

TOOELE CITY CORPORATION

ORDINANCE 2026-23

AN ORDINANCE OF THE TOOELE CITY COUNCIL CREATING THE COMPASS POINT COMMERCIAL SPECIAL DISTRICT, THEREBY AMENDING THE TOOELE CITY ZONING MAP AND REASSIGNING THE LAND USE DESIGNATION FOR PROPERTIES IDENTIFIED AS AREA "A" AT 3100 NORTH AND SR-36, AREA "B" AT 800 WEST AND 1000 NORTH, AREA "C" AT 3300 NORTH 400 WEST, AND AREA "D" AT 1200 WEST AND 2400 NORTH.

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 (e.g., R1-10 residential, neighborhood commercial (NC), light industrial (LI)); and,

WHEREAS, on July 21, 2021, the City Council approved Ordinance 2021-27, enacting Tooele City Code Chapter 7-16a regarding Commercial Special Districts (CSD),

in which developers and the City can negotiate and enact a unique zoning district and land use regulation governing development in the CSD; and,

WHEREAS, on September 2, 2026, the City Council approved Ordinance 2026-20, amending Tooele City Code § 7-16a-3 regarding the eligibility and size criteria for a CSD, and allowing for a concurrent amendment of the Land Use Designation to a Regional Commercial (RC) land use; and,

WHEREAS, under Tooele City Code § 7-16a-5 approval or denial of a CSD application shall be based on at least the following: (1) whether the proposed CSD "will result in the development of properties in a manner that is not reasonably feasible under the terms of zoning districts identified in Table 1 of Chapter 7-16"; (2) whether the proposed CSD "will result in the development of properties in a manner that will provide a substantial benefit to the City"; and, (3) whether the proposed CSD "will result in the development of properties in a manner that provides uses, configuration, and/or product types that are unique to the community or address a documented deficiency in the market"; and,

WHEREAS, the City has received an application for the Compass Point CSD from Perry Homes entities, seeking to create a CSD including four non-contiguous tracts totaling approximately 398.1 acres (see CSD application attached as **Exhibit A**), consisting of Area "A" at approximately 116 acres, Area "B" at approximately 38.9 acres, Area "C" at 51 acres, and Area "D" at approximately 192.2 acres; and,

WHEREAS, Area A currently includes zoning predominantly for General Commercial (GC) with a small portion zoned Compass Point RSD, and includes Land Use Designations for Regional Commercial (RC) and Medium Density Residential (MDR); and,

WHEREAS, Area B currently includes zoning for Neighborhood Commercial (NC) and a Land Use Designation of Community Commercial (CC); and,

WHEREAS, Area C currently includes zoning for Compass Point RSD and a Land Use Designation of Medium Density Residential (MDR); and,

WHEREAS, Area D currently includes zoning for Compass Point RSD and a Land Use Designation of Medium Density Residential (MDR); and,

WHEREAS, pursuant to Tooele City Code § 7-16a-3, as amended by City Council on September 2, 2026, upon approval of the proposed Compass Point CSD, the Land Use Designations of Areas A, C, and D, shall be amended to Regional Commercial (RC); and,

WHEREAS, the Compass Point CSD will be governed by the CSD land use regulation document attached as **Exhibit B**; and,

WHEREAS, City Administration presented to the Planning Commission the Compass Point CSD (see the City staff report contained in **Exhibit C**); and,

WHEREAS, on August 26, 2026, the Planning Commission convened a duly-noticed public hearing, accepted public comment, and voted 6-1 to forward its positive recommendation to the City Council (see Planning Commission minutes attached as **Exhibit D**); and,

WHEREAS, on September 2, 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 TOOEELE CITY COUNCIL that:

1. this Ordinance and the CSD zoning amendments proposed therein, including the resulting Land Use Designation amendment, will result in the development of properties in a manner that is not reasonably feasible under the terms of zoning districts identified in Table 1 of Chapter 7-16; and,
2. this Ordinance and the CSD zoning amendments proposed therein, including the resulting Land Use Designation amendment, will result in the development of properties in a manner that will provide a substantial benefit to the City; and,
3. this Ordinance and the CSD zoning amendments proposed therein, including the resulting Land Use Designation amendment, will result in the development of properties in a manner that provides uses, configuration, and/or product types that are unique to the community or address a documented deficiency in the market; and,
4. the Land Use Designation is hereby amended for the approximately 398.1 acres of Perry Homes entity property located in Areas A, C, and D to a Regional Commercial (RC) land use; and,
5. the Zoning Map is hereby amended for the approximately 398.1 acres of Perry Homes entity property located in Areas A, B, C, and D of the City to be known as Compass Point Commercial Special District, as shown in the attached CSD land use regulation document (**Exhibit B**); and,
6. the Compass Point CSD zoning district is hereby created, and shall be governed under the terms of the Compass Point CSD land use regulation document (**Exhibit B**), and to the extent not so governed, will be governed by the Tooele City Code; and,
7. Tooele City Code Chapter 7-16c is hereby enacted for the Compass Point CSD.

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.

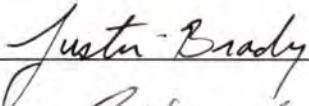
IN WITNESS WHEREOF, this Ordinance is approved by the Tooele City
Council this 2nd day of September, 2026.

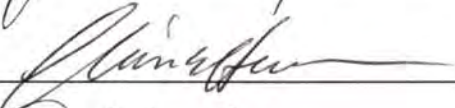
TOOELE CITY COUNCIL

(For)

(Against)









ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)



(If the mayor approves this ordinance, the City Council passes this ordinance with the Mayor's approval. If the Mayor disapproves this ordinance, the City Council passes the ordinance over the Mayor's disapproval by a super-majority vote (at least 4). If the Mayor neither approves nor disapproves of this ordinance by signature, this ordinance becomes effective without the Mayor's approval or disapproval. UCA 10-3-704(11).)

ATTEST:



Shilo Baker, City Recorder

SEAL



Approved as to Form:



Matthew C. Johnson, City Attorney

Exhibit A

CSD Application

Commercial Special District Application

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



Notice: The applicant must submit copies of the text amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a Commercial Special District proposal is submitted, the proposal is subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the proposal is found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted Commercial Special District proposals shall be reviewed in accordance with the Tooele City Code. Submission of a text 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: 2/11/2026	Applicant Name: Jake Finlinson	
Address: 17 E Winchester St. Murray, UT 84107		
Phone: [REDACTED]	Alternate Phone: [REDACTED]	Email: [REDACTED]
Project Site Address: See legal description attached.		
Brief Summary of Proposal: As part of the Compass Point planned commercial, we would like change the commercial standards to allow for maximum flexibility. We believe these changes will help to incentivize many national and regional users to be a part of Compass Point and Tooele.		
Applicant Signature: 		

*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:

Commercial Special Districts are approved by ordinance. Any change to an approved Commercial Special District requires an amendment by ordinance for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending Commercial Special District may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the desired amendments and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

