

TOOELE CITY CORPORATION

ORDINANCE 2026-21

AN ORDINANCE OF TOOELE CITY REASSIGNING THE LAND USE DESIGNATION FOR APPROXIMATELY 4.1 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1280 NORTH AND 200 EAST FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO LIGHT INDUSTRIAL (LI).

WHEREAS, Utah Code §10-20-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 2020-47, on December 16, 2020, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 2020-47 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

WHEREAS, the Land Use Plan reflects the findings of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of land uses within the City, which findings are based in part upon the recommendations of land use and planning professionals, Planning Commission recommendations, public comment, and other relevant considerations; and,

WHEREAS, Utah Code §10-20-501, *et seq.*, provides for the enactment of “land use [i.e., zoning] ordinances and a zoning map” that constitute a portion of the City’s regulations (hereinafter “Zoning”) for land use and development, establishing order and standards under which land may be developed in Tooele City; and,

WHEREAS, a fundamental purpose of the Land Use Plan is to guide and inform the recommendations of the Planning Commission and the decisions of the City Council about the Zoning designations assigned to land within the City; and,

WHEREAS, the City received an Amendment Petition for Land Use Map amendment for 4.1 acres of property located at approximately 1280 North and 200 West on March 13, 2026, requesting that the Subject Property be reassigned from the MDR Land Use designation to the LI Land Use designation (see Amendment Petition and map attached as Exhibit A, and Staff Report attached as Exhibit B); and,

WHEREAS, on June 24, 2026, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its positive recommendation to the City Council (see Planning Commission draft minutes attached as Exhibit C); and,

WHEREAS, on July 15, 2026, the City Council convened a duly-noticed public hearing; and,

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

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that:

1. this Ordinance and the Land Use Map amendment proposed therein is in the best interest of the City in that it will further economic development, and is consistent with the General Plan; and,
2. the Land Use Map is hereby amended reassigning the Land Use designation of Light Industrial for approximately 4.1 acres located at approximately 1280 North 200 East, according to the map attached as Exhibit A and staff report attached as Exhibit B.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this 15th day of July, 2026.

TOOELE CITY COUNCIL

(For)

(Against)



Melodi Goch

Justin Brady

Shirley Hauer

D. McCall

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)



ATTEST:



Shilo Baker, City Recorder

SEAL



Approved as to Form:



Matthew C. Johnson, Tooele City Attorney

Exhibit A

Petition and Mapping Pertinent to Land Use Map Amendment

Land Use Map Amendment Application

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



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

Project Information					
Date of Submission: 03.13.2026		Current Land Use Designation: vacant		Proposed Land Use Designation: LI	
Project Name: Fire Station Business Park				Parcel #(s): 02-125-0-0027	
Project Address: 200 East 1280 North, Tooele, UT 84074				Acres: 4.10	
Brief Project Summary: We would like to build a business park within the light industrial zone. Inside of our park we see a great opportunity for local businesses that serve the area. We intend to have a mix of flex space, office warehouse, some office and potentially some retail along 1000 North. The building sizes would range between 10,000 and 40,000 feet and likely could be demised to users as small as 2,500 feet.					
Property Owner(s): Mark Gressman			Applicant(s): Grow Development, LLC		
Address: [REDACTED]			Address: [REDACTED]		
City: St. George	State: UT	Zip: 84795	City: Cottonwood Heights	State: UT	Zip: 84121
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: Boyd Brown			Address: [REDACTED]		
Phone: [REDACTED]			City: Cottonwood Heights	State: UT	Zip: 84121
Cellular: [REDACTED]		Fax: [REDACTED]		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 desire 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			
Received By:	Date Received:	Fees:	App. #:

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, MARK GRESSMAN, 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.

Mark Gressman
MARK GRESSMAN
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 25 day of March, 2026



Bethany Torres
(Notary)
Residing in Washington County, Utah
My commission expires: March 6, 2027

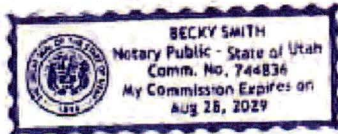
AGENT AUTHORIZATION

I/we, Boyd Brown, 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.

