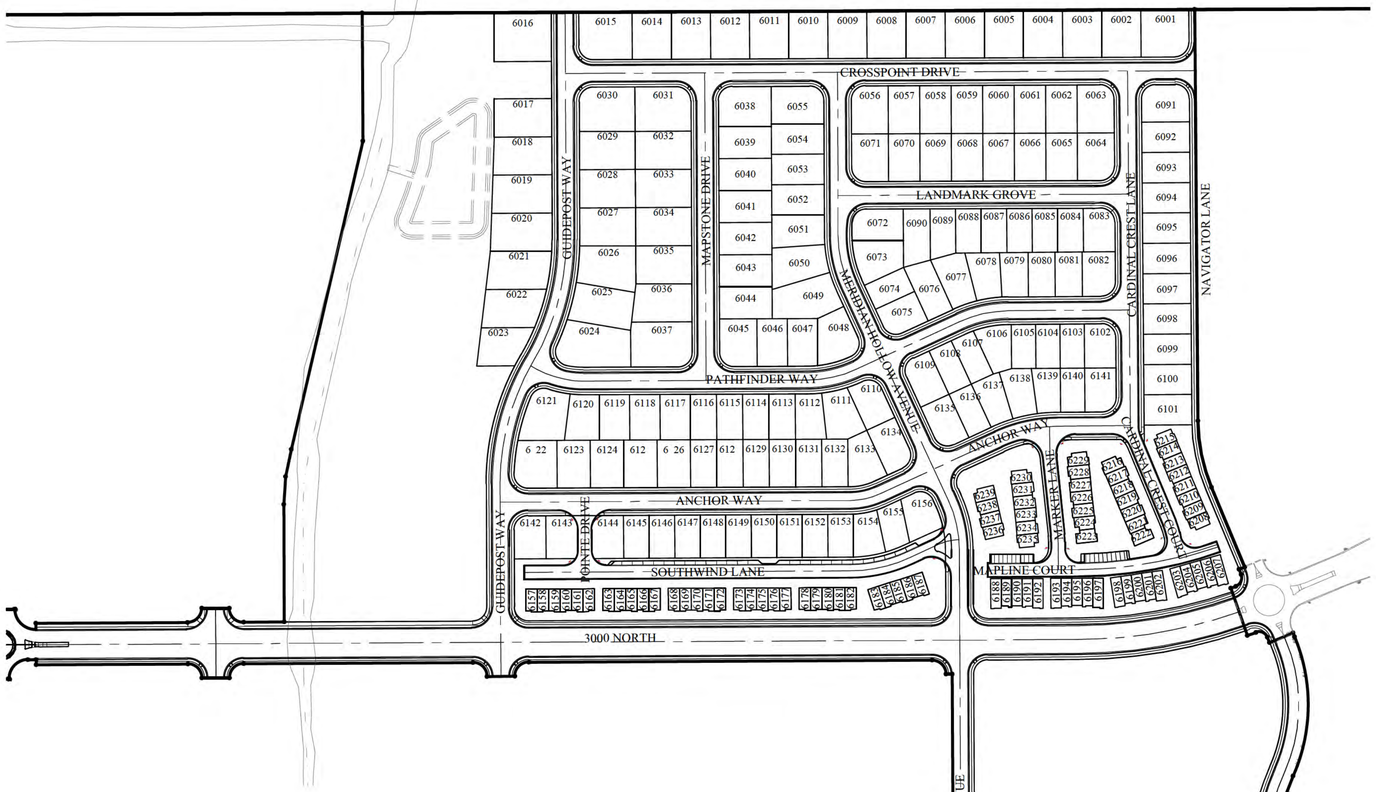
TOOELE, UT



VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.0	PRELIMINARY PLAT
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C2.5	PRELIMINARY PLAT
C2.6	PRELIMINARY PLAT
C2.7	LOT SIZING PLAN
C3	OVERALL SITE PLAN
C3.0	PHASING PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	ROAD LOOP SITE PLAN
C3.7	ROAD LOOP SITE PLAN
C3.8	OFFSITE SD
C3.9	CROSS SECTION PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	400 W GRADING & DRAINAGE PLAN
C4.7	400 W GRADING & DRAINAGE PLAN



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. DEVELOPER TO SUBMIT WRITTEN HOA POLICY AND RULES FOR REVIEW WITH FINAL PLAT

4. ALL CONSTRUCTION SHALL ADHERE TO TOOELE CITY STANDARD PLANS AND SPECIFICATIONS.

5. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

6. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
PERRY DEVELOPMENT, LLC
17 EAST WINCHESTER STREET, SUITE 200
MURRAY, UTAH 84107
(801) 264-8800

BENCHMARK

SOUTHEAST CORNER OF SECTION 8
TOWNSHIP 3S, RANGE 4W
SALT LAKE BASE AND MERIDIAN
ELEV: 4676 76
DATUM: NAVD88

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

REVISION BLOCK

#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COMPASS POINT VILLAGE 6
TOOELE, UT
COVER SHEET

COVER SHEET

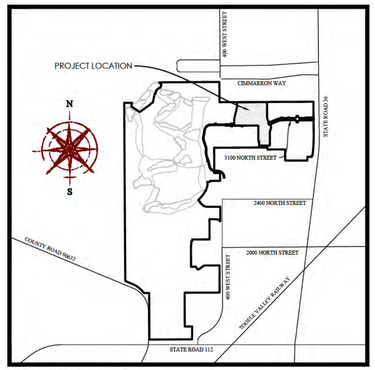
Scale:	1"=150'	Drawn:	BDH
Date:	10/29/2026	Job #:	25-0175
Sheet:	C1		

Z:_2025\25-0175 compass point village 6\design 25-0175\dwg\sheets\C1 - COVER SHEET.dwg

COMPASS POINT VILLAGE 6

PRELIMINARY PLAT SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8, T3S, R4W, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S

NOTES:
1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL

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

GRAPHIC SCALE
250 0 125 250 500 100
(IN FEET)
1 inch = 250ft.

POINT OF BEGINNING

WEST QUARTER CORNER SECTION 4, T3S, R4W, SLB&M FOUND 3" FLAT TOP BRASS MONUMENT 1980

N89°44'39"E 765.47' (TIE)

CALCULATED: N89°44'48"E 5283.71'

CALCULATED POSITION OF THE EAST QUARTER CORNER OF SECTION 4, T3S, R4W, SLB&M (NOT FOUND)

SOUTHWEST CORNER OF SECTION 4, T3S, R4W, SLB&M FOUND 3" FLAT TOP BRASS MONUMENT

SOUTHEAST CORNER OF SECTION 4, T3S, R4W, SLB&M FOUND 3" FLAT TOP BRASS MONUMENT

BASIS OF BEARING: N89°41'06"E 2615.04'

MEASURED:N89°40'37"E 2640.94'

SOUTH QUARTER CORNER OF SECTION 4, T3S, R4W, SLB&M FOUND 3" FLAT TOP BRASS MONUMENT

CALCULATED: N00°25'01"W 2636.98'

QUARTER SECTION LINE

POND 9

PARCEL NO 02-142-0-0020 PERRY HOMES INC

PARCEL NO 02-141-0-0006 RSG ASSOCIATES LLC

PARCEL NO 02-141-0-0039 TUILLA WEST LAND COMPANY LLC

SEWER EASEMENT ENTRY NO.

SEWER EASEMENT ENTRY NO. 631000

DETENTION POND EASEMENT ENTRY NO. 630999

STORM DRAIN EASEMENT ENTRY NO. 630999

TOOELE CITY REUSE LAKES AND OVERLAKE GOLF COURSE AMENDED PLAT ENTRY NO 426158 LOT 5

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

CROSSPOINTE DRIVE (PUBLIC ROAD- 66' WIDTH)

QUEBEC ST. WAY (PUBLIC ROAD-66' WIDTH)

MANSTON DRIVE (PUBLIC ROAD- 66' WIDTH)

MERIDIAN DEVELOPMENT DRIVE (PUBLIC ROAD- 66' WIDTH)

CRYSTAL CREST LANE (PUBLIC ROAD- 66' WIDTH)

LANDMARK GROVE (PUBLIC ROAD- 66' WIDTH)

PATHFINDER WAY (PUBLIC ROAD- 66' WIDTH)

ANCHOR WAY (PUBLIC ROAD- 66' WIDTH)

SOUTHBOUND LANE

NORTHBOUND LANE

3100 NORTH (PUBLIC ROAD- 87' WIDTH)

NAVIGATOR LANE (PUBLIC ROAD- 66' WIDTH)

PARCEL NO 02-141-0-0045 L H PERRY INVESTMENTS, LLC

PARCEL NO 26-010-0-0002 THE SAGE AT COMPSS POINT LLC

COMPASS POINT 3100 NORTH BACKBONE ROADWAY DEDICATION PLAT ENTRY NO 631531

PARCEL NO 2-141-0-0046 L H PERRY INVESTMENTS, LLC

PARCEL NO 02-141-0-0043 L H PERRY INVESTMENTS, LLC

PARCEL NO 02-141-0-0003 ERDA ACRES WATER COMPANY

PARCEL NO 02-141-0-0044 PERRY DEVELOPMENT, LLC

FLOOD PLAIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) BOUNDARY FIRM 1635C

GOLF COURSE ACCESS EASEMENT ENTRY NO. 267661

TEMPORARY 48' TURN AROUND EASEMENT ENTRY NO _____

TEMPORARY TURN AROUND EASEMENT ENTRY NO _____

PARCEL NO 02-139-0-0017 PERRY DEVELOPMENT LLC

PARCEL NO 02-139-0-0008 PERRY HOMES INC

PARCEL NO 02-139-0-0021 PERRY HOMES INC

PARCEL NO 02-143-0-0003 UTRB LLC

TOOELE CITY REUSE LAKES AND OVERLAKE GOLF COURSE AMENDED PLAT ENTRY NO 426158 LOT 7

OVERLAKE ESTATES 2T PHASE 1 ENTRY NO 607018

LOT 5

AREA 1
AREA 2
AREA 3
AREA 4
AREA 5

KEY MAP
N.T.S

Sheet Number	Sheet Title
1	Cover Sheet
2	Area 1
3	Area 2
4	Area 3
5	Area 4
6	Area 4
7	Area 5
8	Line & Curve Tables

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 _____, IN SAID STATE OF UTAH, LYNSI NEVE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE VICE PRESIDENT OF LAND ENTITLEMENT & ACQUISITION OF PERRY DEVELOPMENT, 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

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law: (b) constitute acceptance of any terms contained in any portion of the plat: and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ DAY OF _____ A.D. 20____

By:_____

Title:_____

Title:_____

NORTH TOOELE SPECIAL SERVICE DISTRICT

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

_____
NORTH TOOELE SPECIAL SERVICE DISTRICT

COMMUNITY DEVELOPMENT

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

_____
TOOELE CITY COMMUNITY DEVELOPMENT

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. § 10-20-803 and 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

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

ROCKY MOUNTAIN POWER

BY:_____

TITLE:_____

TOOELE COUNTY SCHOOL DISTRICT

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

_____
TOOELE COUNTY SCHOOL DISTRICT

U.S. POST MASTER

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

_____
U S POST MASTER

PUBLIC WORKS

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

_____
TOOELE CITY PUBLIC WORKS

PLANNING COMMISSION

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

_____
CHAIR, TOOELE CITY PLANNING COMMISSION

PREPARED BY

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www focus-es.com

SHEET 1 OF 8

OWNER/DEVELOPER

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

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURE, PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

_____
TOOELE COUNTY TREASURE

TOOELE COUNTY HEALTH DEPARTMENT

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

_____
TOOELE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY

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

_____
TOOELE CITY ATTORNEY

CITY ENGINEER

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

_____
TOOELE CITY ENGINEER

TOOELE COUNTY SURVEY DEPARTMENT

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

ROS MAP # 2026-0063

_____
TOOELE COUNTY SURVEY DEPARTMENT

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR 10/29/26 No 12554439 Justin Lundberg STATE OF UTAH