Exhibit B

Compass Point CSD Document



COMPASS POINT

commercial special district



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COMPASS POINT COMMERCIAL SPECIAL DISTRICT

purpose & intent

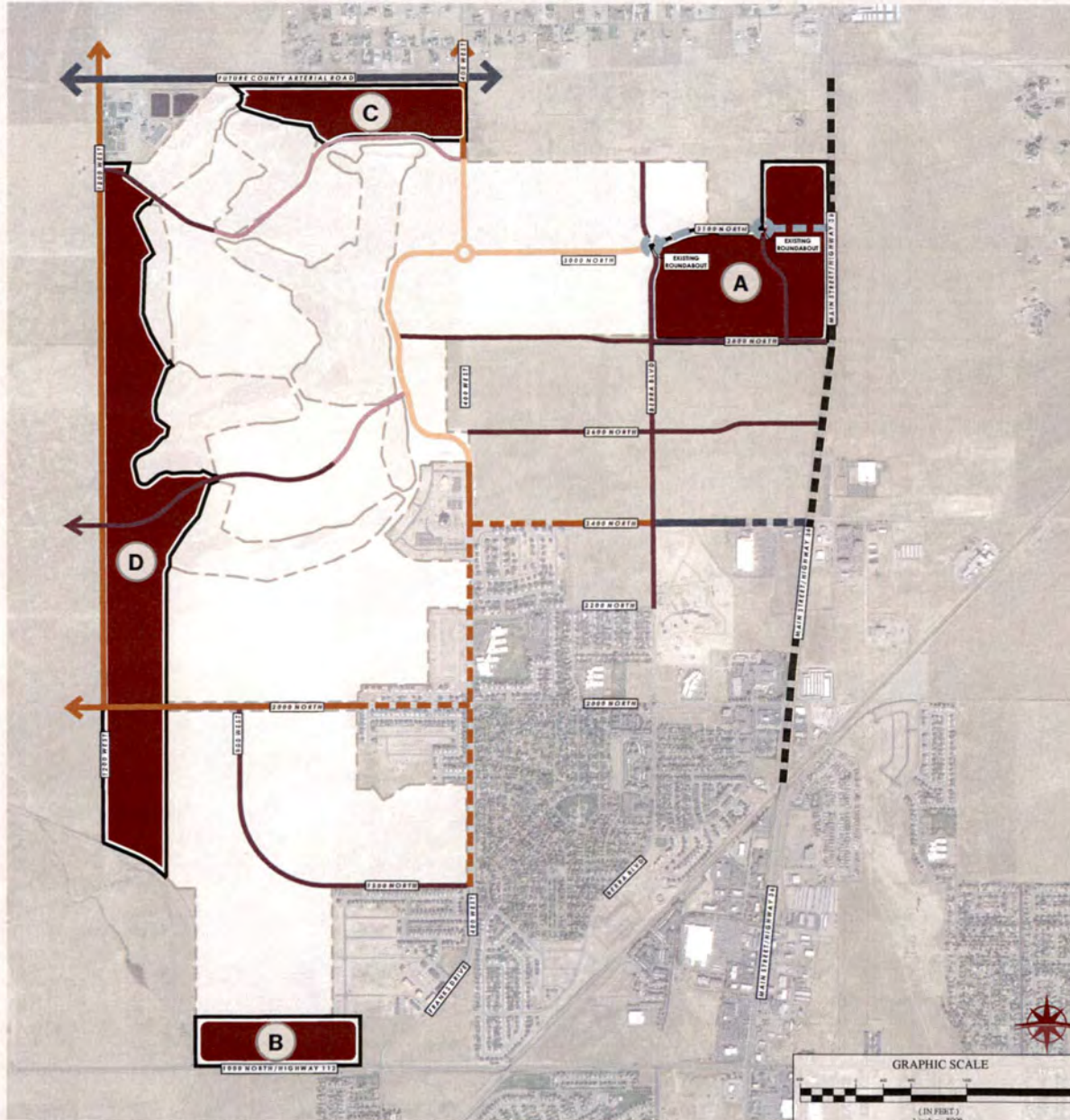
The purpose of the Compass Point Commercial Special District (CSD) is to establish a clear, master-planned framework for commercial development within the broader Compass Point community. Consistent with the intent of the Tooele City Commercial Special District, this CSD establishes customized development standards tailored to the unique character and objectives of Compass Point. These standards provide a coordinated approach to site planning, architecture, landscaping, circulation, and development while allowing flexibility beyond the City's standard zoning regulations to achieve a cohesive, high quality commercial environment. This CSD will provide elevated lighting, landscaping, architectural, screening, and signage standards above that which is in the current commercial ordinance.

The Compass Point CSD is intended to:

- Enable a cohesive commercial environment that supports daily services, employment, and destination-oriented retail/entertainment uses.
- Ensure compatibility with adjacent residential neighborhoods through lighting controls and internal connectivity.
- Provide predictable development standards for future users.

This CSD is the governing document for development standards within the Compass Point Commercial Special District. Development standards not specifically addressed herein shall be governed by the applicable provisions of the Tooele City Code.

proposed BUBBLE PLAN



tabulations

398.1 acres	total acreage
116 acres	area A
38.9 acres	area B
51 acres	area C
192.2 acres	area D - see boundary exhibit

legend

- commercial special district¹
- residential special district
- 66' existing sub-collector
- 66' proposed sub-collector
- 69' proposed sub-collector with trail
- 84' existing major collector
- 84' proposed major collector
- 103' proposed modified major collector
- 106' existing arterial
- 106' proposed arterial
- 125' existing arterial with trail corridors
- project boundary
- project boundary - residential special district

Note:

1. Acreage designated within Area B may be transferred to Area D. Such adjustments shall not result in an increase to the total commercial acreage authorized for commercial or industrial uses within the Overlake Properties. Any commercial acreage transferred from Area B to Area D pursuant to this provision shall thereafter be governed by the Compass Point Residential Special District Plan and applicable residential land use designations and development standards.

PERMITTED & CONDITIONAL USES

Accessory Building	P	Cultural Activities and Uses	P	Heliport	C	Personal Services	P
Accessory Drive Through Facility ¹	C	Day-Care/ Pre-School Center	P	Hotel	P	Pet Shop/Pet Grooming	P
Accessory Dwelling Unit for Caretaker Only	C	Dry Cleaner	C	Hotel (with outdoor use)	C	Pharmacy	P
Accessory Outdoor Sales and Display Incidental to an Allowed Use	C	Fast Food Restaurant	P	Indoor/Enclosed Storage	P	Private Club/Bar	C
Accessory Outside Storage	C	Financial Services	P	Laundromat	P	Professional Office (may be located within an existing structure)	P
Amusement Facility	P	Flex (combination of office and/or retail, with warehousing with docks)	P	Light Manufacturing	C	Public Use	C
Automobile Sales and Rental	C	Funeral Home/Mortuary	P	Liquor Store	C	Public or Private Educational Facility	C
Automobile Service and Repair (with outdoor vehicle storage)	C	Garden Center	P	Medical Cannabis Pharmacy	P	Reception Center (may be located within an existing structure)	C
Bar	P	Hardware and Garden Supply Store	P	Membership Club	C	Recreational Facility (Indoor)	P
Bed and Breakfast Inn	P	Health Care Facility	P	Motel	P	Recreational Facility (Outdoor)	C
Business Office (may be located within an existing structure)	P	Health Care Provider (may be located within an existing structure)	P	Nursing Home, Convalescent Care Facility	P	Recycling Collection Site	C
Conference Center	P	Health Club (with outdoor pool or sports use)	C	Open Space Areas, Trails	P	Repair Shop (household and personal goods with no outside storage)	P
Contractor's Display/ Office	C	Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use	C	Park and Ride Facilities	C	Research Facility	P
Convenience Store (with or without gasoline sales)	P	Health Club (no outdoor use)	P	Parking Structure	C	Restaurant (may be located within an existing structure)	P

PERMITTED & CONDITIONAL USES

Retail Sales Accessory to an Allowed Use	P	Temporary Construction Office	P	Theater (<i>Outdoor</i>)	C	Warehouse	P
Retail Store (<i>may be located within an existing structure</i>)	P	Temporary Seasonal Use	C	Tobacco Specialty Store ²	C		
Retail Store or Commercial Center (<i>no maximum or minimum square footage limitations</i>)	P	Temporary Use	C	Utility Service Facility (<i>major or minor</i>)	C		
Shooting Range (<i>Indoor</i>)	C	Theater (<i>Indoor</i>)	P	Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	P		

Note:

1. Drive-through lanes shall be screened from dedicated public rights-of-way with landscaping, berms, decorative fencing, walls, or a combination thereof, as necessary to minimize headlight glare and visual impacts in accordance with Section 4 of the CSD Design Standards.
2. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, or (c) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
3. All uses listed as conditional must receive Planning Commission approval to be permitted within the Compass Point CSD.
4. Any use not listed is therefore not permitted. For definitions of uses, please see Tooele City Code 7-1-5.
5. Outdoor fenced storage may be an accessory use to any permitted or conditionally permitted use, provided it is screened in accordance with Section 4 of the CSD Design Standards.

DESIGN STANDARDS

1. DEVELOPMENT STANDARDS

The following standards reflect the Compass Point CSD application submittal and are intended to be the baseline district standards. Adherence to these standards shall be reviewed and approved by Tooele City as part of a commercial site plan application. All site plan applications only need to be administratively approved, with no Planning Commission approval, unless otherwise stated for variations or conditional uses.

1.1 Lot / Site Standards

Standard	Requirement
Minimum Lot Size	no restrictions
Lot Coverage	no restrictions
Minimum Lot Width (<i>interior</i>)	60'
Minimum Lot Width (<i>corner</i>)	80'

1.2 Setbacks

Standard	Requirement
Minimum Front Setback	10'
Minimum Side Setback (<i>interior</i>)	0' with provision that alternate PU&DE is provided
Minimum Side Setback (<i>corner</i>)	10' to street side of corner lots (for PU&DE)
Minimum Rear Setback	0'
4+ Story Setback	Buildings exceeding four (4) stories in height shall be setback from any residential use or residential zoning district a distance equal to the height of the building as measured from the nearest residential property line. *Only educational facilities, healthcare facilities, and associated accessory uses shall be permitted to exceed four (4) stories in height.