(Property Owner)

(Property Owner)

Dated this 1 day of April, 2026 personally appeared before me Becky Smith the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



Becky Smith
(Notary)
Residing in Salt Lake County, Utah
My commission expires: Aug 26, 2029



LEGAL DESCRIPTION

Subject property being known as part of the following described parcel:

Beginning at the Southwest corner of the J. Franklin Allred, P.C. Property as deeded in book 740 at page 558, which point is North 00°21'58" West 920.00 feet along the Section line and East 50.00 feet from the Southwest corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; run thence North 89°43'06" East 930.00 feet; thence South 00°21'58" East 262.169 feet more or less to the North line of the Alma Kay Iverson Family Living Trust property as deeded by Quit Claim deed in book 329 at page 214; thence West along said North line and North line extended, 645.80 feet to the Northwest corner of the Heritage Limited Partnership property as deeded in book 358 at page 372; thence South along the West line of said Heritage Limited Partnership property 660.00 feet; thence South 89°43'06" West 280.00 feet along the South Section line to a point 50.00 feet East of the Southwest corner of said Section 15; thence North 00°21'58" West parallel and 50 feet East of the Section line 921.624 feet more or less to the point of beginning. Together with a 50 foot right of way described as follows: beginning at the Southwest corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; run thence North 00°21'58" West 920.00 feet, North 89°43'06" East 50.00 feet; thence South 00°21'58" East 920.00 feet to the Section line thence along the Section line West 50.00 feet to the point of beginning.

Tax Parcel #: 02-125-0-0033



April 24, 2026

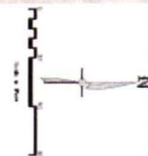
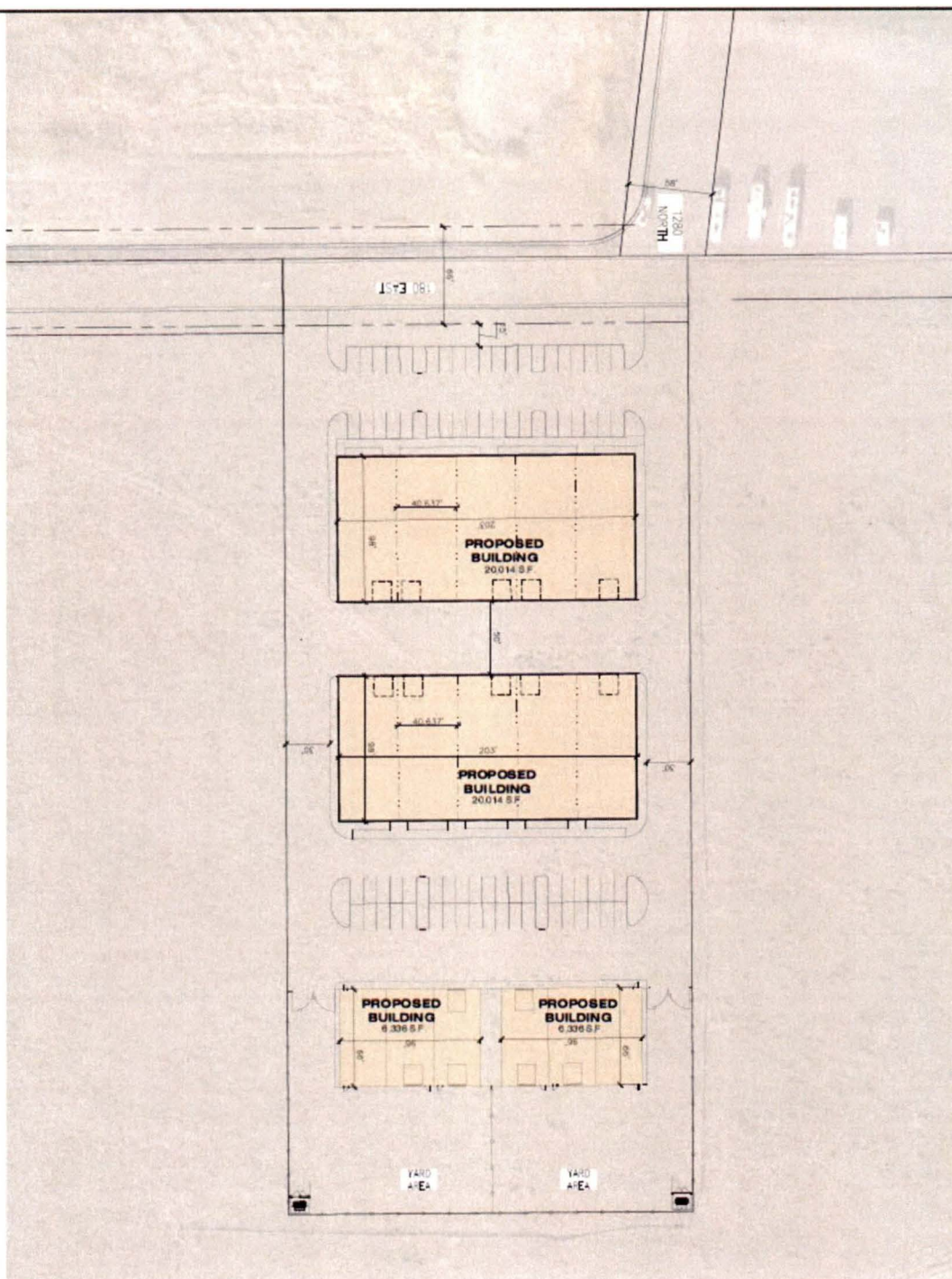
Grow Development
Land Use Map Amendment Application
Parcel #: 02-125-0-0027