Justin Lundberg
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

10/29/26
DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter and Southeast Quarter of Section 4, the Southeast Quarter of Section 5, and the Northeast Quarter of Section 8, 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 N89°44'39"E 765 47 feet from the West Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N89°44'39"E 1,745 05 feet; thence S00°26'01"E 862.75 feet; thence along the arc of a curve to the left with a radius of 370 00 feet a distance of 143 46 feet through a central angle of 22°12'55" Chord: S11°32'29"E 142.56 feet; thence S22°38'56"E 180 92 feet to the Northerly line of Compass Point 3100 North Backbone Roadway Dedication Plat recorded March 10, 2026 as Entry No 631531 in the Tooele County Recorder's Office; thence along said Roadway Dedication the following nine (9) courses: (1) S67°21'04"W 13 00 feet; thence (2) S22°38'56"E 11 59 feet; thence (3) along the arc of a curve to the right with a radius of 19 00 feet a distance of 30 88 feet through a central angle of 93°07'19" Chord: S23°54'43"W 27 59 feet; thence (4) S70°28'22"W 11 29 feet; thence (5) S19°12'09"E 103 04 feet; thence (6) N70°16'55"E 19 62 feet; thence (7) along the arc of a curve to the right with a radius of 19 00 feet a distance of 28 87 feet through a central angle of 87°04'08" Chord: S66°11'01"E 26 17 feet; thence (8) S22°38'56"E 11 95 feet; thence (9) N67°21'04"E 53 00 feet; thence S22°38'56"E 8 55 feet; thence along the arc of a curve to the right with a radius of 370 00 feet a distance of 300 50 feet through a central angle of 46°30'08" Chord: S00°36'08"W 292.12 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 480 00 feet a distance of 203 50 feet through a central angle of 24°17'29" Chord: S11°42'27"W 201 98 feet ; thence S00°26'17"E 233 72 feet; thence S89°33'43"W 53 00 feet; thence S89°33'52"W 364 16 feet; thence N00°17'37"W 1 69 feet; thence S89°36'16"W 217 07 feet; thence N00°17'08"W 219 31 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 87 00 feet (radius bears: N68°34'52"W) a distance of 32 63 feet through a central angle of 21°29'21" Chord: N10°20'27"E 32 44 feet; thence S89°42'56"W 45 00 feet; thence N00°17'04"W 884 93 feet; thence S89°42'32"W 13 00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 29 50 feet (radius bears: S89°43'08"W) a distance of 46 34 feet through a central angle of 90°00'19" Chord: N45°17'02"W 41 72 feet; thence S89°42'56"W 844 94 feet; thence along the arc of a curve to the left with a radius of 29 50 feet a distance of 46 34 feet through a central angle of 90°00'04" Chord: S44°42'54"W 41 72 feet; thence S89°43'00"W 58 00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 29 50 feet (radius bears: S89°42'52"W) a distance of 46 34 feet through a central angle of 89°59'56" Chord: N45°17'06"W 41 72 feet; thence S89°42'56"W 480 86 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 29 50 feet (radius bears: S00°16'24"E) a distance of 46 78 feet through a central angle of 90°51'19" Chord: S44°17'56"W 42 03 feet; thence West 58 00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 29 50 feet (radius bears: West) a distance of 46 46 feet through a central angle of 90°14'17" Chord: N45°07'08"W 41 81 feet; thence S89°42'56"W 317 84 feet; thence N00°17'18"W 10 50 feet; thence S89°42'56"W 16 71 feet; thence along the arc of a curve to the left with a radius of 40 00 feet a distance of 62 83 feet through a central angle of 90°00'00" Chord: S44°42'36"W 56 57 feet; thence S89°42'56"W 37 00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 40 00 feet (radius bears: S89°42'56"W) a distance of 62 83 feet through a central angle of 90°00'00" Chord: N45°17'04"W 56 57 feet; thence S89°42'56"W 704 29 feet; thence along the arc of a curve to the left with a radius of 318 50 feet a distance of 441 15 feet through a central angle of 79°21'36" Chord: S50°02'08"W 406 72 feet; thence S10°21'20"W 264 97 feet; thence N79°38'40"W 31 50 feet; thence S10°21'20"W 126 80 feet; thence along the arc of a curve to the left with a radius of 500 00 feet a distance of 238 62 feet through a central angle of 29°38'09" Chord: S04°27'45"E 236 25 feet; thence S19°16'49"E 329 80 feet; thence along the arc of a curve to the right with a radius of 500 00 feet a distance of 215 26 feet through a central angle of 24°40'02" Chord: S06°56'48"E 213 60 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,050 00 feet a distance of 555 50 feet through a central angle of 30°18'44" Chord: S09°46'09"E 549 04 feet to point of reverse curvature; thence along the arc of a curve to the right having a radius of 500 00 feet a distance of 109 50 feet through a central angle of 12°32'52" Chord: S18°39'05"E 109 28 feet ; thence S12°22'39"E 307 75 feet; thence along the arc of a curve to the left with a radius of 350 00 feet a distance of 472 80 feet through a central angle of 77°23'57" Chord: S33°04'18"E 437 67 feet; thence S89°46'56"E 138 54 feet; thence along the arc of a curve to the right with a radius of 375 00 feet a distance of 585 12 feet through a central angle of 89°24'01" Chord: S45°04'36"E 527 55 feet; thence S00°22'35"E 25 00 feet; thence S89°37'25"W 31 50 feet; thence N00°22'35"W 25 00 feet; thence along the arc of a curve to the left with a radius of 343 50 feet a distance of 535 97 feet through a central angle of 89°24'01" Chord: S45°04'36"W 483 23 feet; thence N89°46'36"W 138 54 feet; thence along the arc of a curve to the right with a radius of 381 50 feet a distance of 515 36 feet through a central angle of 77°23'57" Chord: N51°04'38"W 477 06 feet; thence N12°22'39"W 307 75 feet; thence along the arc of a curve to the left with a radius of 468 50 feet a distance of 102 60 feet through a central angle of 12°32'52" Chord: N18°39'05"W 102 40 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,081 50 feet a distance of 572 16 feet through a central angle of 30°18'44" Chord: N09°46'09"W 565 51 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 468 50 feet a distance of 201 70 feet through a central angle of 24°40'02" Chord: N06°56'48"W 200 15 feet ; thence N19°16'49"W 329 80 feet; thence along the arc of a curve to the right with a radius of 531 50 feet a distance of 274 92 feet through a central angle of 29°38'09" Chord: N04°27'45"W 271 86 feet; thence N10°21'20"E 126 80 feet; thence along the arc of a curve to the left with a radius of 40 00 feet a distance of 62 83 feet through a central angle of 90°00'00" Chord: N34°38'40"W 56 57 feet; thence N10°21'20"E 58 00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 40 00 feet (radius bears: N10°21'20"E) a distance of 62 83 feet through a central angle of 90°00'00" Chord: N55°21'20"E 56 57 feet; thence N10°21'20"E 126 97 feet; thence along the arc of a curve to the right with a radius of 381 50 feet a distance of 528 41 feet through a central angle of 79°21'36" Chord: N50°02'08"E 487 17 feet; thence N89°42'56"E 216 75 feet; thence along the arc of a curve to the left with a radius of 42 00 feet a distance of 65 97 feet through a central angle of 90°00'00" Chord: N44°42'56"E 59 40 feet; thence N89°42'56"E 37 00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 42 00 feet (radius bears: N89°42'56"E) a distance of 65 97 feet through a central angle of 90°00'00" Chord: S45°17'04"E 59 40 feet; thence N89°42'56"E 331 53 feet; thence along the arc of a curve to the left with a radius of 42 00 feet a distance of 65 97 feet through a central angle of 90°00'00" Chord: N44°42'56"E 59 40 feet; thence N88°48'27"E 63 01 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 43 00 feet (radius bears: N89°42'56"E) a distance of 67 54 feet through a central angle of 90°00'00" Chord: S45°17'04"E 60 81 feet; thence N89°42'27"E 0 70 feet; thence N00°17'18"W 13 50 feet; thence N89°42'56"E 318 21 feet; thence along the arc of a curve to the left with a radius of 29 50 feet a distance of 46 34 feet through a central angle of 90°00'00" Chord: N44°42'56"E 41 72 feet; thence N89°42'56"E 58 00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 29 50 feet (radius bears: N89°42'56"E) a distance of 46 34 feet through a central angle of 90°00'00" Chord: S45°17'04"E 41 72 feet; thence N89°42'56"E 83 48 feet; thence N00°16'44"W 246 69 feet; thence N03°45'40"E 57 97 feet; thence N11°38'45"E 58 81 feet; thence N13°03'39"E 663 64 feet; thence N00°15'21"W 268 31 feet to the point of beginning

Containing 82.50 acres, more or less
Conaints 6 Parcels and 239 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 TO HEREAFTER BE KNOWN AS:

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT

DO HEREBY CERTIFIED FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) WITH AN ADDRESS OF 17 EAST WINCHESTER STREET, SUITE 200, MURRAY, UTAH, 84017.

WILLIAM O. PERRY, IV MANAGER OF
PERRY DEVELOPMENT, LLC

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 _____, IN SAID STATE OF UTAH, LYNSI NEVE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE VICE PRESIDENT OF LAND ENTITLEMENT & ACQUISITION OF PERRY DEVELOPMENT, 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 6

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4, THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8, T3S, R4W, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

ENTRY NO._____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF

_____

DATE _____ TIME _____

_____ _____

FEE $ TOOELE COUNTY RECORDER

Z:_2025\25-0175 Compass Point Village 6\design 25-0175\dwg\sheets\C2 — PRELIMINARY PLAT.dwg

COMPASS POINT VILLAGE 6

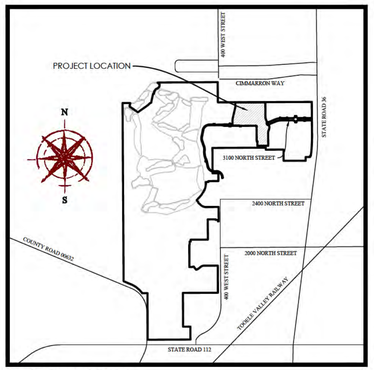
PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



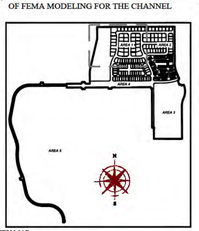
VICINITY MAP
N.T.S

LEGEND

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

NOTES:

1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL



KEY MAP
NTS

N

S

N0°15'21"W 268.31'

N13°03'39"E 663.64'

SEWER EASEMENT ENTRY NO. 631000

DETENTION POND EASEMENT ENTRY NO. 630999

FLOOD PLAIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) BOUNDARY FIRM 1635C

PARCEL A
10.51 acres
457937 sqft

STORM DRAIN EASEMENT ENTRY NO. 630999

N89°44'39"E 1745.05'

6016 0.28 acres 12399 sqft
6015 0.25 acres 10929 sqft
6014 0.19 acres 8159 sqft
6013 0.19 acres 8159 sqft
6012 0.19 acres 8159 sqft
6011 0.19 acres 8159 sqft
6010 0.19 acres 8159 sqft
6009 0.19 acres 8159 sqft
6008 0.19 acres 8159 sqft
6007 0.19 acres 8159 sqft
6006 0.19 acres 8159 sqft
6005 0.19 acres 8159 sqft
6004 0.19 acres 8159 sqft

6017 0.22 acres 9630 sqft
6018 0.22 acres 9754 sqft
6019 0.23 acres 10003 sqft
6020 0.24 acres 10246 sqft
6021 0.24 acres 10374 sqft
6022 0.22 acres 9702 sqft
6023 0.18 acres 7760 sqft

GUIDEPOST WAY (PUBLIC ROAD - 66' WIDTH)

6030 0.25 acres 10689 sqft
6031 0.25 acres 10712 sqft
6029 0.21 acres 9356 sqft
6032 0.22 acres 9376 sqft
6028 0.21 acres 9356 sqft
6033 0.22 acres 9376 sqft
6027 0.21 acres 9356 sqft
6034 0.22 acres 9376 sqft
6026 0.24 acres 10503 sqft
6035 0.22 acres 9376 sqft
6025 0.24 acres 10278 sqft
6036 0.22 acres 9752 sqft
6024 0.30 acres 13097 sqft
6037 0.27 acres 11916 sqft

MARSTONE DRIVE (PUBLIC ROAD - 66' WIDTH)

6038 0.21 acres 9022 sqft
6055 0.20 acres 8529 sqft
6039 0.17 acres 7402 sqft
6054 0.16 acres 7005 sqft
6053 0.16 acres 7005 sqft
6040 0.17 acres 7402 sqft
6052 0.16 acres 7005 sqft
6041 0.17 acres 7402 sqft
6051 0.17 acres 7261 sqft
6042 0.17 acres 7402 sqft
6050 0.20 acres 8526 sqft
6043 0.17 acres 7402 sqft
6049 0.24 acres 10539 sqft
6044 0.17 acres 7397 sqft
6045 0.18 acres 7669 sqft
6046 0.15 acres 6357 sqft
6047 0.15 acres 6349 sqft
6048 0.18 acres 7992 sqft

MERIDIAN HOLLOW AVENUE (PUBLIC ROAD - 66' WIDTH)

SEWER EASEMENT ENTRY NO. 631000

CROSSPOINTE DRIVE (PUBLIC ROAD - 58' WIDTH)

6056 0.17 acres 7563 sqft
6057 0.15 acres 6633 sqft
6058 0.15 acres 6633 sqft
6059 0.15 acres 6633 sqft
6060 0.15 acres 6633 sqft
6061 0.15 acres 6633 sqft
6071 0.17 acres 7524 sqft
6070 0.15 acres 6600 sqft
6069 0.15 acres 6600 sqft
6068 0.15 acres 6600 sqft
6067 0.15 acres 6600 sqft
6066 0.15 acres 6600 sqft

LANDMARK GROVE (PUBLIC ROAD - 58' WIDTH)

6072 0.16 acres 6898 sqft
6090 0.15 acres 6433 sqft
6089 0.12 acres 5337 sqft
6088 0.11 acres 4956 sqft
6087 0.11 acres 4934 sqft
6086 0.11 acres 4925 sqft
6085 0.11 acres 4916 sqft
6073 0.18 acres 7682 sqft
6074 0.11 acres 4950 sqft
6076 0.16 acres 6836 sqft
6077 0.16 acres 6946 sqft
6078 0.14 acres 6091 sqft
6079 0.12 acres 5392 sqft
6080 0.12 acres 5269 sqft
6075 0.14 acres 5978 sqft

6106 0.13 acres 5839 sqft
6105 0.11 acres 4707 sqft
6107 0.12 acres 5095 sqft
6108 0.12 acres 5100 sqft
6109 0.15 acres 6363 sqft
6138 0.14 acres 6035 sqft
6137 0.13 acres 5674 sqft
6136 0.12 acres 5100 sqft
6135 0.15 acres 6363 sqft