Note: Buildings shall remain outside of established Public Utility and Drainage Easements (PU&DE) unless otherwise approved by the applicable utility providers and the City. All buildings shall comply with all applicable building and fire code requirements.

1.3 Building Height

Standard	Requirement
Minimum	1 story
Maximum	Permitted to go up to 8 stories – Must comply with Section 4.2 of this CSD. The remainder of the acreage will have a maximum height of 4 stories.

1.4 Site Design

The location and arrangement configuration of buildings shall be approved by City staff at the site plan application.



DESIGN STANDARDS

2. UTILITIES

New utility transmission lines shall be placed underground where feasible and in accordance with applicable City utility requirements. Third-party utility lines shall not be installed within the pavement section of public or private roadways, except for roadway crossings installed within approved conduit.

3. LANDSCAPE

3.1 General Landscaping Requirements

1. All park strip areas, except approved drive approaches, sidewalks, and utility areas, shall be landscaped and maintained.
2. Landscaping within park strips shall consist primarily of hardscape materials, decorative rock, mulch, water-wise shrubs and plantings, or similar low-water landscaping materials approved by the City. Seed, sod, traditional lawn, and artificial turf areas shall be prohibited within park strips.
3. Street trees shall be installed at a maximum spacing of 30 feet on center along all public streets. Tree species shall be selected in accordance with the Tooele City Street Tree Selection Guide.
4. A minimum of two (2) trees shall be planted per park strip frontage. Where a lot abuts public streets along the front and side boundaries, trees shall be installed along both front and side street frontages. Trees shall not be required along rear street frontages.
5. Trees shall be a minimum two inch (2") caliper measured one foot above grade and a minimum six feet (6') in height at the time of planting.
6. Where park strips are less than five feet (5') in width, required trees shall be installed behind the sidewalk on private property.
7. Along Main Street and 3100 North, enhanced landscaping shall be provided to improve corridor aesthetics and soften the appearance of loading docks, outdoor storage areas, refuse areas, and similar service functions. Landscaping shall utilize a combination of trees, shrubs, berming, decorative walls, and layered plantings designed to provide partial screening while maintaining visibility of

3.2 Landscaping for Individual Lots

1. A minimum of ten percent (10%) of each lot shall be landscaped. Required landscaped areas may include parking lot islands, landscaped drainage areas, plazas, trails, pergolas, outdoor gathering areas, and similar amenities approved by the City.
2. The use of sod shall be prohibited except where approved by the City for functional turf areas or public amenities.
3. Parking lot landscape islands with shade trees and approved landscape materials shall be installed at the ends of parking rows.
4. Shade trees shall be incorporated within parking areas to provide enhanced parking lot landscaping and shall be provided at intervals of not more than sixteen (16) parking stalls. Trees shall not be required within parking rows adjacent to buildings.
5. Parking lot trees shall be a minimum two inch (2") caliper at the time of planting.



DESIGN STANDARDS

4. FENCING & SCREENING

4.1 General Standards

1. Fencing shall be constructed of durable materials including masonry, split-face block, decorative metal, vinyl, composite, wood, or other similar materials approved by the City.
2. Chain-link fencing shall be prohibited along public street frontages except where approved for utility, service, temporary construction, or similar uses.
3. Barbed wire, razor wire, electrified fencing, and similar security fencing shall only be permitted where allowed by the Tooele City Code.
4. All fencing shall be maintained in good repair and free from deterioration, leaning, missing materials, or graffiti.

4.2 Commercial Uses Adjacent to Residential Uses

1. Where a commercial use abuts a residential use or residential zoning district along a shared property line, a minimum six-foot (6') tall masonry, concrete, vinyl, composite, or other similar screening fence shall be installed.
2. Required screening fences shall be maintained by the property owner in a safe and orderly condition.

4.3 Vehicle Storage Areas

Outdoor vehicle storage areas associated with automobile repair or similar uses shall be screened from adjacent public streets and residential uses by a minimum six-foot (6') tall fence or wall constructed of masonry, concrete, vinyl, composite, or other similar material.

4.4 Screening of Service Areas

1. Outdoor storage areas, loading areas, mechanical equipment, and refuse containers shall be screened in accordance with the fencing and screening standards of the Commercial Special District.
2. Screening walls and enclosures shall utilize materials and colors compatible with the primary structure.

4.5 Height and Visibility

1. Fence height shall comply with the requirements of the underlying zoning district and applicable provisions of the Tooele City Code.
2. Fencing shall not obstruct required visibility triangles or create vehicular or pedestrian safety hazards.

5. LIGHTING

5.1 Street Lighting

1. Collector and arterial roadways shall comply with the North Tooele Special Service District street lighting standards.
2. Street lighting improvements shall be installed in accordance with applicable Tooele City requirements for commercial development projects.



DESIGN STANDARDS

5. LIGHTING

5.2 Site Lighting

1. Parking lot, pedestrian, and building-mounted lighting shall be designed to provide adequate visibility and safety while minimizing glare, light trespass, and unnecessary upward light spill.
2. Lighting fixtures should utilize full cutoff, fully shielded, or similarly directed fixtures intended to reduce impacts on adjacent properties and the night sky.
3. Lighting shall be directed downward and away from adjacent residential properties and public rights-of-way to the greatest extent practicable.
4. Decorative, architectural, pedestrian-scale, and energy-efficient LED lighting is encouraged throughout the district.
5. Alternative fixture types and lighting designs that achieve the intent of this Section may be approved by the City.

5.3 Signage and Monument Lighting

1. Lighting associated with monument signs, directional signs, tenant signage, and similar commercial identification features may be internally illuminated or externally illuminated in accordance with applicable Tooele City sign regulations.
2. Signage lighting shall be designed to avoid excessive glare onto adjacent properties or public rights-of-way to the greatest extent practicable.

5.4 Prohibited Lighting

1. Unshielded lighting fixtures that create excessive glare onto adjacent properties or public streets shall be prohibited.
2. Flashing, strobing, or excessively bright lighting not associated with public safety or emergency services shall be prohibited unless otherwise approved by the City.

6. OFF-STREET PARKING

6.1 Minimum Parking Requirement

1. Unless otherwise modified by this Section, a minimum of four (4) parking stalls per one thousand (1,000) square feet of gross floor area shall be provided for all commercial uses.
2. Parking requirements for educational facilities, hospitals, flex space, and warehouse uses shall be determined by the Community Development Director based on the anticipated use, operational characteristics, shared parking opportunities, and applicable Tooele City Code standards.

6.2 Administrative Adjustment

The Community Development Director may approve adjustments to the minimum parking requirement where the applicant demonstrates that the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy.

6.3 Compliance with City Code

All off-street parking design, layout, access, and improvement standards shall comply with the applicable provisions of Title 7 of the Tooele City Code unless otherwise stated, including standards for stall dimensions, drive aisles, and accessibility. The Community



DESIGN STANDARDS

6. OFF-STREET PARKING

Development Director may approve adjustments to the minimum parking requirement where the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy. When deemed necessary by the Community Development Director, a site-specific parking and/or traffic study, prepared by a licensed Professional Engineer, shall be provided.

7. ARCHITECTURAL / VERTICAL

These standards are intended to promote high-quality architectural design, visual interest, and compatibility within the district while maintaining the flexibility necessary to support a diverse range of commercial users and development types.

7.1 General Standards

1. Building design shall incorporate changes in massing, material, surface articulation, or finish to emphasize entrances and pedestrian-oriented features.
2. All building elevations shall include variation in architectural treatment, which may be achieved through changes in color, material, texture, modulation, or detailing. Excessively uniform or monotonous façades shall be avoided.
3. Exterior building materials shall be durable, high-quality, and low-maintenance. No specific material palette is mandated in order to preserve flexibility for tenant-specific design and to support long-term economic competitiveness of the district.
4. All sides of buildings shall receive architectural design consideration consistent with the overall building design character.

7.2 Façade Articulation

1. Exterior walls exceeding seventy feet (70') in length shall incorporate façade articulation techniques such as recesses, projections, material changes, or other design features intended to break up massing and reduce visual scale.
2. Exterior walls of buildings that are longer than seventy feet (70') shall have relief features at least four inches (4") deep at planned intervals.

8. AMENITIES

No public or private amenities shall be required within the Commercial Special District. However, the Community Development Director may approve reductions to the minimum landscaping requirements by allowing the square footage occupied by City-approved amenities to be credited toward the required landscaped area.