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 to our east is designated Light Industrial. Property provides an ideal transition not only strengthens Tooele City's employment base but also supports the incubation of small businesses suited for the Light Industrial zone.
3. **What do you anticipate the land being used for?**
We anticipate developing a business park composed mainly of office-warehouse buildings in a range of sizes. These buildings will accommodate businesses needing spaces from 2,500 to 50,000 square feet. The park will offer both for-sale and for-lease options 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 currently missing in the downtown Tooele 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. Our project supports surrounding residential growth by providing nearby employment and commercial opportunities. Additionally, as part of this project, 180 East will be continued—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 rooftops in the area.
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, 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.

Fire Station Business Park Overall Plan





EXH	DATE	TIME
	4-10-00	10:10
	4-10-00	10:10

GRESSMAN TOOELE
1280 NORTH 180 EAST, TOOELE, UTAH
CONCEPT SITE LAYOUT

CIR | CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801.494.9130

NO.	ITEMS	BY	DATE
END. SET	PRINTED	SET	

Exhibit B

Staff Report with Exhibits

STAFF REPORT

June 24, 2026

To: Tooele City Planning Commission
Business Date: June 18, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner/ Zoning Administrator

Re: Fire Station Business Park North LUMA – Land Use Map Amendment Request

Application No.: 2025042
Applicant: Boyd Brown Representing Grow Development LLC
Project Location: 1280 North and 200 East
Zoning: R1-8 Medium Density Residential Zone
Acreage: 4.1 Acres
Request: Request for approval of a Land Use Map Amendment to re-assign approximately 4.1 acres of land from the Medium Density Residential (MDR) Land Use Designation to the Light Industrial (LI) Land Use Designation.

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 4.1 acres located at 1280 North and 200 East. The property is currently designated as Medium Density Residential (MDR) on the Tooele City General Plan Land Use Map. The applicant is requesting that the future land use designation be amended from Medium Density Residential (MDR) to Light Industrial (LI) to facilitate a subsequent Zoning Map Amendment that would ultimately facilitate the development of a light industrial business park.

The subject property represents the Phase two of a larger development that received City Council approval for a Land Use Map Amendment and corresponding Zoning Map Amendment in May 2025. Approval of this request would extend the Light Industrial land use designation to the remaining property under the developer's ownership, creating a 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

General Plan and Zoning. The Tooele City General Plan Land Use Map designates the subject property as Medium Density Residential (MDR). Consistent with that designation, the property is currently zoned R1-8 Medium Density Residential, which permits one dwelling unit per 8,000-square-foot lot. The R1-8 zoning district is identified in the General Plan as a preferred zoning classification for properties designated Medium Density Residential.

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 RR-5 Rural Residential, and properties to the west are zoned LI Light Industrial. The requested amendment would extend the existing Light Industrial land use designation eastward and include the remaining portion of the applicant's property, creating a more cohesive land use pattern with the adjacent industrial

development while transitioning away from the current residential designation. Maps pertinent to the subject request are included in Exhibit "A" 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 first 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 rectangular in shape and is directly adjacent to an established area designated and zoned for Light Industrial uses. Surrounding properties are currently undeveloped. The property immediately west is part of the existing Light Industrial area, while the property to the south remains vacant with no known development plans. The property to the northwest is currently utilized as a personal storage facility. Properties to the north and east are also vacant but are included within the proposed Western Acres PUD residential development, which is anticipated to include higher-density residential uses.

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 that are 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 to the east and the remaining property under the applicant's ownership. See Exhibit "B" for the complete list of permitted and conditional uses in light industrial zones.

While there are currently no existing residential uses immediately adjacent to the subject property, the proposed Western Acres PUD Development to the north and east is expected to introduce higher density residential uses in the future. As a result, 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 the design of 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 some site plans and those plans are provided for the Planning Commission and City Council's reference. Please keep in mind that this site plan has not been reviewed for compliance with the City's development standards and ordinances and should not be viewed as the final product, if this Land Use Map Amendment is approved. These plans will still need to undergo full site plan design review.

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 completed their reviews of the Land Use Map Amendment submission and have not issued any comments concerning this application.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Land Use Map Amendment submission and has not issued any comments concerning 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 Boyd Brown, representing Grow Development, LLC to re-assign the land use for 4.1 acres from Medium Density Residential to Light Industrial, application number 2026043, based on the findings listed in the Staff Report dated June 18, 2026.”