6121 0.21 acres 9283 sqft
6120 0.15 acres 6434 sqft
6119 0.14 acres 6039 sqft
6118 0.14 acres 6037 sqft
6117 0.14 acres 6035 sqft
6116 0.12 acres 5225 sqft
6115 0.12 acres 5224 sqft
6114 0.12 acres 5222 sqft
6113 0.12 acres 5221 sqft
6112 0.13 acres 5742 sqft
6111 0.16 acres 7132 sqft
6110 0.14 acres 6101 sqft
6134 0.15 acres 6550 sqft
6122 0.20 acres 8577 sqft
6123 0.16 acres 7000 sqft
6124 0.16 acres 7000 sqft
6125 0.16 acres 7000 sqft
6126 0.16 acres 7000 sqft
6127 0.13 acres 5500 sqft
6128 0.13 acres 5500 sqft
6129 0.12 acres 5500 sqft
6130 0.13 acres 5500 sqft
6131 0.13 acres 5500 sqft
6132 0.13 acres 5500 sqft
6133 0.15 acres 6684 sqft

PARCEL D
1.42 acres
61879 sqft

ANCHOR WAY (PUBLIC ROAD - 8' WIDTH)

SHEET 2
SEE SHEET 5

SHEET 2 OF 8

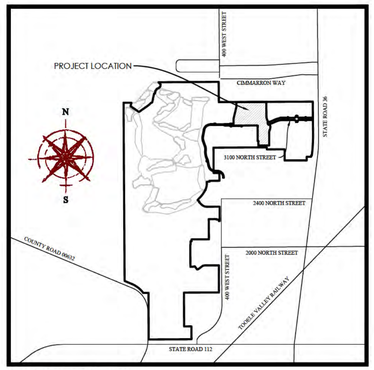
PREPARED BY
FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Z:_2025\25-0175 Compass Point Village 6\design 25-0175\dwg\sheets\C2 - PRELIMINARY PLAT.dwg

COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S

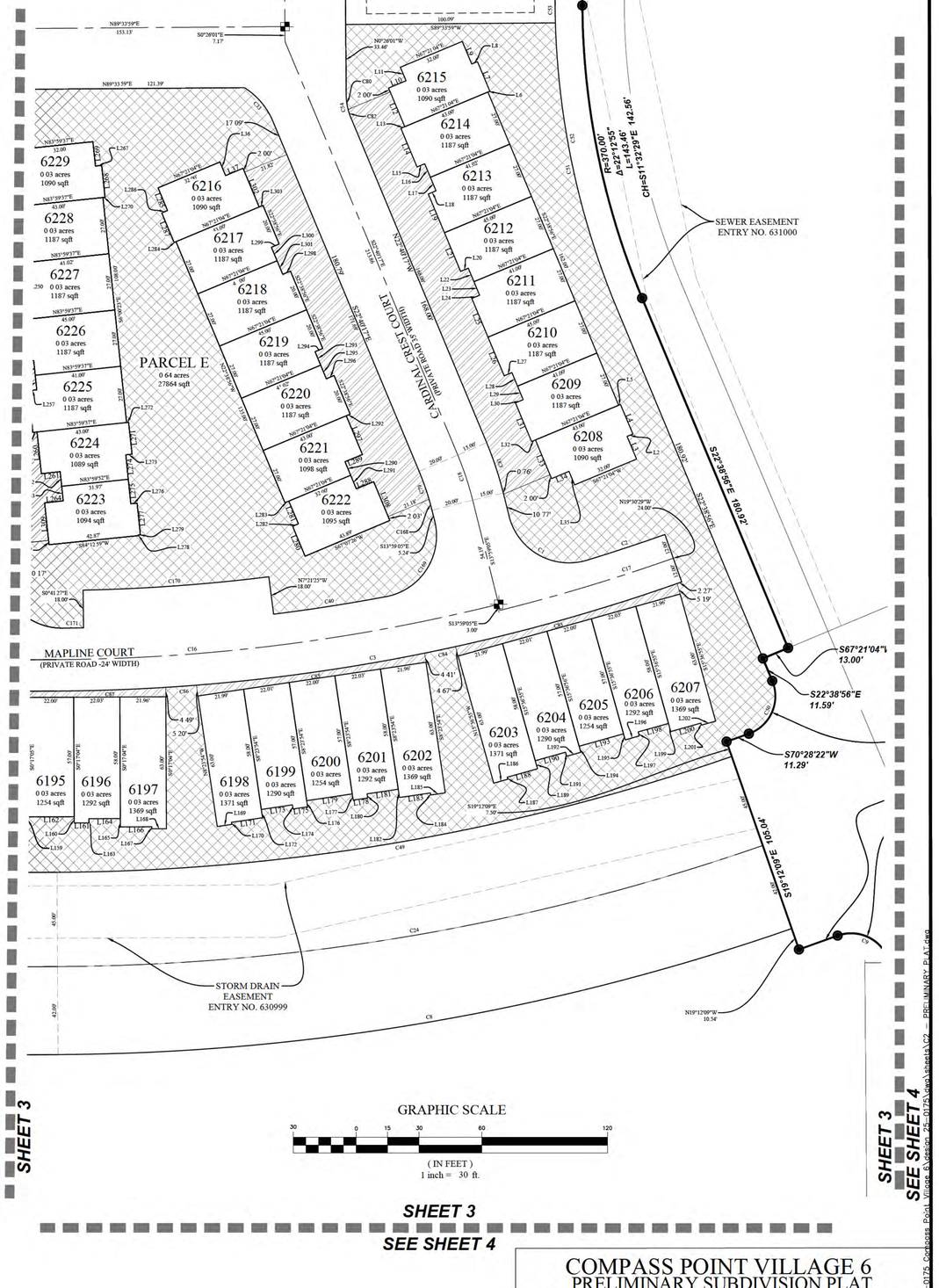
LEGEND

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

NOTES:
1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL







GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SHEET 3
SEE SHEET 4

SHEET 3 OF 8

PREPARED BY
FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www focus-es.com

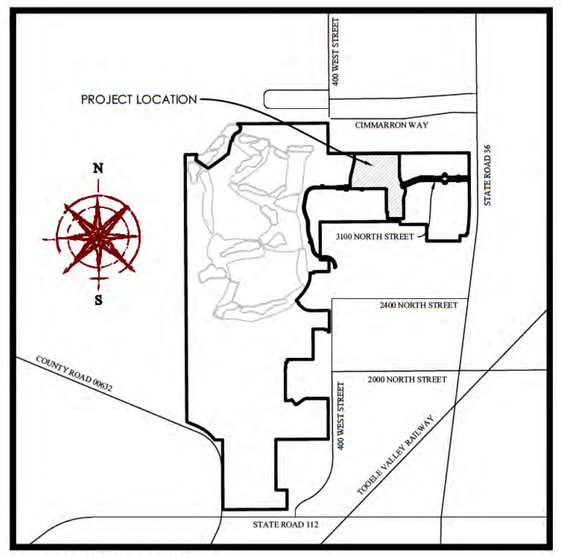
COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-075 Compass Point Village 6\Design 25-075\Plat\Sheets\V2_ PRELIMINARY PLAT.dwg

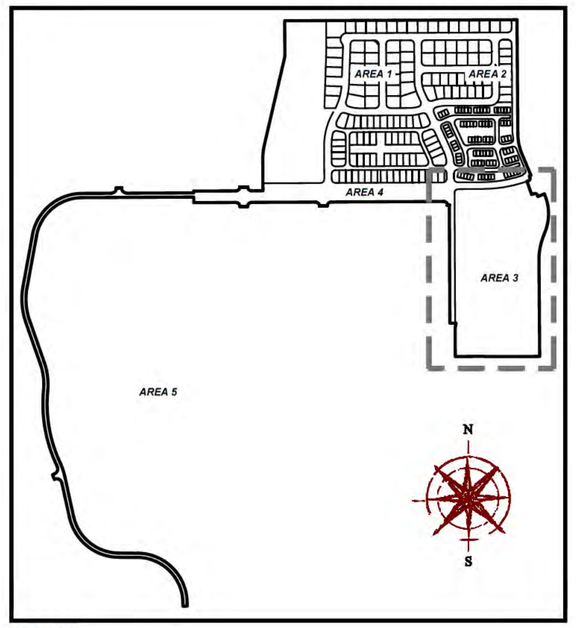
COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S



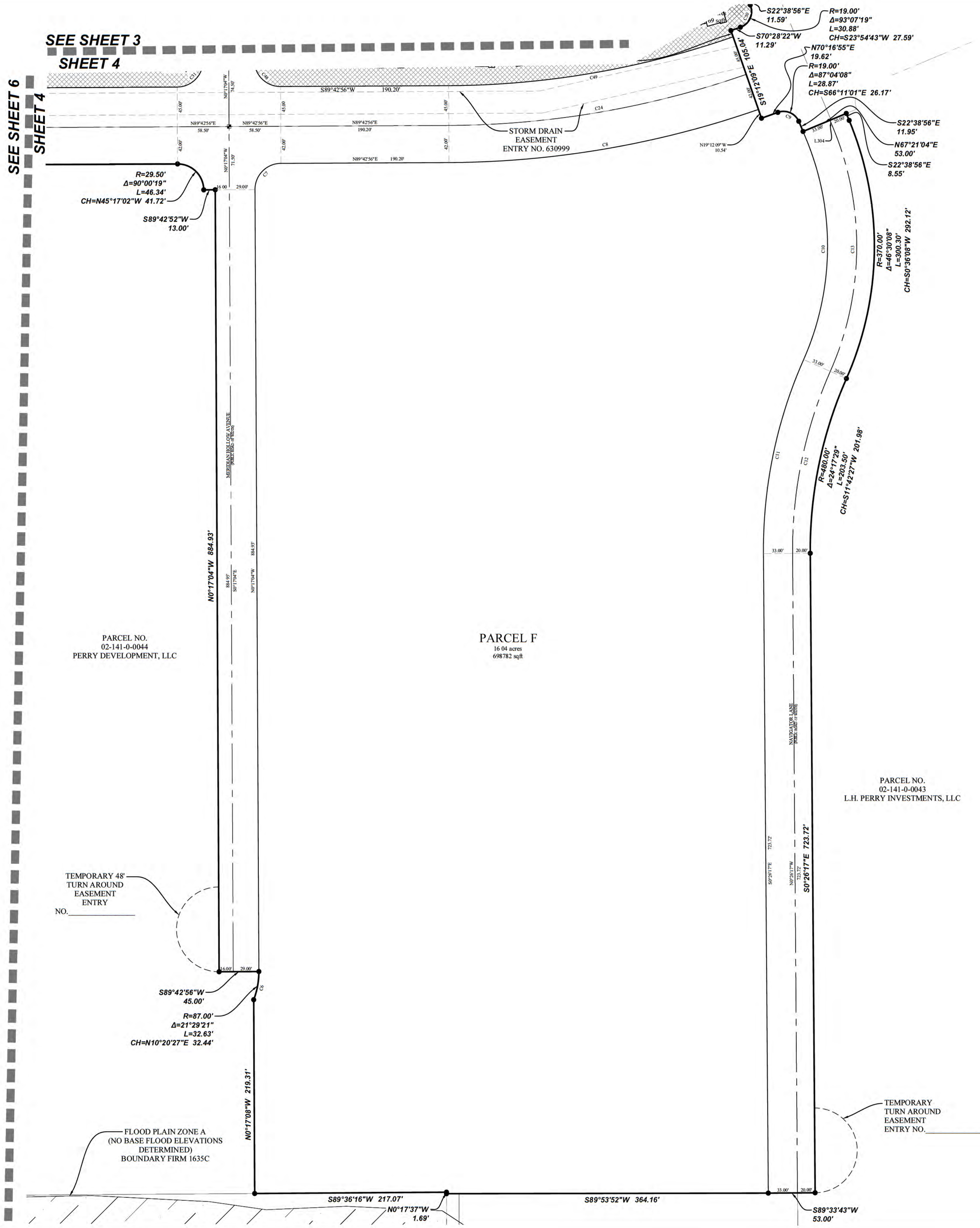
KEY MAP
N.T.S

LEGEND

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

NOTES:

1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL





GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SHEET 4 OF 8

PREPARED BY

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www focus-es.com

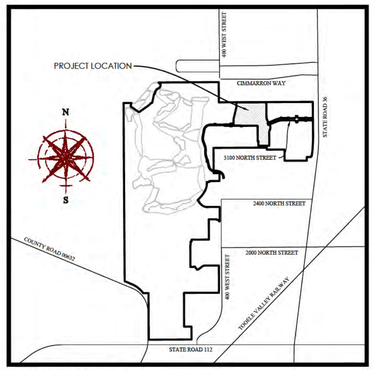
COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Z:_2025\25-075 Compass Point Village 6\design 25-075\dwg\sheets\C2 - PRELIMINARY PLAT.dwg

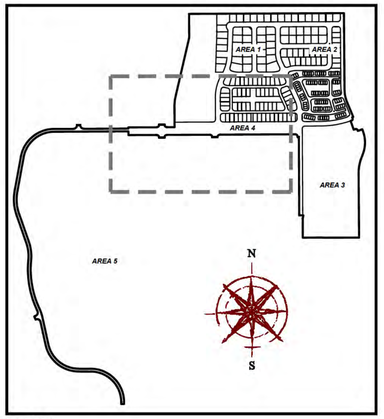
COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S



KEY MAP
N.T.S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SEE SHEET 3
SHEET 5

SEE SHEET 2
SHEET 5

6112 0 13 acres 5742 sqft
6111 0 16 acres 7132 sqft
6135 0 15 acres 6363 sqft
0 12 acres 5100 sqft
6134 0 15 acres 6550 sqft
6130 0 13 acres 5500 sqft
6131 0 13 acres 5500 sqft
6132 0 13 acres 5500 sqft
6133 0 15 acres 6684 sqft