9. TRANSPORTATION

Unless otherwise stated in the Commercial Special District Plan, street standards will adhere to Tooele City Code Title 4 Chapter 8: *Road and Bridge Construction Standards* as stated at the time of approval.

1. Final roadway alignments, street classifications, access locations, intersection configurations, truck routes, pedestrian connectivity, and related transportation improvements shall be established during the preliminary subdivision and site plan review process.
2. All fire and emergency vehicle access requirements shall be verified for compliance at the time of preliminary plat.

DESIGN STANDARDS

10. SIGNAGE STANDARDS

10.1 Pylon Signage

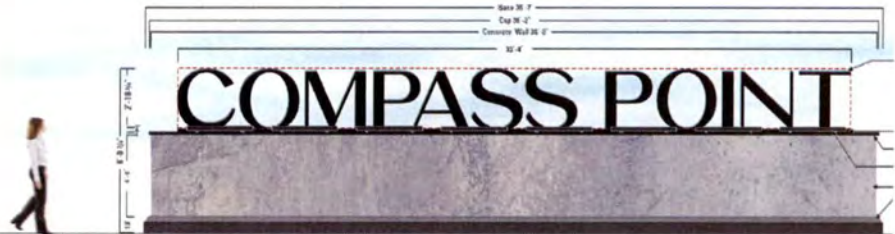
All pylon signage shall have the following maximum dimensions:

Standard	Requirement
Maximum Height	35'
Maximum Width	10'
Maximum Sign Area	350 SF

Pylon Signage shall be allowed along road frontages, including Meridian Way, 3100 N. and SR-36. One pylon sign can be installed for every 500 feet of frontage. Additional pylon sign locations may be approved by the Planning Commission through the applicable site plan review process. Setbacks for signage shall be calculated from the sign footing.

10.2 Masterplan Monumentation Signage

Within 300' of the intersection of 3100 N and SR-36, two monument signs are allowed with a maximum width of 60' and a maximum height of 15'. Sign permit and building permit will be required. Within 3' of the footing of the Masterplan Monumentation Signage, landscaping shall be required.



conceptual signage

10.3 City Entry Monument Signage

Within Lot 1 of the Sage Flats Subdivision, a 20' wide by 15' tall monument sign will be allowed for a Tooele City entry monument.



walkable areas with spaces for rest & relaxation



shade canopies for commercial users



elevations with varying height & multiple material requirements



elevated landscape adjacent to monument signage



elevated landscape in industrial areas



elevated planting at entrances and walking trails

EXAMPLE IMAGES

LEGAL DESCRIPTION

AREA A

Compass Point Special Commercial District Area A Boundary Description

A parcel of land located in the Southeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

Beginning at a Right-Of-Way Marker on the westerly line of State Road 36, said Marker being North 00°28'00" West 2642.99 feet along the Section Line to the West Quarter Corner of said Section 4 and North 89°43'58" East 5214.83 feet along the Quarter Section Line from the Southwest Corner of said Section 4 and running thence along said westerly line the following two (2) courses:

- 1) South 00°25'29" East 1907.55 feet,
- 2) Southerly 730.87 feet along an 8000.00-foot-radius curve to the right through a central angle of 05°14'04", chord bears South 02°11'33" West 730.62 feet to the southerly line of said Section 4; thence South 89°40'13" West 2538.46 feet along said southerly line to the monument marking the South Quarter Corner of said Section 4; thence North 00°26'52" West 834.12 feet along said Quarter Section Line and along the center line of a proposed 66.0-Foot Wide Road;

thence along said proposed center line the following three (3) courses:

- 1) Northerly 211.69 feet along a 498.87-foot-radius curve to the right through a central angle of 24°18'48", chord bears North 11°42'32" East 210.11 feet,
- 2) Northerly 283.94 feet along a 349.67-foot-radius curve to the left through a central angle of 46°31'37", chord bears North 00°36'08" East 276.21 feet,
- 3) North 22°39'41" West 91.33 feet to the center line of 3100 North Street;

thence along said center line the following three (3) courses:

- 1) North 67°20'19" East 438.44 feet,
- 2) Easterly 405.42 feet along a 1039.00-foot-radius curve to the right through a central angle of 22°21'25", chord bears North 78°31'01" East 402.85 feet,
- 3) North 89°41'44" East 812.00 feet to the center line of Meridian Way (250 East Street);

thence North 00°18'16" West 994.06 feet along said center line to said Quarter Section Line;

thence North 89°43'58" East 942.32 feet along said Quarter Section Line to said Right-Of-Way Marker on the westerly line of State Road 36 and to the Point of Beginning.

Contains 116.076 Acres

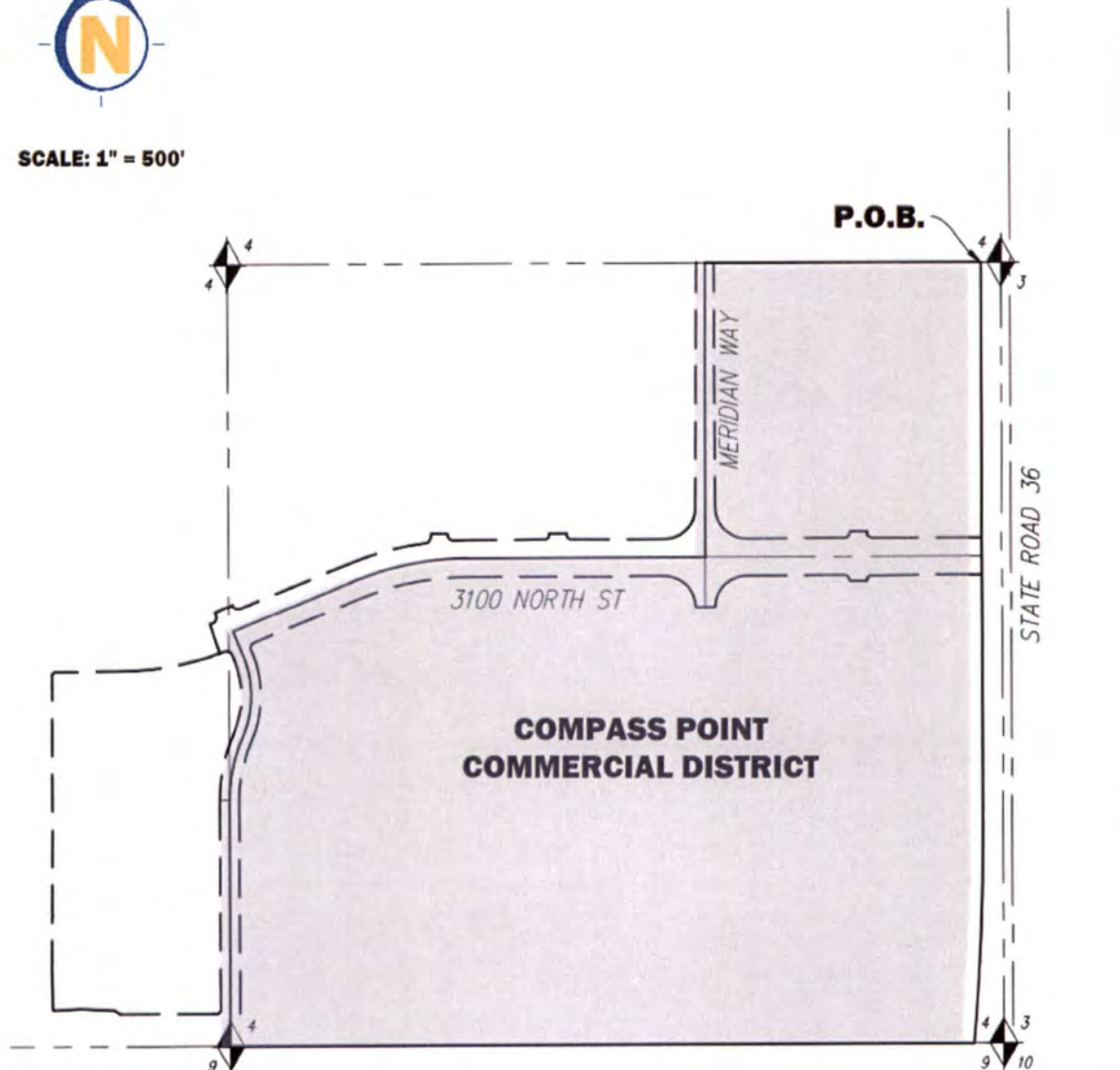


LEGAL DESCRIPTION

AREA A



SCALE: 1" = 500'