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 Boyd Brown, representing Grow Development, LLC to re-assign the land use for 4.1 acres from Medium Density Residential to Light Industrial, application number 2026043, based on the findings listed in the Staff Report dated June 18, 2026.”

1. List findings...

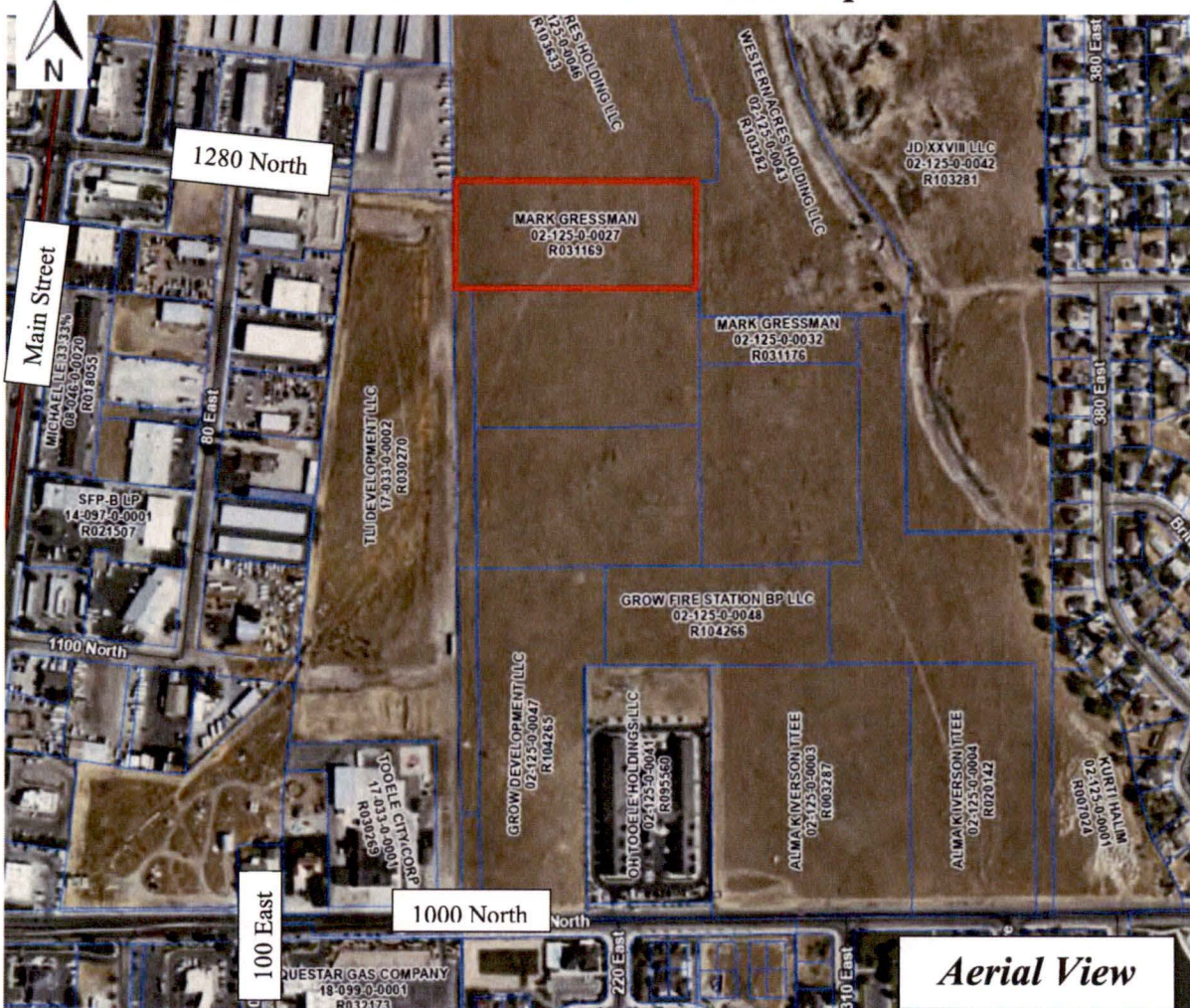
EXHIBITS

- A. Mapping Pertinent to The Fire Station Business Park Land Use Map Amendment
- B. Table of Permitted Uses in Light Industrial Zones
- C. Applicant Submitted Information