ANCHOR WAY
(PUBLIC ROAD -58' WIDTH)

PARCEL D
1 42 acres
61879 sqft

MARKER LANE
(PRIVATE ROAD -58' WIDTH)

6239 0 03 acres 1138 sqft
6238 0 03 acres 1157 sqft
6237 0 03 acres 1157 sqft
6236 0 02 acres 1081 sqft
6230 0 03 acres 1090 sqft
6231 0 03 acres 1187 sqft
6232 0 03 acres 1187 sqft
6233 0 03 acres 1187 sqft
6234 0 03 acres 1187 sqft
6235 0 03 acres 1090 sqft
6229 0 03 acres 1090 sqft
6228 0 03 acres 1187 sqft
6227 0 03 acres 1187 sqft

6144 0 13 acres 5774 sqft
6145 0 11 acres 4815 sqft
6146 0 11 acres 4815 sqft
6147 0 11 acres 4815 sqft
6148 0 11 acres 4815 sqft
6149 0 11 acres 4815 sqft
6150 0 11 acres 4815 sqft
6151 0 11 acres 4815 sqft
6152 0 11 acres 4815 sqft
6153 0 11 acres 4815 sqft
6154 0 12 acres 5351 sqft
6155 0 11 acres 4907 sqft
6156 0 14 acres 6134 sqft

SOUTHWIND LANE
(PRIVATE ROAD -38' WIDTH)

0 11 acres 4974 sqft

PARCEL B

6163 0 03 acres 1122 sqft
6164 0 03 acres 1122 sqft
6165 0 03 acres 1122 sqft
6166 0 03 acres 1122 sqft
6167 0 03 acres 1122 sqft
6168 0 03 acres 1122 sqft
6169 0 03 acres 1122 sqft
6170 0 03 acres 1122 sqft
6171 0 03 acres 1122 sqft
6172 0 03 acres 1122 sqft
6173 0 03 acres 1122 sqft
6174 0 03 acres 1122 sqft
6175 0 03 acres 1122 sqft
6176 0 03 acres 1122 sqft
6177 0 03 acres 1122 sqft
6178 0 03 acres 1122 sqft
6179 0 03 acres 1122 sqft
6180 0 03 acres 1122 sqft
6181 0 03 acres 1122 sqft
6182 0 03 acres 1122 sqft
6183 0 03 acres 1122 sqft
6184 0 03 acres 1122 sqft
6185 0 03 acres 1122 sqft
6186 0 03 acres 1122 sqft
6187 0 03 acres 1122 sqft
6188 0 03 acres 1371 sqft
6189 0 03 acres 1290 sqft
6190 0 03 acres 1254 sqft
6191 0 03 acres 1292 sqft
6192 0 03 acres 1369 sqft
6193 0 01 acres 1371 sqft
6194 0 03 acres 1290 sqft
6195 0 03 acres 1254 sqft

PARCEL C
1 13 acres
49078 sqft

STORM DRAIN
EASEMENT
ENTRY NO. 630999

3100 NORTH
(PUBLIC ROAD -87' WIDTH)

MAPLI
(PRIVATE R

SEE SHEET 6
SHEET 5

S89°42'56"W 844.94'

S89°42'56"W 844.94'

R=29.50'
Δ=90°00'19"
L=46.34'
CH=N45°17'02"W 41.72'

S89°42'52"W
13.00'

NOTES:
1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PARCEL NO.
02-141-0-0044
PERRY DEVELOPMENT, LLC

PREPARED BY
FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

SHEET 5
SEE SHEET 4

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

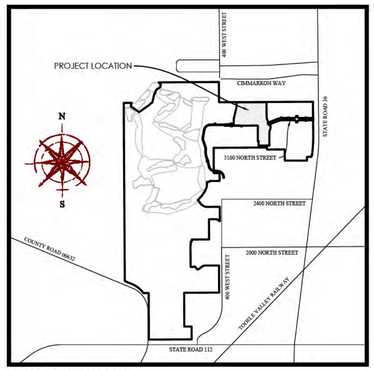
Z:_2025\25-0175 Compass Point Village 6\design 25-0175\dwg\sheets\C2 — PRELIMINARY PLAT.dwg

COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

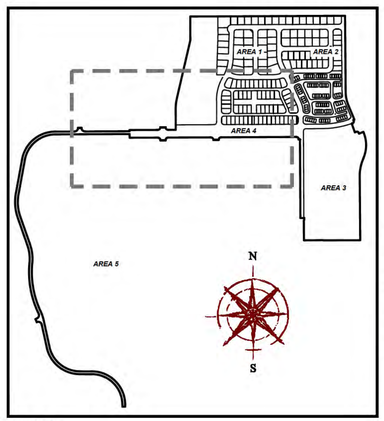
NOTES:
1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL



VICINITY MAP
N.T.S

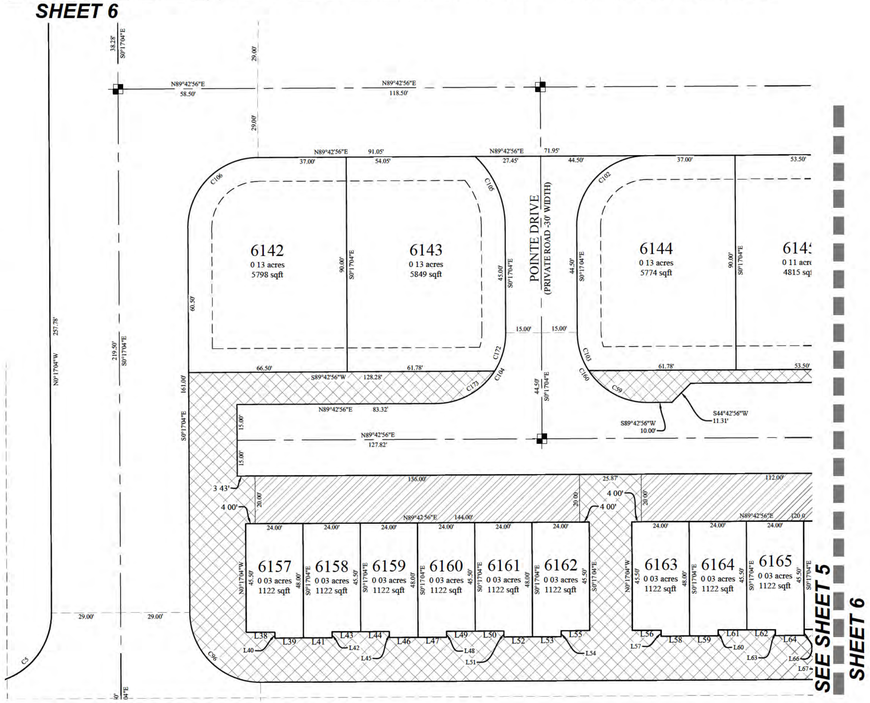
LEGEND

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



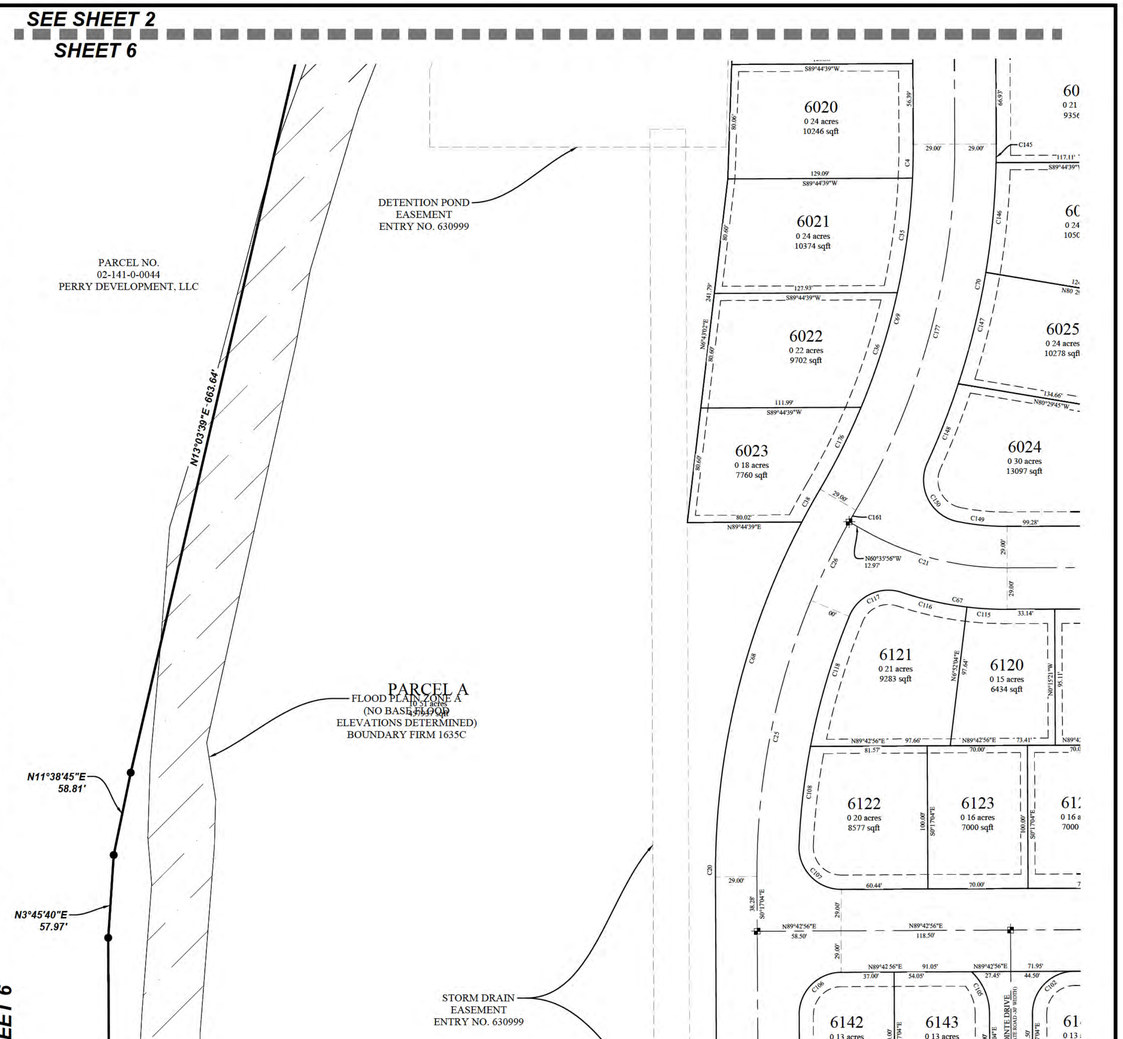
KEY MAP
N.T.S

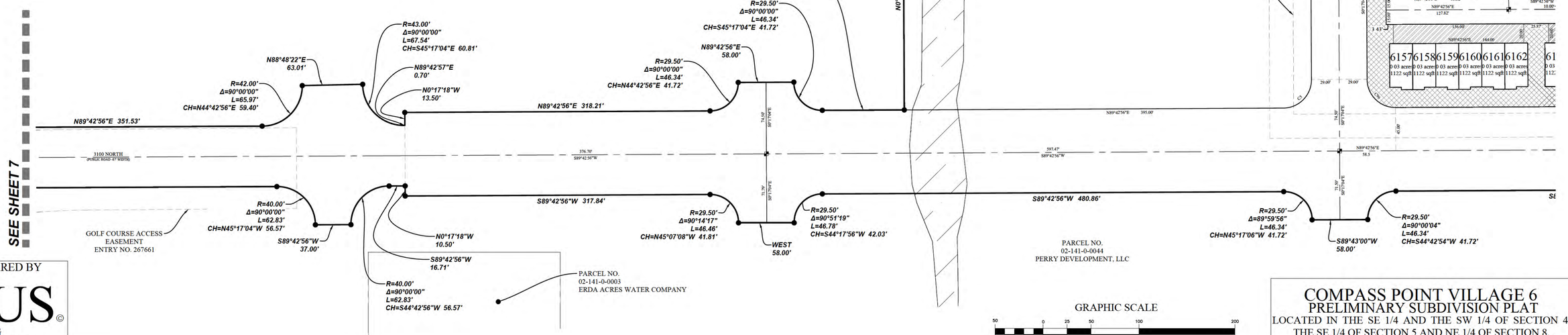
SEE SHEET 2
SHEET 6



SEE SHEET 2
SHEET 6
SEE SHEET 5
SHEET 6
SEE SHEET 7

SEE SHEET 2
SHEET 6





GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PREPARED BY
FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