 Entellus 1470 South 600 West Woods Cross, Utah 84010 Phone 801-298-2236	COMPASS POINT COMMERCIAL DISTRICT		DRAWN:
	PERRY COMMERCIAL		JRC 2026/01/23
	INCLUDING ALL OF OR PORTIONS OF PARCELS #02-141-0-0016, -0021, -0022, -0023, 0024, -0025, and -0026 LOCATED IN THE SE 1/4 OF SECTION 4, T.3S., R.4W., S.L.B.&M. TOOELE CITY, TOOELE COUNTY, UTAH		PROJECT: 1043033
			SURVEY 1043033.dwg
			EXB (1)
			BN DY EXHIBIT

LEGAL DESCRIPTION

AREA B

LEGAL DESCRIPTION TOOELE CITY, UTAH

March 24, 2026

23-0260

RM/LH

COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA B LEGAL DESCRIPTION

A part of the Southeast Quarter and Southwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

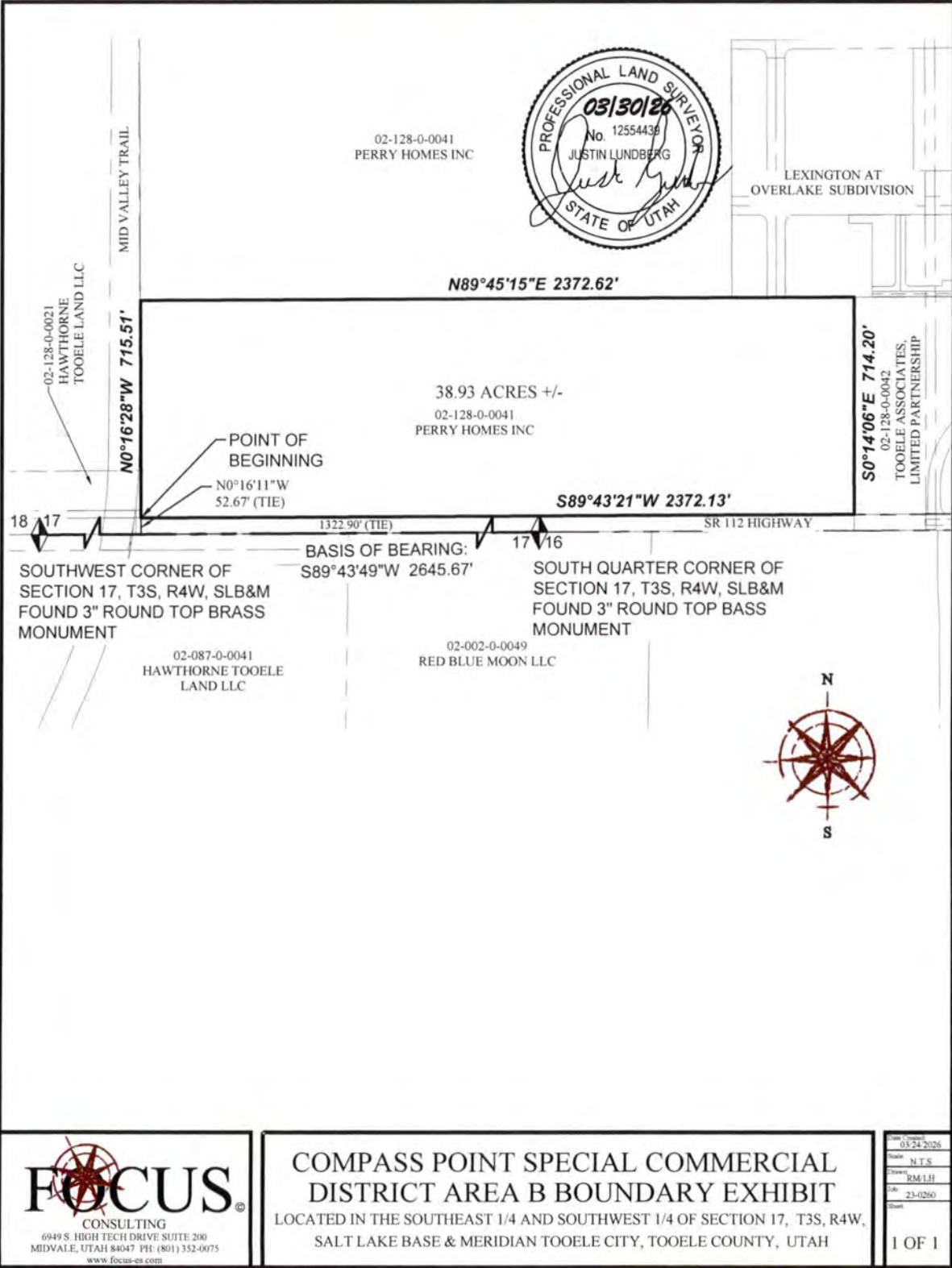
Beginning at a point located S89°43'49"W 1322.90 feet along the Section line and N0°16'11"W 52.67 feet from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N00°16'28"W 715.51 feet; thence N89°45'15"E 2372.62 feet; thence S00°14'06"E 714.20 feet; thence S89°43'21"W 2,372.13 feet to the point of beginning.

Containing 38.93 acres +/-.



LEGAL DESCRIPTION

AREA B



LEGAL DESCRIPTION

AREA C

**LEGAL DESCRIPTION
TOOELE CITY, UTAH**
March 24, 2026
23-0260
LH



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA C BOUNDARY LEGAL DESCRIPTION

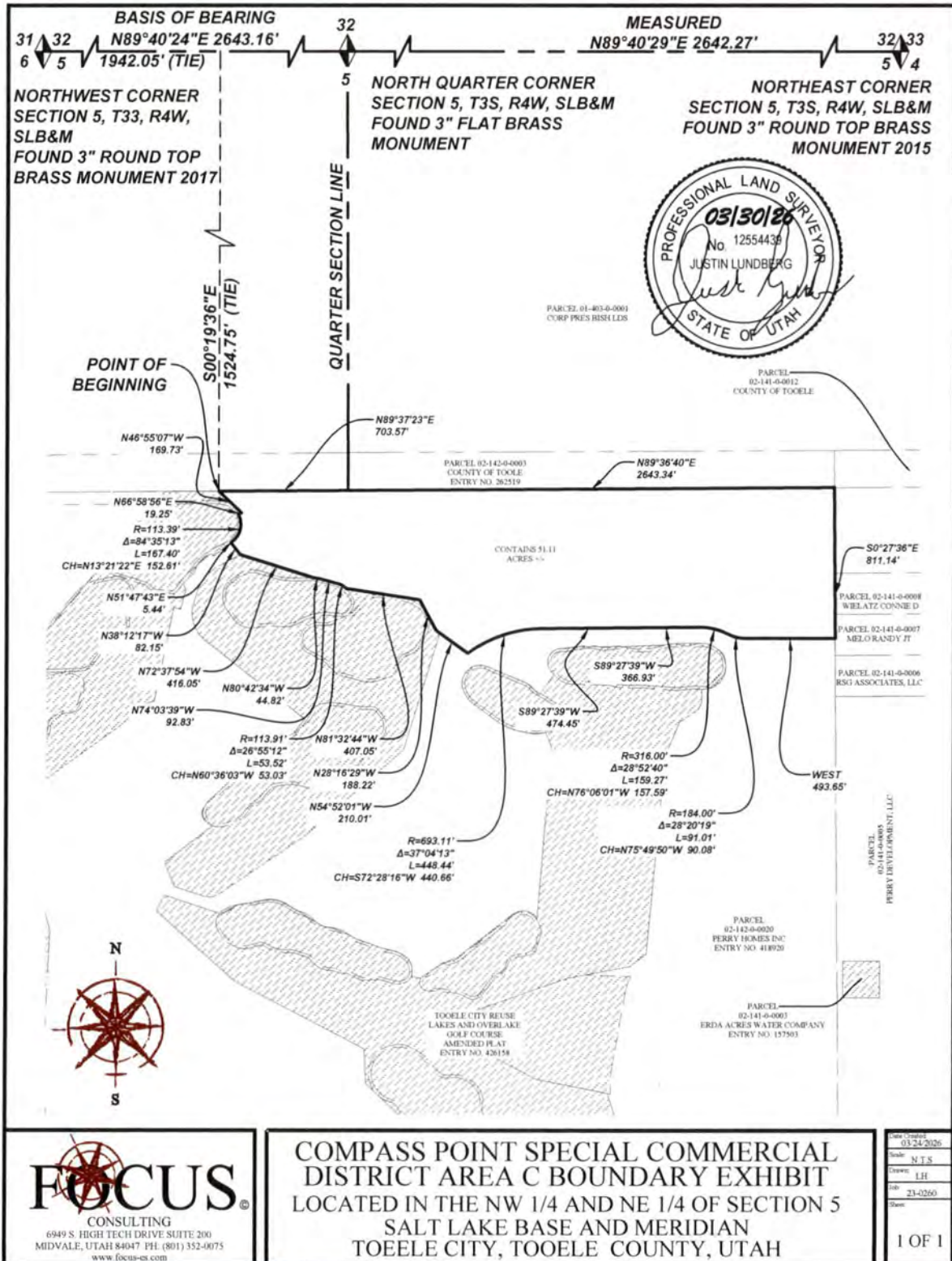
A part of the Northwest Quarter and the Northeast Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the Northerly line of the Warranty Deed recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office said point also being N89°40'24"E 1942.05 feet along the Section line and S00°19'36"E 1524.75 feet from the Northwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along said deed line the following three (3) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet; thence (3) S00°27'36"E 811.14 feet; thence West 493.65 feet; thence along the arc of a curve to the right with a radius of 184.00 feet a distance of 91.01 feet through a central angle of 28°20'19" Chord: N75°49'50"W 90.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 316.00 feet a distance of 159.27 feet through a central angle of 28°52'40" Chord: N76°06'01"W 157.59 feet; thence S89°27'39"W 366.93 feet; thence S89°27'39"W 474.45 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 693.11 feet (radius bears: S01°00'23"W) a distance of 448.44 feet through a central angle of 37°04'13" Chord: S72°28'16"W 440.66 feet; thence N54°52'01"W 210.01 feet to the easterly line of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said plat the following eleven (11) courses: (1) N28°16'29"W 188.22 feet; thence (2) N81°32'44"W 407.05 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the left having a radius of 113.91 feet (radius bears: S42°51'33"W) a distance of 53.52 feet through a central angle of 26°55'12" Chord: N60°36'03"W 53.03 feet; thence (4) N74°03'39"W 92.83 feet; thence (5) N80°42'34"W 44.82 feet; thence (6) N72°37'54"W 416.05 feet; thence (7) N38°12'17"W 82.15 feet; thence (8) N51°47'43"E 5.44 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (10) N66°58'56"E 19.25 feet; thence (11) N46°55'07"W 169.73 feet to the point of beginning.