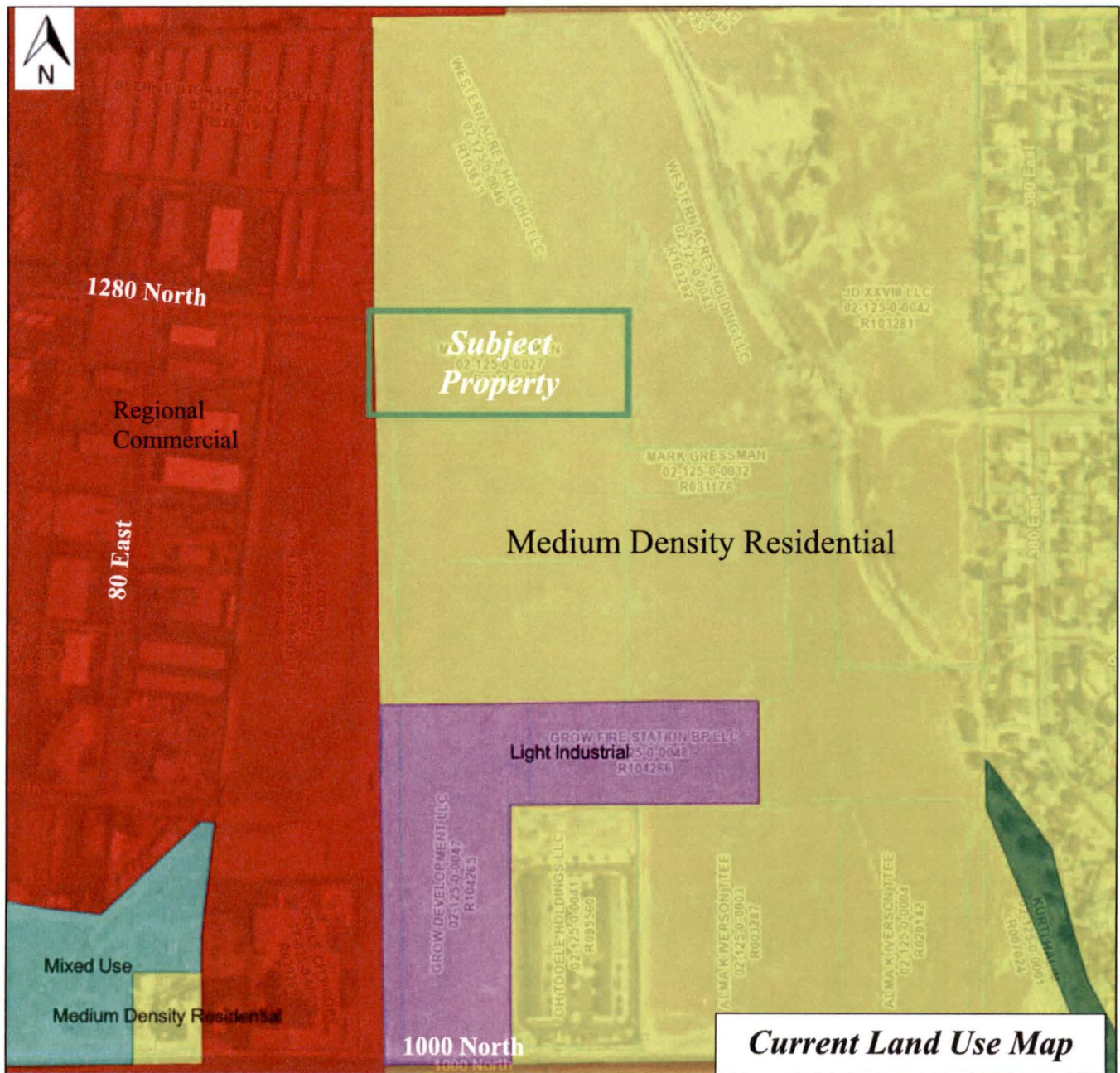
EXHIBIT A

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

Fire Station Business Park Phase 2 Land Use Map Amendment



Fire Station Business Park Phase 2 Land Use Map Amendment



Fire Station Business Park Phase 2 Land Use Map Amendment

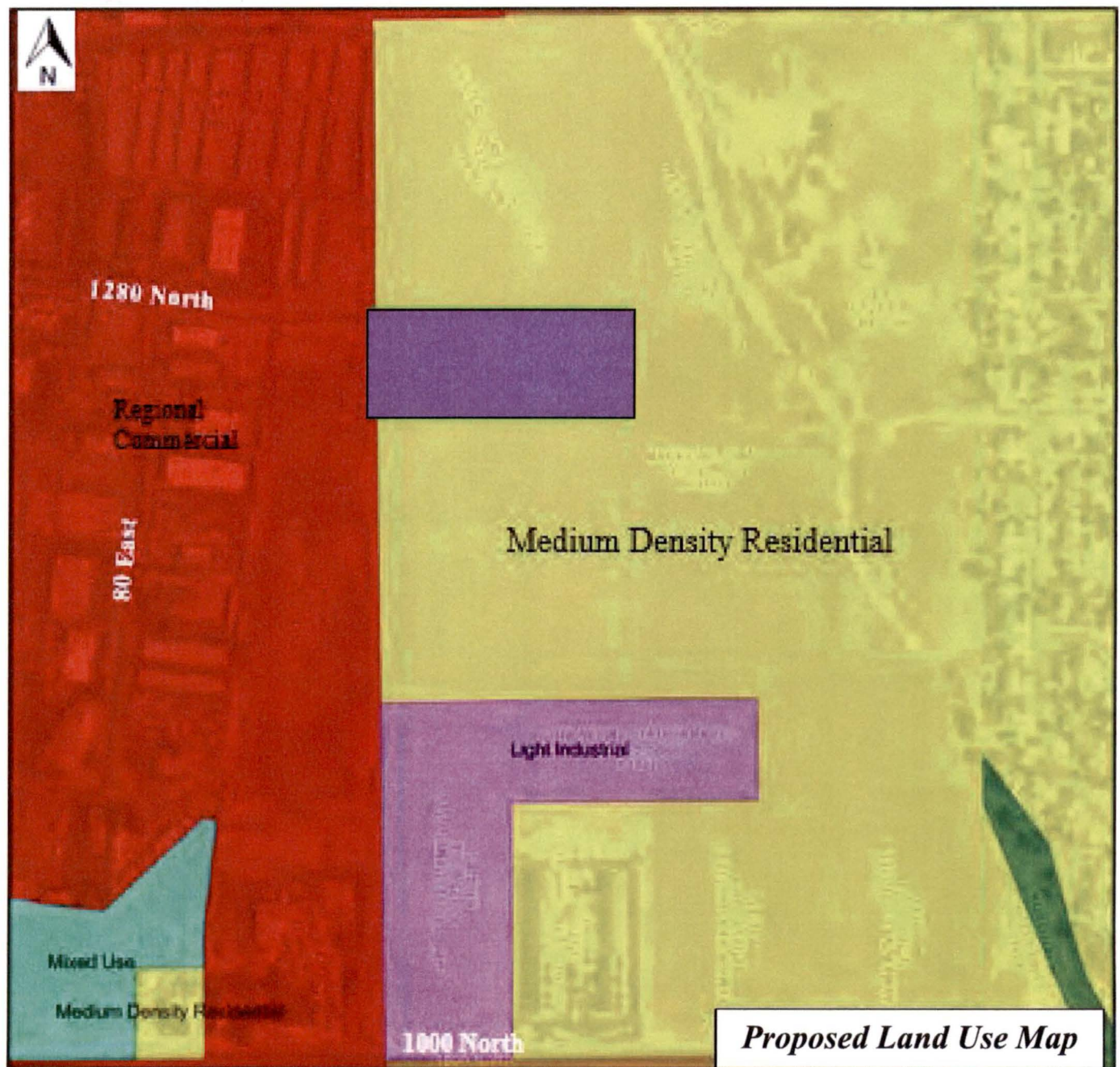


EXHIBIT B

TABLE OF PERMITTED USES IN LIGHT INDUSTRIAL ZONES

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- 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
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 <i>See Note 7</i>		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- 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
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 Neigh- bor- hood Commer- cial (Maxi- mum individual lot size (5,000 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- 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
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- 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
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- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- 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
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- Boulevard	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 Use				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
Telecommunication s 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 Neighor 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