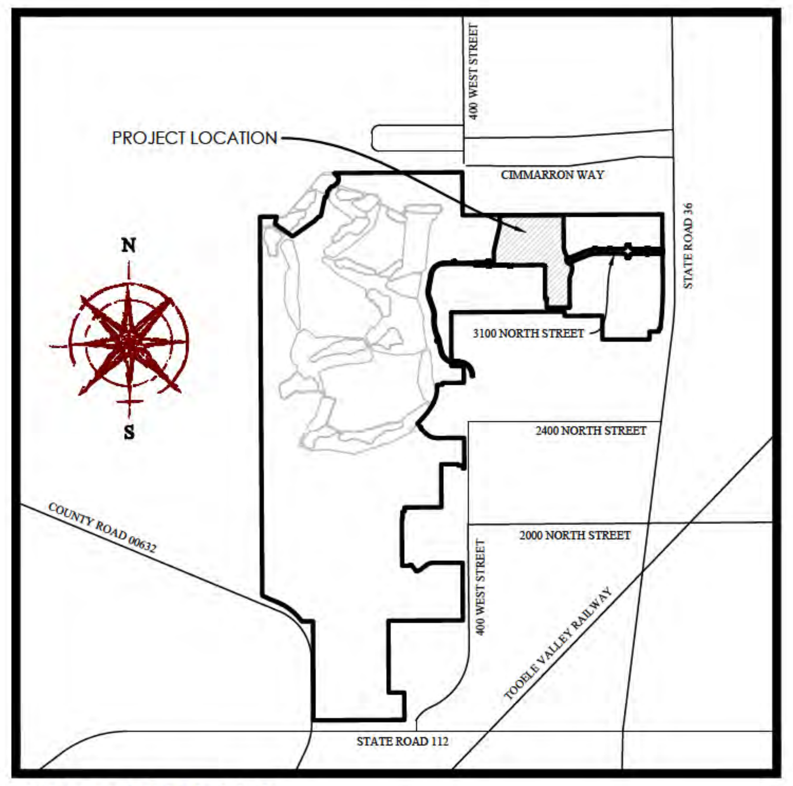
Z:_2025\25-0175 Compass Point Village 6\design 25-0175\dwg\sheets\c2 - PRELIMINARY PLAT.dwg

COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

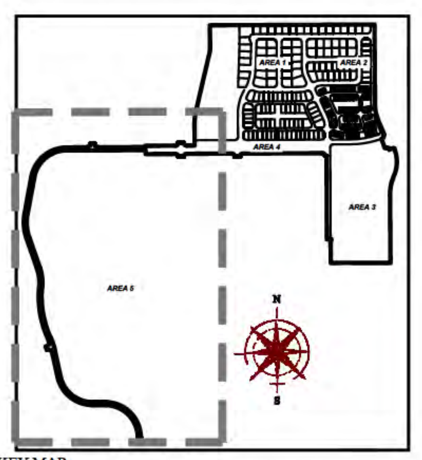
NOTES:
1) FOCUS ENGINEERING AND SURVEYING, LLC #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES
2) PARCELS B, C, D, AND E HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED) AS COMMON AREA
3) PARCEL A DEDICATED TO TOOELE CITY AS OPEN SPACE
4) PARCEL F IS OWNED BY PERRY DEVELOPMENT, LLC FOR FUTURE DEVELOPMENT
5) ONLY COMMON AREAS AND PRIVATE STREETS ARE CLASSIFIED AS PUBLIC UTILITY EASEMENTS
6) NORTH TOOELE SPECIAL SERVICES DISTRICT (NTSSD) WILL HEREBY AND MAINTAIN ALL PARK STRIPS ON ALL DOUBLE FRONTING LOTS 6091-6101, 6142-6156
7) ALL PRIVATE ROADS HEREBY CONVEYED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (NAME TO BE DETERMINED)
8) SEE KEYMAP FOR PLAT AREAS
9) PARCEL F CONSTRUCTION IS CONTINGENT UPON THE COMPLETION OF FEMA MODELING FOR THE CHANNEL



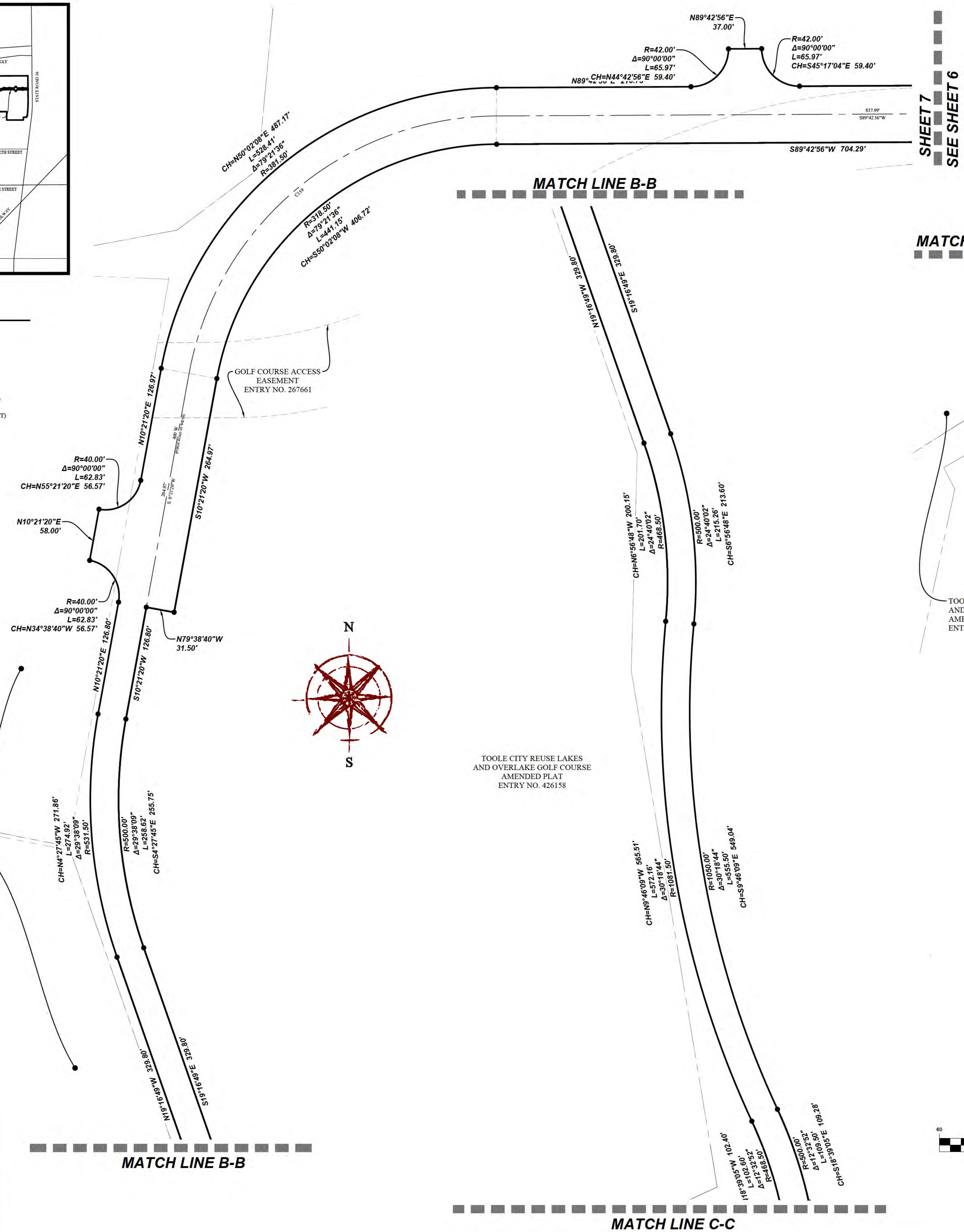
VICINITY MAP
N.T.S

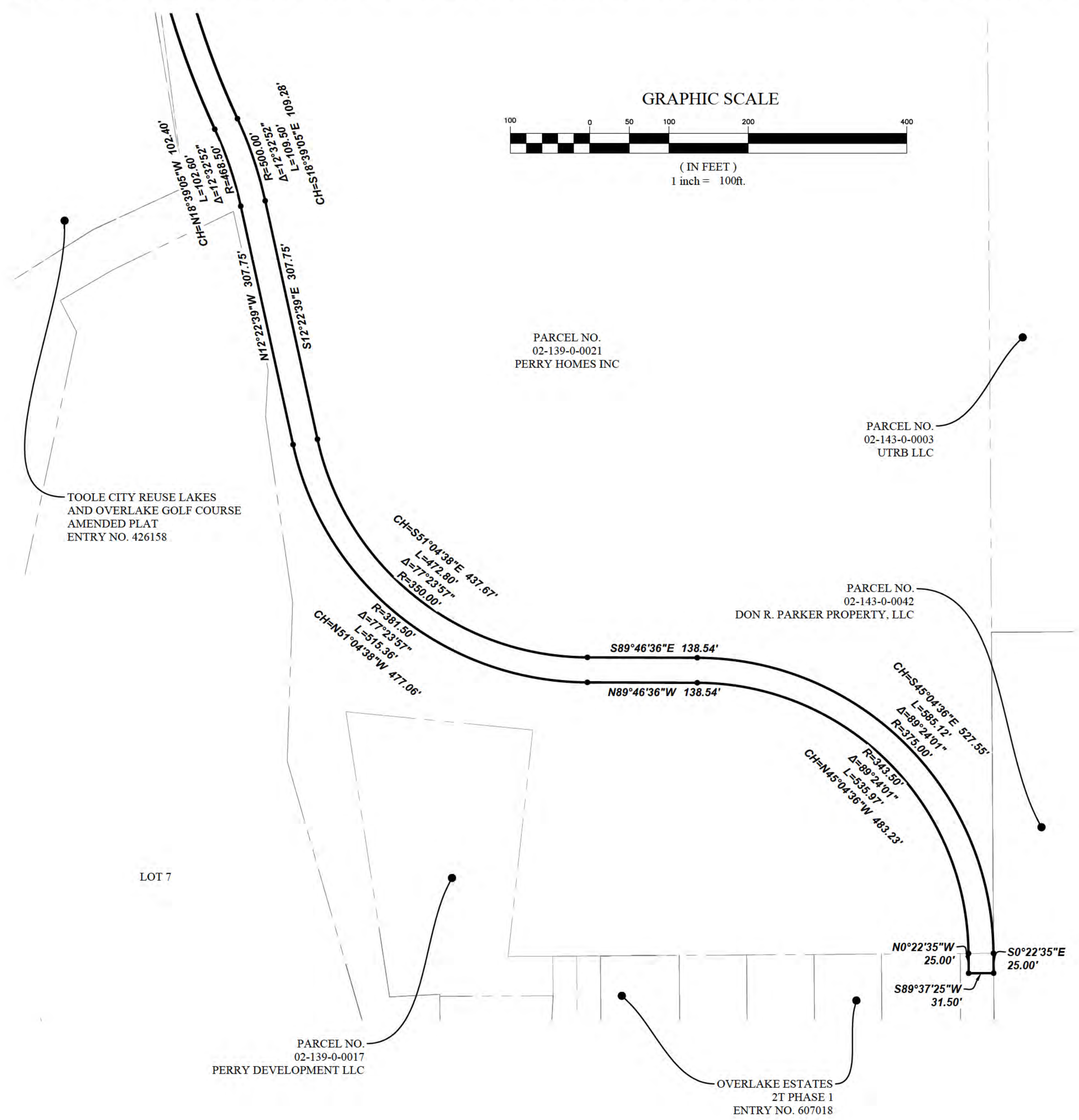
LEGEND

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



KEY MAP
N.T.S





GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SHEET 7 OF 8

PREPARED BY
FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Z:_2025\25-0175 Compass Point Village 6\design 25-0175\dwg\sheets\C2 — PRELIMINARY PLAT.dwg

COMPASS POINT VILLAGE 6

PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°17'04"W	13 61
L2	S67°21'04"W	3 00
L3	S22°38'56"E	11 71
L4	S22°48'39"E	15 29
L5	N67°21'04"E	0 96
L6	S67°21'04"W	1 00
L7	S22°38'56"E	15 29
L8	N67°21'04"E	3 00
L9	S22°38'56"E	11 71
L10	N67°21'04"E	9 00
L11	N22°38'56"W	7 00
L12	N22°38'56"W	20 00
L13	N67°21'04"E	2 00
L14	N22°38'56"W	20 00
L15	S67°21'04"W	3 98
L16	N22°38'56"W	7 00
L17	N22°38'56"W	7 00
L18	N67°21'04"E	3 98
L19	N22°38'56"W	20 00
L20	S67°21'04"W	4 00
L21	N22°38'56"W	20 00
L22	N22°38'56"W	7 00
L23	N22°38'56"W	7 00
L24	N67°21'04"E	4 00
L25	N22°38'56"W	20 00
L26	N22°38'56"W	20 00
L27	S67°21'04"W	4 00
L28	N22°38'56"W	7 00
L29	N22°38'56"W	7 00
L30	N67°21'04"E	4 00
L31	N22°38'56"W	20 00
L32	S67°21'04"W	2 00
L33	N22°38'56"W	20 00
L34	S67°21'04"W	9 00
L35	N22°38'56"W	7 00
L36	S22°38'56"E	7 00
L37	N67°21'04"E	9 00
L38	S89°42'56"W	12 00
L39	S89°42'56"W	12 00
L40	N00°17'04"W	2 50
L41	S89°42'56"W	12 00
L42	S00°17'04"E	2 50
L43	S89°42'56"W	12 00
L44	S89°42'56"W	12 00
L45	N00°17'04"W	2 50
L46	S89°42'56"W	12 00
L47	S89°42'56"W	12 00
L48	S00°17'04"E	2 50
L49	S89°42'56"W	12 00
L50	S89°42'56"W	12 00
L51	N00°17'04"W	2 50
L52	S89°42'56"W	12 00
L53	S89°42'56"W	12 00
L54	S00°17'04"E	2 50
L55	S89°42'56"W	12 00
L56	S89°42'56"W	12 00
L57	N00°17'04"W	2 50
L58	S89°42'56"W	12 00
L59	S89°42'56"W	12 00
L60	S00°17'04"E	2 50
L61	S89°42'56"W	12 00
L62	S89°42'56"W	12 00
L63	N00°17'04"W	2 50
L64	S89°42'56"W	12 00
L65	S89°42'56"W	12 00
L66	S00°17'04"E	2 50
L67	N00°17'04"W	2 50
L68	S89°42'56"W	12 00
L69	S89°42'56"W	12 00
L70	S00°17'04"E	2 50
L71	S89°42'56"W	12 00
L72	S89°42'56"W	12 00
L73	N00°17'04"W	2 50
L74	S89°42'56"W	12 00
L75	S89°42'56"W	12 00
L76	S00°17'04"E	2 50
L77	S89°42'56"W	12 00
L78	S89°42'56"W	12 00
L79	N00°17'04"W	2 50
L80	S00°17'04"E	2 50