Containing 51.11 acres +/-

LEGAL DESCRIPTION

AREA C



LEGAL DESCRIPTION

AREA D

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1,300 ACRES
TOOELE CITY, UTAH
July 14, 2026
23-0260
RM



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA D LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Northwest and Southwest of Section 8, Northwest Quarter of Section 17, 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 the West Quarter Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N89°32'53"E 432.36 feet to a westerly lot line of Lot 1 of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said Lot 1 the following two (2) courses: (1) S13°58'58"W 195.88 feet; thence (2) S54°48'07"E 504.11 feet; thence S36°07'58"W 133.52 feet to a northerly lot line of Lot 3 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 3 the following ten (10) courses: (1) N78°08'34"W 24.68 feet; thence (2) S51°20'33"W 105.57 feet; thence (3) S36°43'04"W 86.21 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 78.47 feet (radius bears: S50°34'59"E) a distance of 87.89 feet through a central angle of 64°10'26" Chord: S07°19'48"W 83.37 feet; thence (5) S24°45'18"E 561.58 feet; thence (6) S46°35'33"W 174.46 feet; thence (7) S02°00'32"W 754.40 feet; thence (8) S20°44'57"E 311.45 feet; thence (9) S30°18'49"E 490.08 feet; thence (10) N57°13'18"E 37.99 feet; thence S32°48'15"E 74.99 feet to a northerly lot line of Lot 6 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 6 the following twenty-three (23) courses: (1) S57°11'45"W 96.69 feet; thence (2) S20°16'36"W 480.65 feet; thence (3) S01°41'58"W 167.36 feet; thence (4) S14°56'09"E 113.43 feet; thence (5) S54°22'20"E 202.34 feet; thence (6) S12°59'46"W 145.94 feet; thence (7) Westerly along the arc of a non-tangent curve to the left having a radius of 89.76 feet (radius bears: S05°09'16"W) a distance of 84.47 feet through a central angle of 53°55'15" Chord: S68°11'38"W 81.39 feet; thence (8) S41°09'39"W 175.60 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 135.22 feet (radius bears: N48°47'11"W) a distance of 51.78 feet through a central angle of 21°56'19" Chord: S52°10'58"W 51.46 feet; thence (10) S63°09'09"W 167.19 feet; thence (11) Southwesterly along the arc of a non-tangent curve to the left having a radius of 150.12 feet (radius bears: S26°55'10"E) a distance of 199.63 feet through a central angle of 76°11'26" Chord: S24°59'07"W 185.24 feet; thence (12) S13°06'36"E 183.16 feet; thence (13) Easterly along the arc of a non-tangent curve to the left having a radius of 97.99 feet (radius bears: N76°51'26"E) a distance of 199.08 feet through a central angle of 116°24'10" Chord: S71°20'39"E 166.56 feet; thence (14) N50°34'51"E 194.34 feet; thence (15) N67°31'40"E 79.43 feet; thence (16) Easterly along the arc of a non-tangent curve to the right having a radius of 109.85 feet (radius bears: S22°29'18"E) a distance of 91.97 feet through a central angle of 47°58'17" Chord: S88°30'09"E 89.31 feet; thence (17) Easterly along the arc of a non-tangent curve to the left having a radius of 114.83 feet (radius bears: N25°28'49"E) a distance of 64.34 feet through a central angle of 32°06'08" Chord: S80°34'15"E 63.50 feet; thence (18) N83°22'37"E 136.02 feet; thence (19)

LEGAL DESCRIPTION

AREA D

S89°22'57"E 218.36 feet; thence (20) Easterly along the arc of a non-tangent curve to the left having a radius of 64.68 feet (radius bears: N00°41'33"E) a distance of 51.90 feet through a central angle of 45°58'33" Chord: N67°42'16"E 50.52 feet; thence (21) N44°43'04"E 14.86 feet; thence (22) S63°53'51"E 142.98 feet; thence (23) S81°18'06"E 63.05 feet; thence S12°15'54"E 83.35 feet to a northerly lot line of Lot 8 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 8 the following five (5) courses: (1) S67°54'50"W 112.80 feet; thence (2) S18°40'42"W 493.75 feet; thence (3) S39°23'25"W 300.27 feet; thence (4) S32°23'21"W 423.77 feet; thence (5) S01°18'15"W 148.48 feet; thence S29°19'01"W 69.12 feet; thence along the arc of a curve to the left with a radius of 110.00 feet a distance of 56.28 feet through a central angle of 29°19'01" Chord: S14°39'31"W 55.67 feet; thence South 4,125.83 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 2,612.50 feet (radius bears: S36°11'27"W) a distance of 360.85 feet through a central angle of 7°54'50" Chord: N57°45'58"W 360.56 feet; thence N61°43'23"W 695.57 feet to the Section line; thence along said Section line N00°17'29"W 1,668.81 feet to the Southwest Corner of Section 8; thence N00°21'40"W 2,641.98 feet to the West Quarter Corner of Section 8; thence N00°21'37"W 2,642.10 feet to the Southwest Corner of Section 5; thence N00°17'49"W 2,631.28 feet to the point of beginning.

Containing 198.73 acres +/-.

Less and excepting Lot 2 of the of Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office.