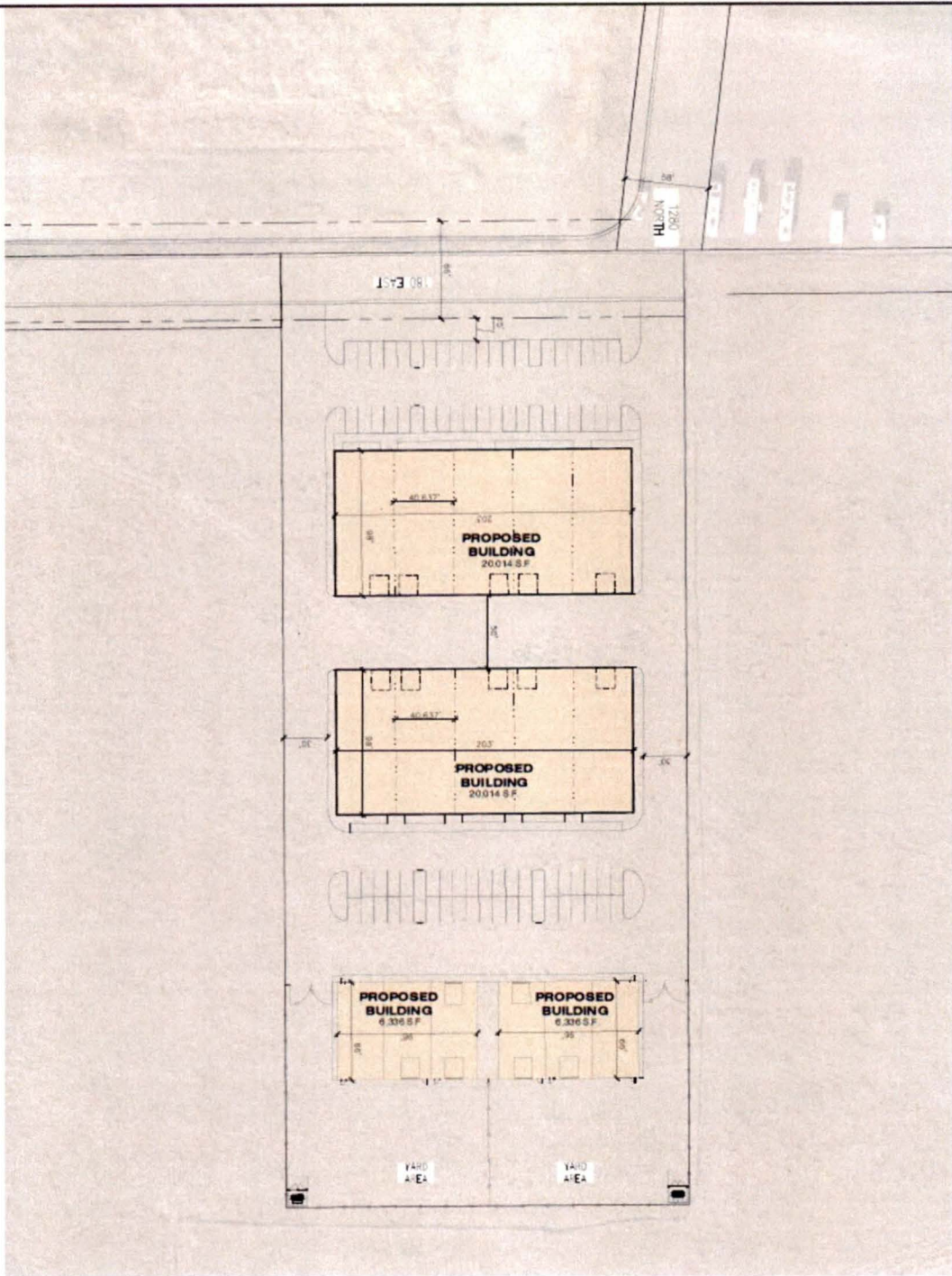
ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOEELE CITY.

EXHIBIT C

APPLICANT SUBMITTED INFORMATION

Fire Station Business Park Overall Plan





NO.	DATE	BY	CHKD.	APP'D.
1	01/11/18	EXH		

GRESSMAN TOEPL
1280 NORTH 180 EAST, TOEPL, UTH
CONCEPT SITE LAYOUT

CIR CIVIL ENGINEERING
10718 S BUCKSTEAD LANE, SUITE 100
DAP, ARIZONA 85045

NO.	DATE	BY	CHKD.	APP'D.
1	01/11/18	EXH		

Land Use Map Amendment Application

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



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

Project Information					
Date of Submission: 03.13.2026		Current Land Use Designation: vacant		Proposed Land Use Designation: U	
Project Name: Fire Station Business Park				Parcel #(s): 02-125-0-0027	
Project Address: 200 East 1280 North, Tooele, UT 84074				Acres: 4.10	
Brief Project Summary: We would like to build a business park within the light industrial zone. Inside of our park we see a great opportunity for local businesses that serve the area. We intend to have a mix of flex space, office warehouse, some office and potentially some retail along 1000 North. The building sizes would range between 10,000 and 40,000 feet and likely could be demised to users as small as 2,500 feet.					
Property Owner(s): Mark Gressman			Applicant(s): Grow Development, LLC		
Address: [REDACTED]			Address: [REDACTED]		
City: St. George	State: UT	Zip: 84795	City: Cottonwood Heights	State: UT	Zip: 84121
Phone: [REDACTED]			Phone: [REDACTED]		
Contact Person: Boyd Brown			Address: [REDACTED]		
Phone: [REDACTED]			City: Cottonwood Heights	State: UT	Zip: 84121
Cellular: [REDACTED]		Fax: [REDACTED]	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 not 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. § 63-2-302.1, 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			
Received By:	Date Received:	Fees:	App. #:

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, MARK GRESSMAN, 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.

Mark Gressman
MARK GRESSMAN
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 23 day of March, 2026



Bethany Torres
(Notary)
Residing in Wasatch County, Utah
My commission expires: March 6, 2027

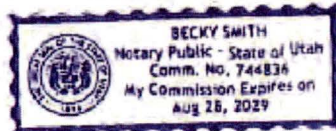
AGENT AUTHORIZATION

I/we, Boyd Brown, 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.