Line Table		
LINE	DIRECTION	LENGTH
L81	S89°42'56"W	12 00
L82	S89°42'56"W	12 00
L83	N00°17'04"W	2 50
L84	S89°42'56"W	12 00
L85	S89°42'56"W	12 00
L86	S00°17'04"E	2 50
L87	S89°42'56"W	12 00
L88	S89°42'56"W	12 00
L89	S89°42'56"W	12 00
L90	N00°17'04"W	2 50
L91	S89°42'56"W	12 00
L92	S89°42'56"W	12 00
L93	N00°17'04"W	2 50
L94	S89°42'56"W	12 00
L95	S00°17'04"E	2 50
L96	S89°42'56"W	12 00
L97	S89°42'56"W	12 00
L98	N00°17'04"W	2 50
L99	S89°42'56"W	12 00
L100	S89°42'56"W	12 00
L101	S00°17'04"E	2 50
L102	S00°17'04"E	2 50
L103	S89°42'56"W	12 00
L104	N00°17'04"W	2 50
L105	S89°42'56"W	12 00
L106	S89°42'56"W	12 00
L107	S89°42'56"W	12 00
L108	S00°17'04"E	2 50
L109	S89°42'56"W	12 00
L110	S89°42'56"W	12 00
L111	N00°17'04"W	2 50
L112	S89°42'56"W	12 00
L113	S89°42'56"W	12 00
L114	N00°17'04"W	2 50
L115	S89°42'56"W	12 00
L116	S00°17'04"E	2 50
L117	S89°42'56"W	12 00
L118	S00°17'04"E	2 50
L119	S89°42'56"W	12 00
L120	S72°25'18"W	12 00
L121	N17°34'42"W	2 50
L122	S72°25'18"W	12 00
L123	S72°25'18"W	12 00
L124	S17°34'42"E	2 50
L125	S72°25'18"W	12 00
L126	N17°34'42"W	2 50
L127	S72°25'18"W	12 00
L128	S72°25'18"W	12 00
L129	S72°25'18"W	12 00
L130	S17°34'42"E	2 50
L131	S72°25'18"W	12 00
L132	S72°25'18"W	12 00
L133	N17°34'42"W	2 50
L134	S72°25'18"W	12 00
L135	S89°42'56"W	7 00
L136	S00°17'04"E	1 00
L137	S89°42'56"W	14 99
L138	S00°17'04"E	4 00
L139	S89°42'56"W	15 01
L140	N00°17'04"W	2 00
L141	S89°42'56"W	7 00
L142	S00°17'04"E	3 00
L143	N00°17'04"W	3 00
L144	S89°42'56"W	6 99
L145	S00°17'04"E	2 00
L146	S89°42'56"W	22 00
L147	N00°17'04"W	4 00
L148	S89°42'56"W	15 04
L149	S89°42'56"W	14 96
L150	N00°17'04"W	1 00
L151	S89°42'56"W	7 00
L152	S89°42'56"W	7 00
L153	S00°17'04"E	1 00
L154	S89°42'56"W	14 99
L155	S00°17'04"E	4 00
L156	S89°42'56"W	15 01
L157	N00°17'04"W	2 00
L158	S89°42'56"W	7 00
L159	S00°17'04"E	3 00
L160	N00°17'04"W	3 00

Line Table		
LINE	DIRECTION	LENGTH
L161	S89°42'56"W	6 99
L162	S89°42'56"W	22 00
L163	S00°17'04"E	2 00
L164	S89°42'56"W	15 04
L165	N00°17'04"W	4 00
L166	S89°42'56"W	14 96
L167	N00°17'04"W	1 00
L168	S89°42'56"W	7 00
L169	S81°36'06"W	7 00
L170	S08°23'54"E	1 00
L171	S81°36'06"W	14 99
L172	S08°23'54"E	4 00
L173	S81°36'06"W	15 01
L174	N08°23'54"W	2 00
L175	S81°36'06"W	7 00
L176	S08°23'54"E	3 00
L177	N08°23'54"W	3 00
L178	S81°36'06"W	6 99
L179	S81°36'06"W	22 00
L180	S08°23'54"E	2 00
L181	S81°36'06"W	15 04
L182	N08°23'54"W	4 00
L183	S81°36'06"W	14 96
L184	N08°23'54"W	1 00
L185	S81°36'06"W	7 00
L186	S74°23'05"W	7 00
L187	S15°36'55"E	1 00
L188	S74°23'05"W	14 99
L189	S15°36'55"E	4 00
L190	S74°23'05"W	15 01
L191	N15°36'55"W	2 00
L192	S74°23'05"W	7 00
L193	S74°23'05"W	22 00
L194	S15°36'55"E	3 00
L195	N15°36'55"W	3 00
L196	S74°23'05"W	6 99
L197	S15°36'55"E	2 00
L198	S74°23'05"W	15 04
L199	N15°36'55"W	4 00
L200	S74°23'05"W	14 96
L201	N15°36'55"W	1 00
L202	S74°23'05"W	7 00
L203	N13°03'16"W	25 83
L204	N13°03'16"W	18 83
L205	S76°56'44"W	2 00
L206	N13°03'16"W	0 67
L207	N13°03'16"W	0 33
L208	N13°03'16"W	19 33
L209	S76°56'44"W	3 98
L210	N76°56'44"E	3 98
L211	N13°03'16"W	0 67
L212	N13°03'16"W	7 67
L213	N13°03'16"W	7 00
L214	N13°03'16"W	19 33
L215	N76°56'44"E	8 40
L216	N13°03'16"W	7 93
L217	N76°56'44"E	1 00
L218	S13°03'16"E	0 33
L219	S13°03'16"E	11 71
L220	S76°56'44"W	3 00
L221	S13°03'16"E	13 96
L222	S12°37'59"E	0 17
L223	N06°00'23"W	11 71
L224	N06°10'07"W	15 25
L225	S86°24'43"W	0 96
L226	N83°59'37"E	3 00
L227	N06°00'23"W	15 29
L228	N83°59'37"E	1 00
L229	N06°00'23"W	11 71
L230	S83°59'37"W	3 00
L231	S06°00'23"E	7 00
L232	S83°59'37"W	9 00
L233	S83°59'37"W	2 00
L234	N83°59'37"E	3 98
L235	S06°00'23"E	7 00
L236	S83°59'37"W	3 98
L237	S06°00'23"E	20 00
L238	S06°00'23"E	7 00
L239	N83°59'37"E	4 00
L240	S06°00'23"E	7 00

Line Table		
LINE	DIRECTION	LENGTH
L241	S83°59'37"W	4 00
L242	S06°00'23"E	7 00
L243	N83°59'37"E	2 00
L244	N83°59'37"E	9 00
L245	S06°00'23"E	7 00
L246	N06°00'23"W	20 00
L247	N06°00'23"W	19 93
L248	N83°59'37"E	2 00
L249	S83°59'37"W	3 98
L250	N83°59'37"E	3 98
L251	N06°00'23"W	7 00
L252	N06°00'23"W	7 00
L253	N06°00'23"W	20 00
L254	S83°59'37"W	4 00
L255	N06°00'23"W	7 00
L256	N06°00'23"W	7 00
L257	N83°59'37"E	4 00
L258	N06°00'23"W	20 00
L259	S83°59'37"W	2 00
L260	N06°00'23"W	20 00
L261	S83°59'37"W	9 00
L262	N06°00'23"W	7 00
L263	N06°00'23"W	7 00
L264	N83°33'57"E	8 93
L265	N06°00'23"W	7 00
L266	N83°33'39"E	9 00
L267	N83°59'37"E	3 00
L268	S06°00'23"E	15 29
L269	S06°00'23"E	11 71
L270	S83°59'37"W	1 00
L271	S06°10'07"E	15 25
L272	N86°24'43"E	0 96
L273	S83°59'37"W	3 00
L274	S05°50'38"E	11 71
L275	S05°50'38"E	11 77
L276	N83°59'37"E	3 00
L277	S06°00'23"E	15 16
L278	S06°00'23"E	0 33
L279	S83°59'37"W	1 00
L280	N22°33'29"W	15 50
L281	N22°58'24"W	11 78
L282	N67°21'04"E	3 00
L283	S67°21'04"W	2 00
L284	S69°46'09"W	0 96
L285	N22°38'56"W	11 71
L286	N67°21'04"E	3 00
L287	N22°48'40"W	15 25
L288	N67°46'43"E	8 93
L289	S67°21'04"W	9 00
L290	S22°38'56"E	7 00
L291	S22°38'56"E	7 00
L292	S67°21'04"W	2 00
L293	S22°38'56"E	7 00
L294	S67°21'04"W	3 98
L295	S22°38'56"E	7 00
L296	N67°21'04"E	3 98
L297	S22°38'56"E	20 00
L298	N67°21'04"E	4 00
L299	S67°21'04"W	4 00
L300	S22°38'56"E	7 00
L301	S22°38'56"E	7 00
L302	S22°38'56"E	20 00
L303	N67°21'04"E	2 00
L304	S22°38'56"E	8 55
L305	S65°15'20"W	26 20
L306	S06°00'23"E	20 00
L307	S06°00'23"E	20 00
L308	S22°38'56"E	20 03
L309	N06°00'23"W	20 03

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29 50	92°59'13"	47 88	N60°28'41"W	42 79
C2	883 50	2°32'12"	39 11	S71°45'37"W	39 11
C3	907 50	19°13'25"	304 48	N80°06'13"E	303 05
C4	471 00	2°5'26"	23 62	N01°10'52"E	23 62
C5	29 50	90°00'00"	46 34	N44°42'56"E	41 72
C6	87 00	21°29'21"	32 63	S10°20'27"W	32 44
C7	29 50	89°59'51"	46 34	S44°42'51"W	41 72
C8	1081 00	18°55'05"	356 93	N80°15'23"E	355 31
C9	19 00	87°04'08"	28 87	N66°11'01"W	26 17
C10	317 00	46°30'08"	257 28	N00°36'08"E	250 28
C11	533 00	24°17'29"	225 97	S11°42'27"W	224 28
C12	500 00	24°17'29"	211 98	S11°42'27"W	210 40
C13	350 00	46°30'08"	284 07	N00°36'08"E	276 33
C14	150 00	5°34'22"	14 59	S03°13'12"E	14 58
C15	150 00	5°43'19"	14 98	N03°08'44"W	14 97
C16	892 50	13°42'00"	213 41	N82°51'56"E	212 90
C17	895 50	5°31'24"	86 33	N73°15'13"E	86 29
C18	150 00	8°39'52"	22 68	N18°19'01"W	22 66
C19	300 00	24°18'39"	127 29	S77°24'40"W	126 34
C20	529 00	27°55'14"	257 78	N13°40'32"E	255 24
C21	200 00	29°39'25"	103 52	N75°25'39"W	102 37
C22	250 00	24°29'18"	106 85	N77°30'00"E	106 04
C23	250 00	24°18'39"	106 08	S77°24'40"W	105 28
C24	1039 00	18°55'05"	343 06	N80°15'23"E	341 50
C25	500 00	22°40'06"	197 82	S11°03'42"W	196 53
C26	500 00	7°00'19"	61 13	S25°53'54"W	61 10
C27	40 00	71°58'43"	50 25	N78°45'18"W	47 01
C28	221 00	24°29'18"	94 46	S12°30'00"E	93 74
C29	279 00	24°18'39"	118 38	S77°24'40"W	117 49
C30	221 00	24°18'39"	93 77	S77°24'40"W	93 07
C31	29 50	90°00'00"	46 34	N44°42'56"E	41 72
C32	329 00	24°18'39"	139 60	S77°24'40"W	138 55
C33	35 00	35°12'19"	21 51	S40°16'26"E	21 17
C34	40 00	45°37'17"	31 85	N24°16'29"E	31 01
C35	471 00	9°50'04"	80 84	N07°32'07"E	80 75
C36	471 00	10°14'10"	84 15	N17°34'14"E	84 03
C37	29 50	90°12'37"	46 45	N45°23'23"W	41 80
C38	529 00	2°50'40"	26 26	N29°03'29"E	26 26
C39	29 50	90°00'00"	46 34	S45°15'21"E	41 72
C40	877 50	3°32'55"	54 35	S81°08'10"W	54 34
C41	29 50	90°10'40"	46 43	N44°39'19"E	41 78
C42	130 00	5°43'19"	12 98	S03°08'44"E	12 98
C43	170 00	3°29'20"	10 35	S04°15'43"E	10 35
C44	35 00	70°13'39"	42 90	S37°37'52"E	40 26
C45	271 00	11°29'29"	54 35	N71°00'05"E	54 26
C46	29 50	90°00'00"	46 34	N20°15'20"E	41 72
C47	279 00	24°27'35"	119 11	N12°30'52"W	118 20
C48	29 50	90°00'00"	46 34	N45°17'04"W	41 72
C49	994 00	18°55'05"	328 20	S80°15'23"W	326 71
C50	19 00	93°07'19"	30 88	S23°54'43"W	27 59
C51	383 00	20°59'10"	140 28	S12°09'22"E	139 50
C52	383 00	22°12'56"	148 50	S11°32'29"E	147 57
C53	383 00	1°13'46"	8 22	N01°02'54"W	8 22
C54	29 50	22°14'16"	11 45	N11°33'09"W	11 38
C55	29 50	90°00'00"	46 34	S44°42'56"W	41 72
C56	269 00	24°27'35"	114 84	N77°29'08"E	113 97
C57	100 00	19°36'03"	34 21	N75°03'22"E	34 04
C58	297 50	24°27'35"	127 00	N77°29'08"E	126 04
C59	29 50	57°09'15"	29 43	N61°42'27"W	28 22
C60	274 50	7°53'33"	37 81	S85°41'58"W	37 78