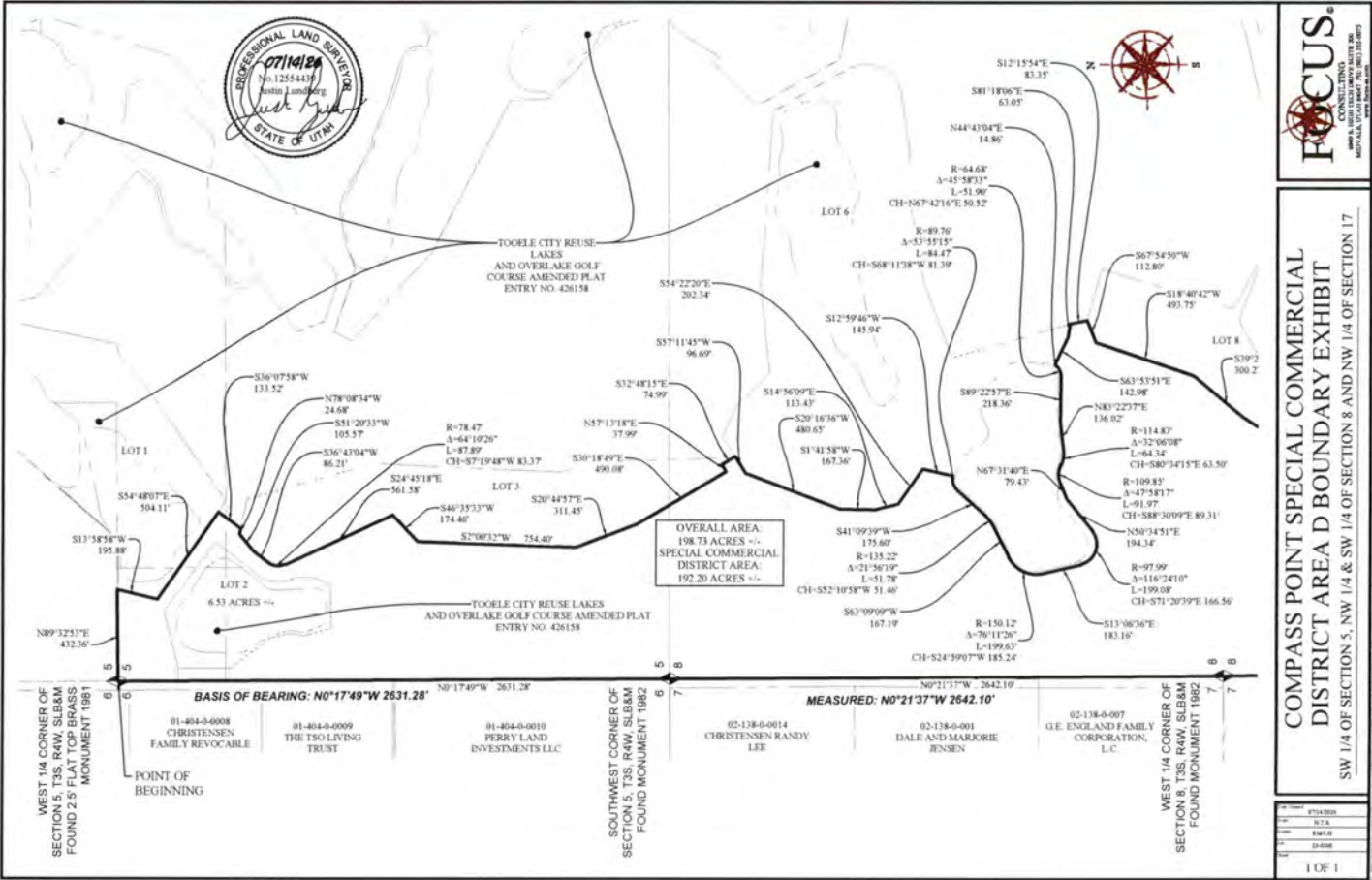
Containing 6.53 acres +/-.

SPECIAL COMMERCIAL DISTRICT AREA 192.20 ACRES +/-



LEGAL DESCRIPTION

AREA D



AREA D

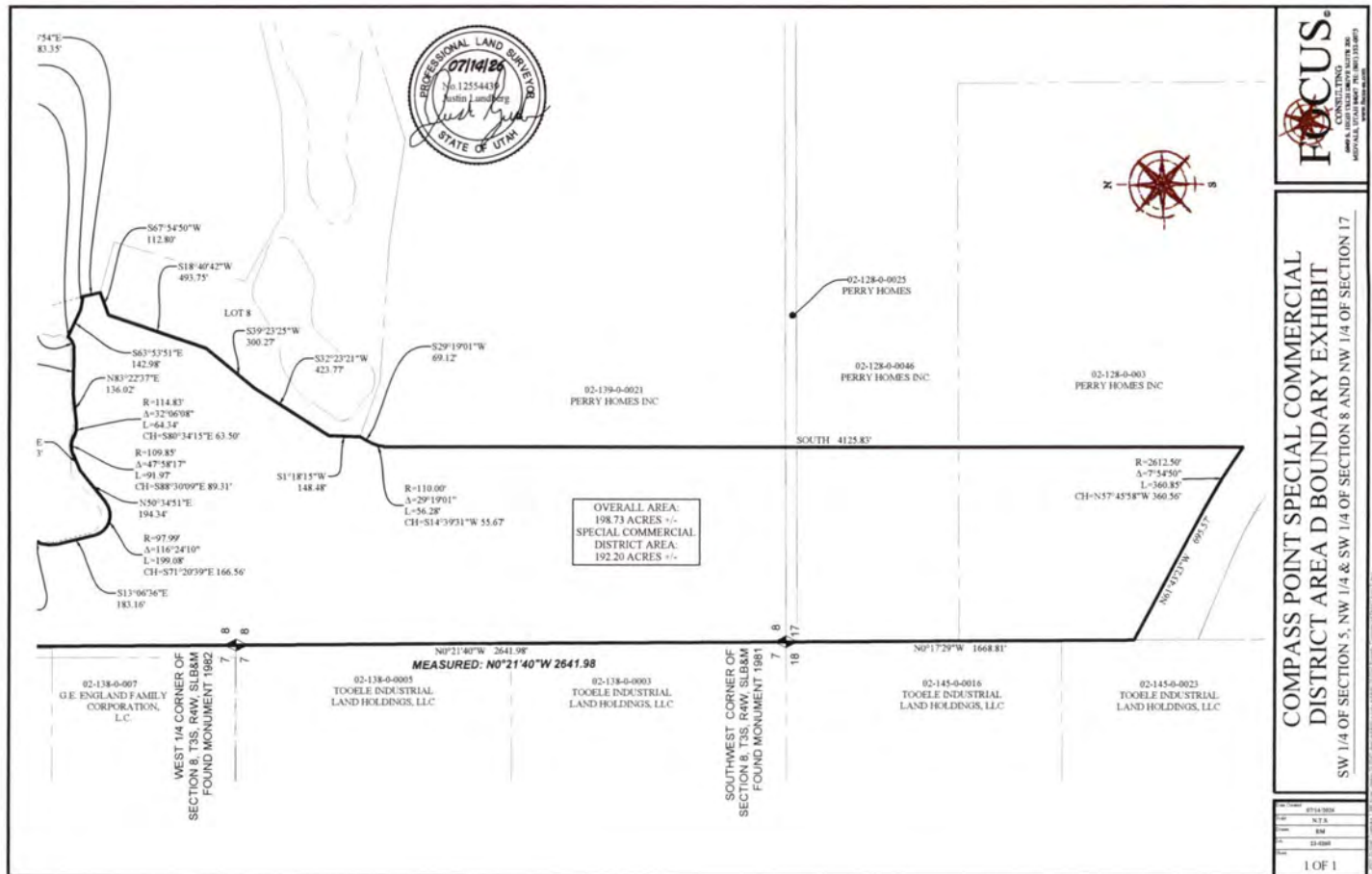


Exhibit C

Staff Report

STAFF REPORT

August 18, 2026

To: Tooele City Planning Commission
Business Date: August 26, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Compass Point Commercial Special District (CSD) – Zoning Map Amendment Request

Application No.: 2026005
Applicant: Jake Finlinson, representing Perry Commercial
Project Location: Approximately 3100 North SR-36 (Area “A”), 800 West 1000 North (Area “B”), 3300 North 400 West (Area “C”), and 1200 West 2400 North (Area “D”).
Zoning: Varies. See “background” section below for zoning descriptions.
Acreage: Approximately 398.1 Acres (Approximately 17,341,236 ft²)
Request: Request for approval of a zoning map amendment to re-assign the zoning for the areas described above to the Compass Point Commercial Special District (CSD) zoning district and to adopt the proposed CSD development standards as Compass Point CSD Zoning Ordinance.

BACKGROUND

This application is going to result in a very lengthy and fairly complicated staff report. Please bear with Staff as we attempt to accurately describe the scope of this complicated request. The proposed CSD is divided into four non-contiguous areas and is currently contingent upon City Council approval of a specific text amendment regarding minimum qualifications for a CSD. The applicant has been apprised that if the Council, for whatever reasons, does not adopt the proposed text amendment this entire application becomes invalid and they will start over in the process. Area A consists of 116 acres and is located at the intersection of 3100 North and Main Street (SR-36). Area B consists of 39 acres and is located west of the intersection of 600 West and 1000 North. Area C consists of 51 acres and is located north of the Overlake Golf Course, east of the Tooele City waste water reclamation plant at 400 West. Area D is located west of the golf course at 1200 West stretching from approximately 1500 North to the City’s waste water reclamation plant. The CSD request seeks to change the zoning of all of the 398 acres to the Compass Point CSD zoning district and to adopt specific development standards as the new zoning code for the Compass Point CSD zoning district.