(Property Owner)

(Property Owner)

Dated this 1 day of April, 2026 personally appeared before me Becky Smith the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



Becky Smith
(Notary)
Residing in Salt Lake County, Utah
My commission expires: Aug. 28, 2029



LEGAL DESCRIPTION

Subject property being known as part of the following described parcel:

Beginning at the Southwest corner of the J. Franklin Allred, P.C. Property as deeded in book 740 at page 558, which point is North 00°21'58" West 920.00 feet along the Section line and East 50.00 feet from the Southwest corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; run thence North 89°43'06" East 930.00 feet; thence South 00°21'58" East 262.169 feet more or less to the North line of the Alma Kay Iverson Family Living Trust property as deeded by Quit Claim deed in book 329 at page 214; thence West along said North line and North line extended, 645.80 feet to the Northwest corner of the Heritage Limited Partnership property as deeded in book 358 at page 372; thence South along the West line of said Heritage Limited Partnership property 660.00 feet; thence South 89°43'06" West 280.00 feet along the South Section line to a point 50.00 feet East of the Southwest corner of said Section 15; thence North 00°21'58" West parallel and 50 feet East of the Section line 921.624 feet more or less to the point of beginning. Together with a 50 foot right of way described as follows: beginning at the Southwest corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; run thence North 00°21'58" West 920.00 feet, North 89°43'06" East 50.00 feet; thence South 00°21'58" East 920.00 feet to the Section line thence along the Section line West 50.00 feet to the point of beginning.

Tax Parcel #: 02-125-0-0033



April 24, 2026

Grow Development
Land Use Map Amendment Application
Parcel #: 02-125-0-0027

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 to our east is designated Light Industrial. Property provides an ideal transition not only strengthens Tooele City's employment base but also supports the incubation of small businesses suited for the Light Industrial zone.
3. **What do you anticipate the land being used for?**
We anticipate developing a business park composed mainly of office-warehouse buildings in a range of sizes. These buildings will accommodate businesses needing spaces from 2,500 to 50,000 square feet. The park will offer both for-sale and for-lease options 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 currently missing in the downtown Tooele 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. Our project supports surrounding residential growth by providing nearby employment and commercial opportunities. Additionally, as part of this project, 180 East will be continued—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 rooftops in the area.
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, 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.

Exhibit C

Planning Commission Draft Minutes

**Tooele City Planning Commission
Business Meeting Minutes**

Date: June 24, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer
Chris Sloan
Jon Proctor
Tyson Hamilton
Amanda Cordova
Weston Jensen
Kelley Anderson

Absent:

Sarah Faircloth, Alternate
Frank Linford, Alternate

Council Member Liaisons:

Jon Gossett
Ed Hansen, Excused

Staff Present:

Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney
Paul Hansen, City Engineer

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

2. **Roll Call**

Melanie Hammer, Present
Chris Sloan, Present

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

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

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

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

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

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

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the Fire Station Business Park Land Use Map Amendment request by Boyd Brown, representing Grow Development, LLC to re-assign the land use for 4.1 acres from Medium Density Residential to Light Industrial, application number 2026043, based on the findings listed in the Staff Report dated June 18, 2026. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

4. **Public Hearing and Decision to consider a Conditional Use Permit request by Jake Finlinson,**

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

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

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

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

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

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

Motion: Commissioner Hammer moved to approve the Conditional Use Permit request by Jake Finlinson, representing Perry Commercial, to authorize an “Accessory Drive Through Facility” for Building Pad H, lot 15 of the Peak at the Compass Point Commercial Subdivision, application number 2026041, based on the findings and subject to the conditions listed in the Staff Report dated June 18, 2026. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

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

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

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

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

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

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

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

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

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

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

Motion: Commissioner Jensen moved to forward a positive recommendation to the City Council for the proposed amendments to Tooele City Code Section 7-16a-3, changing "Residential" to "Commercial" in the title, Commercial Special Districts Eligibility and Size, and amending the minimum land requirements to allow no more than three parcels with a minimum of 30 acres each. If there are not three parcels, the existing minimum requirement of 50 acres shall remain in effect. Commissioner Cordova seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

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

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

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

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

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

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code Title 7, Chapter 25, Signs, regarding the removal, safeguard and disposal of political signs based on Mr. Johnson's presentation. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

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

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

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

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

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

Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

8. **City Council Reports**

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

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

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

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

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

There were no corrections to the minutes

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

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:53 p.m.

Note: The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this _____ day of July, 2026

Tyson Hamilton, Tooele City Planning Commission Chair