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	274 50	7°53'33"	37 81	S77°48'25"W	37 78
C62	274 50	8°36'18"	41 23	S69°33'29"W	41 19
C63	29 50	57°09'17"	29 43	S36°40'42"W	28 22
C64	221 00	9°07'17"	35 18	N20°11'01"W	35 15
C65	179 00	24°27'35"	76 42	N77°29'08"E	75 84
C66	279 00	24°41'46"	120 26	N77°23'46"E	119 33
C67	229 00	18°46'07"	75 01	S80°52'18"E	74 68
C68	529 00	30°48'21"	284 43	S15°07'06"W	281 01
C69	471 00	30°44'09"	252 66	N15°06'43"E	249 65
C70	529 00	24°52'14"	229 62	N12°10'46"E	227 83
C71	221 00	24°49'23"	95 75	N77°19'58"E	95 00
C72	279 00	24°29'18"	119 25	S12°30'00"E	118 34
C73	279 00	3°02'18"	14 80	N01°48'14"W	14 79
C74	279 00	20°34'45"	100 21	N13°36'45"W	99 67
C75	279 00	0°50'32"	4 10	N24°19'24"W	4 10
C76	130 00	1°22'33"	3 12	N00°58'21"W	3 12
C77	130 00	4°20'46"	9 86	N03°50'00"W	9 86
C78	165 00	5°43'19"	16 48	N03°08'44"W	16 47
C79	130 00	6°16'01"	14 22	N19°30'50"W	14 21
C80	29 50	13°55'48"	7 17	S07°23'55"E	7 15
C81	165 00	8°42'29"	25 08	N18°20'19"W	25 05
C82	29 50	8°18'27"	4 28	S18°31'03"E	4 27
C83	907 50	6°56'56"	110 06	N74°06'36"E	109 99
C84	907 50	0°57'04"	15 06	N78°03'35"E	15 06
C85	907 50	6°56'56"	110 06	N82°00'35"E	110 00
C86	907 50	0°55'35"	14 67	N85°56'51"E	14 67
C87	907 50	3°18'18"	52 35	N88°03'47"E	52 34
C88	269 00	14°35'19"	68 49	N81°03'57"E	68 31
C89	269 00	8°30'57"	39 98	N69°30'49"E	39 95
C90	312 50	18°36'06"	101 46	N74°33'23"E	101 01
C91	312 50	4°25'13"	24 11	N86°04'03"E	24 10
C92	269 00	1°21'18"	6 36	N89°02'16"E	6 36
C93	221 00	24°27'35"	94 35	N12°30'52"W	93 63
C94	29 50	90°00'00"	46 34	S69°44'40"E	41 72
C95	29 50	23°43'26"	12 21	S03°45'40"E	12 13
C96	29 50	90°00'00"	46 34	S45°17'04"E	41 72
C97	29 50	89°49'20"	46 25	N45°20'41"W	41 65
C98	29 50	90°10'40"	46 43	S44°39'19"W	41 78
C99	179 00	2°02'12"	6 36	S88°41'50"W	6 36
C100	179 00	6°16'51"	19 62	S68°23'46"W	19 61
C101	179 00	16°08'32"	50 43	S79°36'27"W	50 26
C102	29 50	90°00'00"	46 34	S44°42'56"W	41 72
C103	29 50	32°50'45"	16 91	S16°42'27"E	16 68
C104	29 50	57°09'15"	29 43	S61°08'18"W	28 22
C105	40 00	46°28'08"	32 44	S23°31'08"E	31 56
C106	29 50	90°00'00"	46 34	N44°42'56"E	41 72
C107	29 50	92°38'17"	47 70	S43°57'56"E	42 67
C108	471 00	8°28'47"	69 71	S06°35'36"W	69 64
C109	121 00	24°27'35"	51 66	N77°29'08"E	51 26
C110	29 50	90°00'00"	46 34	N20°15'20"E	41 72
C111	29 50	90°12'27"	46 45	N69°50'53"W	41 79
C112	279 00	7°17'11"	35 48	S68°41'28"W	35 46
C113	279 00	11°16'05"	54 87	S77°58'06"W	54 78
C114	279 00	6°08'30"	29 91	S86°40'24"W	29 89
C115	229 00	7°03'49"	28 23	N86°43'27"W	28 21
C116	229 00	11°42'18"	46 78	N77°20'23"W	46 70
C117	29 50	86°07'01"	44 34	S65°27'15"W	40 28
C118	471 00	11°33'45"	95 05	S16°36'52"W	94 89
C119	29 50	90°00'00"	46 34	N44°33'59"E	41 72
C120	329 00	7°14'34"	41 59	N85°56'42"E	41 56

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	329 00	9°05'34"	52 21	N77°46'39"E	52 16
C122	329 00	7°58'31"	45 80	N69°14'36"E	45 76
C123	29 50	90°00'00"	46 34	S69°44'40"E	41 72
C124	29 50	90°00'00"	46 34	S20°15'20"W	41 72
C125	221 00	4°52'49"	18 82	S67°41'45"W	18 82
C126	221 00	19°25'49"	74 95	S79°51'04"W	74 59
C127	29 50	90°00'00"	46 34	N45°26'01"W	41 72
C128	221 00	2°42'09"	10 42	S01°36'26"E	10 42
C129	221 00	21°47'09"	84 03	S13°51'05"E	83 53
C130	29 50	90°00'00"	46 34	S69°44'40"E	41 72
C131	279 00	10°39'06"	51 87	N70°34'54"E	51 79
C132	279 00	10°53'32"	53 04	N81°21'13"E	52 96
C133	279 00	2°46'00"	13 47	N88°10'59"E	13 47
C134	29 50	90°00'00"	46 34	N44°33'59"E	41 72
C135	29 50	90°00'00"	46 34	N45°26'01"W	41 72
C136	29 50	90°00'00"	46 34	S44°44'39"W	41 72
C137	29 50	90°00'00"	46 34	S45°15'21"E	41 72
C138	29 50	90°00'00"	46 34	N44°33'59"E	41 72
C139	29 50	89°49'20"	46 25	N45°20'41"W	41 65
C140	29 50	90°00'00"	46 34	S44°44'39"W	41 72
C141	29 50	90°00'00"	46 34	N45°15'21"W	41 72
C142	29 50	90°00'00"	46 34	S44°44'39"W	41 72
C143	29 50	90°00'00"	46 34	N45°15'21"W	41 72
C144	29 50	90°00'00"	46 34	S44°44'39"W	41 72
C145	529 00	1°24'56"	13 07	S00°27'07"W	13 07
C146	529 00	8°20'40"	77 04	S05°19'55"W	76 98
C147	529 00	8°41'53"	80 31	S13°51'12"W	80 23
C148	529 00	6°24'44"	59 20	S21°24'31"W	59 17
C149	171 00	11°38'27"	34 74	S84°26'08"E	34 68
C150	29 50	103°13'47"	53 15	S27°00'01"E	46 25
C151	29 50	90°00'00"	46 34	N44°44'39"E	41 72
C152	29 50	90°00'00"	46 34	S45°15'21"E	41 72
C153	221 00	5°50'28"	22 53	N86°49'25"E	22 52
C154	221 00	18°58'55"	73 22	N74°24'44"E	72 88
C155	29 50	89°39'56"	46 17	N20°05'18"E	41 60
C156	279 00	8°27'49"	41 21	N20°30'45"W	41 18
C157	279 00	12°22'26"	60 25	N10°05'37"W	60 14
C158	279 00	3°39'03"	17 78	N02°04'53"W	17 77
C159	350 00	79°21'56"	484 78	S50°02'08"W	446 95
C160	29 50	90°00'00"	46 34	S45°17'04"E	41 72
C161	500 00	1°04'46"	9 42	S29°56'27"W	9 42
C162	150 00	24°27'35"	64 04	N77°29'08"E	63 55
C163	250 00	19°36'03"	85 52	N14°56'38"W	85 11
C164	250 00	4°51'33"	21 20	N02°42'51"W	21 20
C165	312 50	1°26'17"	7 84	N88°59'47"E	7 84
C166	135 00	5°14'03"	12 33	S01°09'11"E	12 33
C167	135 00	2°14'11"	5 27	S04°53'18"E	5 27
C168	130 00	2°23'45"	5 44	N15°10'57"W	5 44
C169	29 50	93°20'47"	48 06	N32°41'19"E	42 92
C170	859 50	5°55'36"	88 91	N85°52'44"E	88 87
C171	877 50	0°39'11"	10 00	N89°10'43"E	10 00
C172	29 50	32°50'45"	16 91	N16°08'18"E	16 68
C173	29 50	57°09'18"	29 43	N61°08'20"E	28 22
C174	312 50	24°27'35"	133 41	N77°29'08"E	132 40
C175	250 00	24°29'18"	106 85	N12°30'00"W	106 04
C176	471 00	7°47'29"	64 05	N26°35'04"E	64 00
C177	500 00	30°44'09"	268 22	S15°06'43"W	265 02

SHEET 8 OF 8

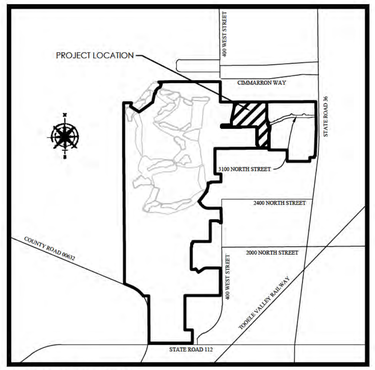
PREPARED BY
FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

COMPASS POINT VILLAGE 6
PRELIMINARY SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 4,
THE SE 1/4 OF SECTION 5 AND NE 1/4 OF SECTION 8,
T3S, R4W, SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

Z:_2023\23-075 Compass Point Village 6\design\23-075 Village 6 V2 - PRELIMINARY PLAT.dgn

COMPASS POINT VILLAGE 6

LOT SETBACKS AND TABULATIONS



VICINITY MAP

N.T.S

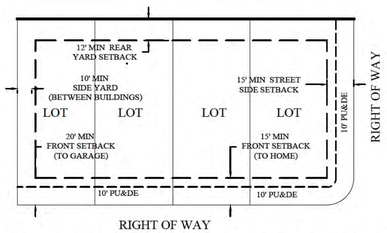
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)

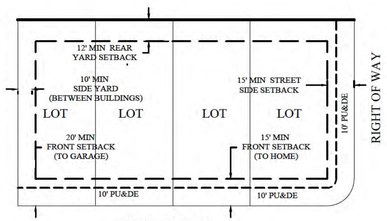
STREET MONUMENT (TO BE SET)

BOUNDARY MARKERS



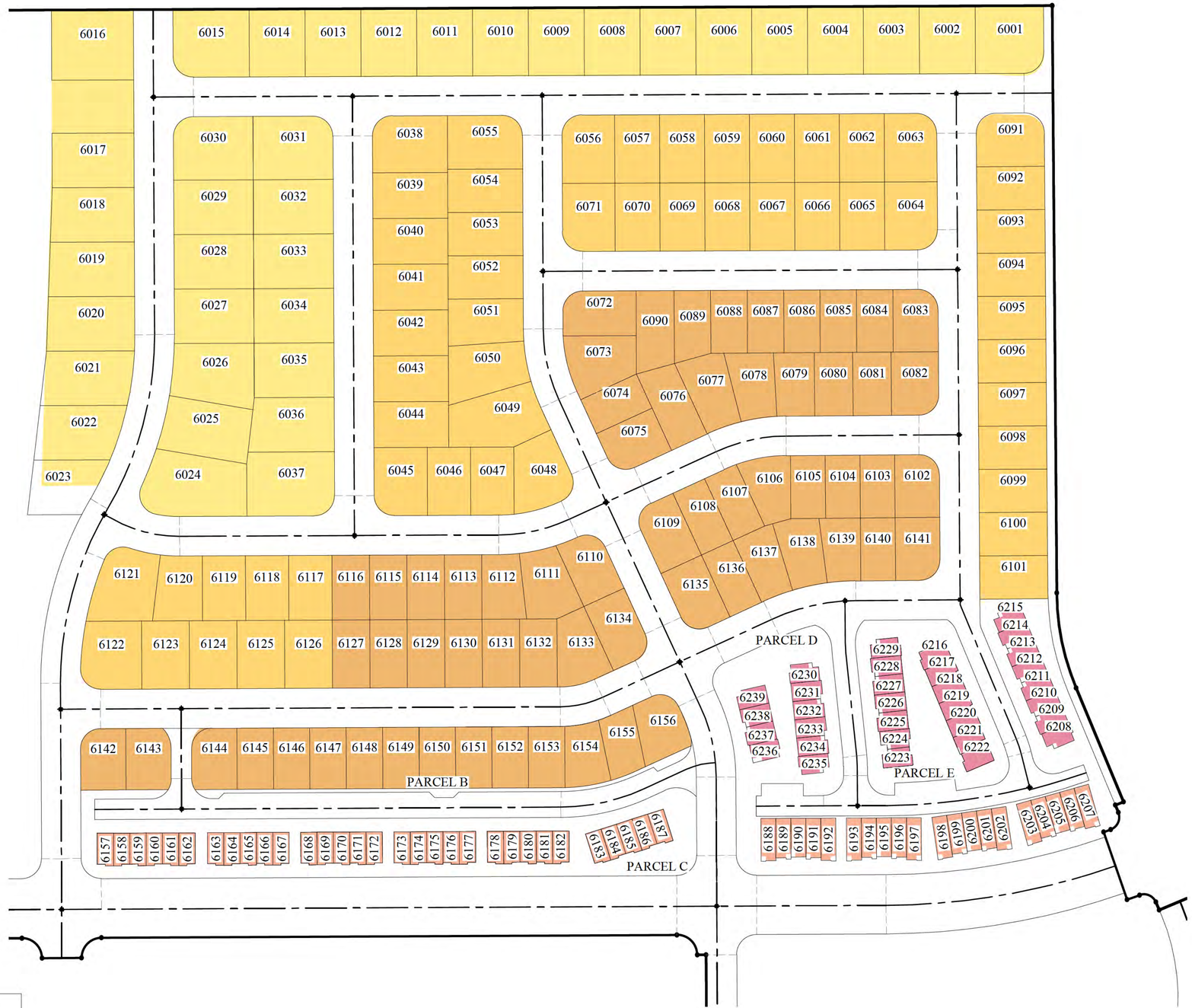
FRONT-LOAD TOWNHOME BUILDING SETBACKS

N.T.S.



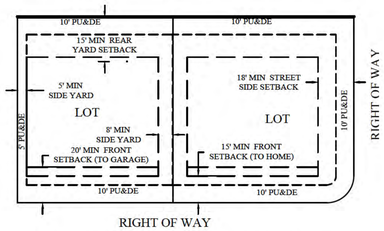
REAR-LOAD TOWNHOME BUILDING SETBACKS

N.T.S.

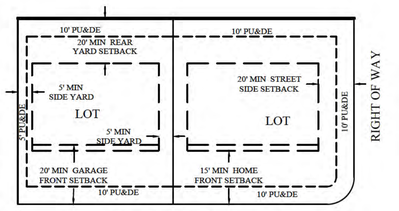


LEGEND:

- FRONT-LOAD TOWNHOMES (32 UNITS)
- REAR-LOAD TOWNHOMES (51 UNITS)
- COTTAGE LOTS (55 LOTS)
- TRADITIONAL LOTS (64 LOTS)
- COLLECTION LOTS (37 LOTS)

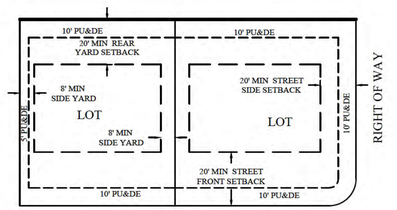


TRADITIONAL BUILDING SETBACKS



TYPICAL COTTAGE SETBACKS

N.T.S.



TYPICAL COLLECTION SETBACKS

N.T.S.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER

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

z:_2025\25-0179 compass point village 6\design 25-0179\dwg\sheets\C2.7 - LOT SETBACKS AND TABULATIONS.dwg

STAFF REPORT – CITY ATTORNEY
November 3, 2026

To: Tooele City Planning Commission
Business Date: November 10, 2026

From: Tooele City Attorney's Office

Prepared By: Matt Johnson, City Attorney

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 ft^2)
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.

BACKGROUND

This report was prepared by the City Attorney at the request of the Planning Commission, following the discussion of this item during the regular business meeting of the Planning Commission on September 23, 2026. This document provides legal guidance to the Planning Commission in its official administrative capacity and does not constitute individual legal advice to the applicant, property owners, or members of the public.

ADMINISTRATIVE DETERMINATION AND CLASSIFICATION OF USE

As stated in the Planning Division's Staff Report, this Conditional Use Permit ("CUP") 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. This report details those considerations further in its "SUMMARY" Section below.

Code Silence and Unlisted Uses. Land use authorities periodically encounter commercial uses or technological applications that are not explicitly listed or defined in land use code or tables. Utah Code § 10-20-507 allows for a city in its land use ordinance to provide a process for

reviewing and approving new or unlisted business uses. Tooele City's process is provided in Tooele City Code § 1-27-2, which 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.

Effect of the Zoning Administrator's Interpretation. In this matter, the Zoning Administrator has issued a formal finding determining that the proposed physical staging site is "substantially similar" to Accessory Outside Storage, a conditional use within the General Commercial district. Given the authority granted to the Zoning Administrator through Tooele City Code § 1-27-2, the Zoning Administrator's interpretation establishes the land use classification. There is nothing in Tooele City Code or other law that would give the Planning Commission, acting as the land use authority for the CUP, authority to overrule the Zoning Administrator's land use interpretation during the hearing on the CUP.

SCOPE OF COMMISSION'S REVIEW - STATUTORY LIMITATIONS AND PREEMPTIONS

The Planning Commission's authority to deny or attach conditions to the CUP is specifically limited and/or preempted by both Federal and State law.

Federal Restrictions. Under 49 U.S.C. § 40103, the Federal government maintains exclusive sovereignty over the navigable airspace of the United States. Under 49 U.S.C. § 44801, unmanned aircraft (commonly referred to as "drones") are explicitly defined as "aircraft" subject to the same Federal preemption as commercial airliners and helicopters. The Federal Aviation Administration ("FAA") retains sole authority over aircraft noise (49 U.S.C. § 44715), as well as flight rules, altitude caps, flight corridors, pilot certification, airworthiness, and air traffic control (49 U.S.C. § 40103). Cities do not have authority to regulate transit corridors over residential neighborhoods, hover times in flight, camera privacy during flight, or operational flight windows.

State Restrictions. Even though Federal law preempts any state or local law regarding navigable airspace, it still allows for state and local regulation of ground operations, zoning, land use, business licensing, and local policing. However, State law restricts cities' ability to enact such laws. Utah Code § 72-10-701 generally prohibits cities from "enact[ing] a law, ordinance, or rule governing the private use of an unmanned aircraft or the private use of an advanced air mobility system". As it is used in this section, "private use" means all non-governmental use. The following section, Utah Code § 72-10-702, goes further and establishes a safe harbor for legitimate commercial operators from even regulation by the State, so long as the commercial operator operates the unmanned aircraft system "in a manner consistent with applicable Federal Aviation Administration rules, exemptions, or other authorizations." These sections block cities from passing local flight rules.

What is Left for Cities? Taking the above restrictions into account, cities may still enact and enforce basic ground-level land use ordinances, such as regulations of building setbacks, site parking stall counts, physical fencing, and stationary ground equipment noise. Questions regarding flight privacy, criminal trespass (Utah Code § 76-6-206), aircraft noise, and civil liability for accidents remain governed under existing state criminal code, state tort law, and federal aviation liability frameworks. They fall outside the scope of municipal land use authority. Tooele City Code Chapter 11-2 (Noise) applies solely to physical, stationary ground equipment (e.g., generators, chargers, HVAC) on the site.

SUMMARY

This report should in no way be interpreted as to dictate a particular decision for the Planning Commission. However, in considering this application, the Planning Commission should keep in mind the following:

1. The Zoning Administrator, under the authority of State and City Code, has classified the proposed use as substantially similar to Accessory Outside Storage. No provision gives the Planning Commission authority to overrule the Zoning Administrator's determination during a CUP hearing.

2. State and Federal law restricts and preempts any regulation by a city of unmanned aircraft. This includes any regulation of a commercial operator's ability to operate an unmanned aircraft.

3. Cities retain traditional land use authority over ground-level site development and physical land uses – such as setbacks, fencing, parking layout, and stationary structures – including the authority to approve or deny a CUP, but only insofar as it relates to ground-level impacts.

4. Under Utah Code § 10-20-506 and Tooele City Code § 7-5-3, the Planning Commission shall approve a CUP if reasonable conditions can be established to mitigate the reasonably anticipated detrimental effects of the proposed use. The Planning Commission is neither legally required nor statutorily tasked with eliminating all possible detrimental effects. Concerns regarding flight privacy, criminal trespass (Utah Code § 76-6-206), aircraft noise, and civil liability for accidents remain governed under existing state criminal code, state tort law, and federal aviation liability frameworks. They fall outside the scope of municipal land use authority.

5. Under Utah Code § 10-20-506 and Tooele City Code § 7-5-4, any condition imposed – or finding of unmitigatable harm – must be supported by substantial evidence in the record.

6. Under Utah Code § 10-20-506 and Tooele City Code §§ 7-5-3 and 7-5-4, a CUP may be denied only if the reasonably anticipated detrimental effects cannot be substantially mitigated through the imposition of reasonable conditions.

7. Utah Code §§ 10-20-506 and 10-20-507, along with Tooele City Code § 1-27-2, specifically account for new or unlisted business uses. Under these standards, public concern or the novel nature of a proposed technology does not, standing alone, constitute substantial evidence that reasonably anticipated detrimental effects cannot be mitigated.

This report provides legal analysis regarding municipal authority under state and federal law and defers to the Community Development Department's Staff Report regarding site-specific planning recommendations and proposed land use conditions.

Tooele City Planning Commission
Business Meeting Minutes

Date: October 28, 2026
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners Present:
Melanie Hammer
Chris Sloan
Jon Proctor
Tyson Hamilton
Amanda Cordova
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Absent:
Frank Linford, Alternate

Council Member Liaisons:
Ed Hansen
Jon Gossett, Excused

Staff Present:
Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Darwin Cook, Parks & Recreation Director
Paul Hansen, City Engineer
Teresa Young, Clerk/Minutes Composition

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

   Following 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**

Commissioner Hammer, Present
Commissioner Sloan, Present
Commissioner Proctor, Present
Commissioner Cordova, Present
Commissioner Jensen, Present
Commissioner Anderson, Present
Chairman Hamilton, Present

Chairman Hamilton also recognized Commissioner Faircloth, Councilman Hansen, Ms. Young, Ms. Anglin, Mr. Aagard, Mr. Johnson, Mr. Cook, and Mr. Hansen.

3. **Public Hearing and Decision on a Conditional Use Permit request submitted by Darwin Cook, on behalf of the Tooele City Parks and Recreation Department, to expand the existing *Public Buildings, Facilities, and Parks* use to allow construction of a Clam Shell-style stage in the southern open space area of the property containing Pratt's Aquatic Center. The subject property is located at approximately 55 North 200 West within the R1-7 Residential Zoning District.**

Ms. Anglin presented a conditional use permit request submitted by Darwin Cook, representing the Tooele City Parks and Recreation Department, to construct a permanent clamshell-style stage in the City Park, near Pratt Aquatic Center at approximately 55 North 200 West. The proposed 2,100-square-foot structure would replace the temporary trailer-mounted stage currently used for community events, including Fridays on Vine and Fourth of July celebrations. The stage would include storage and dressing rooms, with no permanent seating; portable bleachers may be provided as needed. The proposed hours of operation would follow the park's existing hours of 6:00 a.m. to 11:00 p.m.

Planning Staff found the proposal consistent with the R1-7 zoning district and General Plan open space designation. Planning Staff recommended approval subject to two conditions: stage lighting must be directed toward the performance area to minimize light spill onto neighboring properties, and any future exterior lighting must be directed downward and properly shielded where practical. And, the applicant must also submit a revised site plan identifying the distance between the proposed stage and Pratt Aquatic Center.

Chairman Hamilton opened the public hearing at 7:07 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public meeting at 7:08 p.m.

Mr. Cook explained that the proposed permanent stage would be constructed in the same location as the existing temporary stage and would primarily be used for Fridays on Vine and other community events. He stated that the current stage is aging and would require repairs, so the City determined that investing in a permanent clamshell-style stage would be a better long-term option. The structure would include electrical components but no plumbing or restrooms, as those facilities are available in nearby buildings. Mr. Cook added that surrounding neighbors had been notified and that the City intends to be considerate of the neighborhood by adhering to park hours and being respectful of nearby residents.

Motion: Commissioner Proctor move we approve the Conditional Use Permit Request by Darwin Cook, Representing Tooele City Parks and Recreation Department, authorizing the use of "Public Buildings, Facilities, & Parks" located at 55 North 200 West, application number

2026082, based on the findings and subject to the condition listed in the Staff Report dated October 22, 2026. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

4. **City Council Reports**

Councilman Hansen reported that the City Council had discussed the proposed Walmart drone delivery operation but had not moved forward due to concerns from residents and a lack of information regarding how the drones would operate and affect surrounding businesses. He noted that the City continues to receive emails from residents both supporting and opposing the proposal and expects the item to come back for further discussion. He also reported that the City Council approved the proposed change to the water depletion rate. Councilman Hansen added that the Council did not hold a meeting the previous week and confirmed that the next Planning Commission Meeting would be held on November 10 due to Veterans Day.

5. **Review and Decision – October 14, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Motion: Commissioner Sloan moved to approve the October 14, 2026 Planning Commission Meeting Minutes. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

Ms. Anglin reminded the Planning Commissioners that the next meeting would be held on Tuesday, November 10, due to Veterans Day falling on November 11. She confirmed that a quorum would be available and advised that the meeting agenda was expected to be lengthy, including the drone delivery discussion, several conditional use permits, a zoning amendment, and a preliminary plat approval.

6. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:14 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 November, 2026

_____
Tyson Hamilton, Tooele City Planning Commission Chair