In compliance with the proposed text amendment regarding the qualifications for a CSD this application not only involves a Zoning Map Amendment and adoption of the accompanying zoning code, it also must include a recommendation to amend the Land Use Map of the Tooele City General Plan after consideration and deliberation. A CSD is a commercial zoning district and in order for a CSD to comply with the Land Use Map, the land use designation must also be amended in conjunction with this application.

ANALYSIS

General Plan and Zoning.

Area "A": The current zoning for this geographical area consisting of 8 individual parcels of record is predominantly GC General Commercial. There is a small portion of Area "A" that is currently zoned Compass Point RSD. The Land Use Designation for Area "A" is mostly Medium Density Residential (MDR) along the majority of the western two-thirds with Regional Commercial (RC) on all of the properties having immediate frontage on SR-36. The property as it is currently zoned is not compliant with the current land use designations of the Land Use Map. The GC zone is not a recommended zoning district for the MDR and RC land use designations.

Area "B": The current zoning for this geographical area consisting of 1 parcel of record is NC Neighborhood Commercial. The Land Use Designation for this parcel is Community Commercial (CC). This parcel does not require a re-assignment of Land Use as the parcel is already commercially designated. The NC zoning district assigned to this property is in compliance with the CC land use designation of the Land Use Map.

Area "C": This area consists of 1 parcel of record and was incorporated into the Compass Point RSD and currently bears the Compass Point RSD zoning district. The Land Use Designation for this area is Medium Density Residential (MDR). The RSD Zoning district is a recommended zoning of the MDR land use designation and currently in compliance with the Land Use Map.

Area "D": As with Area "C", Area "D" was also incorporated into the Compass Point RSD. However, for reasons related to the number of units authorized to Perry Homes as per the Overlake Settlement Agreement, the applicant may have more land than can be utilized for residential development due to the cap placed on the number of units as per the settlement agreement. The property is designated as Medium Density Residential on the Land Use Map of the Tooele City General Plan. The Compass Point RSD Zoning district is a recommended zoning of the MDR land use designation and currently in compliance with the Land Use Map.

Land Use Designation.

In order to qualify for a CSD the properties must have a commercial land use designation. A CSD is a commercial zone and Tooele City codes require that all assigned zoning districts comply with the Land Use Map of the Tooele City General Plan. A text amendment conducted by the applicant will permit CSD applications to combine a Land Use Map Amendment and a CSD Zoning Map Amendment into one application. Therefore, the Planning Commission must first evaluate and recommend a commercial land use designation for each property or geographic area involved in the CSD request. This section evaluates each area and a commercial land use designation for each area.

Area "A": Area "A" is predominantly located adjacent to a recently constructed signalized intersection at 3100 North Main Street (SR-36). The frontage of the properties located within Area "A" are already designated as RC. With the signalized intersection and the proximity of the properties to Tooele City's largest transportation corridor this area is prime commercial real estate. 3100 North is a major collector street as well. A commercial land use designation for these properties is the highest and best land use and of the greatest benefit to Tooele City as a whole. A Regional Commercial (RC) designation would suit these properties nicely.

Area "B": Situated immediately north of 1000 North and west of the signalized intersection at 600 West, this area is a prime location for commercial. With a Community Commercial land use designation

already assigned this property is not in need of any re-assignment of land use designation.

Area “C”: Located north of the existing Links at Overlake Golf Course and east of the Tooele City waste water treatment plant one could easily envision this geographical area as being residential. However, Tooele County has plans to construct the proposed 3300 North Parkway extending east to west along Tooele City’s northern municipal boundary. This road will be an arterial collector class road and will bring significant amounts of vehicular traffic travelling east and west between SR-36 and the future Mid-Valley Highway. Given the amount of residential zoning that already exists in the Compass Point RSD and the limited number of residential units available to Perry Homes, as well as the frontage onto a major transportation corridor, this property would be better served and provide greater benefit to Tooele City with a Regional Commercial land use designation.

Area “D”: This long strip of property extending north to south from 1500 North to the City’s waste water treatment facility along the future 1200 West corridor is a bit of an enigma. Perry Homes has included this area in the Compass Point RSD but has indicated within the RSD that this area could very well end up as commercial / light industrial, depending upon the allocation of units per the Settlement Agreement throughout the residential areas. In other words, this may be excess residential property. It also will eventually have frontage on 1200 West, another arterial collector road. Granted it may be 20 years before this property develops. The developer would like this property to also be included in the CSD and in order for that to happen the property must have a commercial land use designation in the Land Use Map of the General Plan. A Regional Commercial designation would suit this property well.

Commercial Special Districts (CSDs).

Commercial Special Districts are authorized by Tooele City Code 7-16a CSD Commercial Special Districts. A CSD is the establishment of a new zoning district applicable to a specific geographical area identified within the CSD. Approval of a CSD shall include both an amendment to the Zoning Map and the adoption of an ordinance to govern development within the CSD.

As per Tooele City Code 7-16a-5 Standard of Review, the Planning Commission and the City Council are under no obligation to approve a CSD and also under no obligation to approve any single feature, element or provision proposed with an application for a CSD. Every CSD application shall be considered for its own merits and the benefits it brings to the City. Approvals for a CSD shall be based upon the following:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

As per Tooele City Code 7-16a-6 Processes and Procedures, a CSD shall not alter or change the approval processes to be employed for land use applications within the CSD. Approval processes shall proceed as required by Tooele City Code and Utah State Code.

CSDs do not change or alter building code and fire code requirements. Building and fire codes are required by State mandates and nothing in the CSD can alter or amend the requirement to adhere to all pertinent building and fire codes.

The Compass Point CSD.

The Compass Point CSD is a 23 page zoning ordinance that will govern future commercial development in Areas A, B, C and D. The proposed document contains the following:

1. **Purpose and Intent:** Establish customized development standards tailored to the unique character and objectives of Compass Point.
2. **Mapping:** A map that demonstrates the geographical locations that will be included in and governed by the CSD.
3. **Permitted and Conditional Uses:** The CSD provides its own list of permissible uses that may occur in the district. Conditional uses will still require Planning Commission approvals and all permitted uses will still be subject to business licensing and building permit requirements.
4. **Development Standards:** This section will govern issues such as lot size, building setbacks, building height and site design.
 - a. Lot sizes: No restriction on lot size and no restriction on lot coverage, however, lot coverage will still be restricted by required parking, building setbacks and required landscaping.
 - b. Building Setbacks: Setbacks are minimal in the CSD. 10 feet on the front and 10 feet on the corner sides with 0 setbacks for the rear and interior sides. Buildings exceeding 4 stories in height shall maintain a setback from residential zones equal to the height of the building.
 - c. Building Height: Up to 8 stories.
5. **Utilities:** The CSD requires that new utility lines shall be buried where feasible.
6. **Landscaping Requirements:** Requires park strip landscaping and street tree installation as well as 10% interior landscaping for each individual commercial lot. Prohibits the use of irrigated sod and requires trees be planted in specific locations in parking lots but otherwise does not provide any landscaping standards above and beyond current City landscaping requirements.
7. **Fencing and Screening:** Specifies approved and prohibited fencing types. Requires 6 foot masonry fencing between residential and commercial properties. Requires screen fencing for vehicle storage areas associated with automobile repair as well as screening of outdoor storage areas, loading docks, mechanical equipment. Requires screen walls to resemble the main structure in color and materials.
8. **Site Lighting:** Requires street lighting to comply with the standards of the North Tooele Special Service District. Interior lighting shall be directed down and into the site and shall take measures to limit light pollution and preserve the "dark sky." Includes verbiage about monument sign lighting but doesn't provide any specific standards. Prohibits unshielded light fixtures and prohibits the use of flashing or strobing lights.
9. **Off-street Parking Requirements:** Establishes a standard parking requirement of 4 parking spaces for each 1,000 square feet of gross floor area for all commercial uses. Permits the Community Development Director authority to approve parking requirements for schools, hospitals, flex spaces and warehouse and authorizes shared parking arrangements.
10. **Architectural Design Standards:** The CSD does provide architectural design standards for development within the CSD but doesn't provide any specific standards to be followed other than some façade articulation along every 70 feet of building façade frontage. It also does require the same design consideration given to all four building facades.
11. **Amenities:** Specifically does not require any public or private amenities. It does authorize the Community Development Director to reduce landscaping requirements if amenities are provided.
12. **Transportation:** Not much here. The CSD simply refers to City standards for road construction and emergency vehicle access requirements.
13. **Signage:** Permits the construction of pylon signs on properties with frontages on 3100 North, SR-36 and Meridian way. Establishes maximum pylon sign height at 35 feet and a maximum

sign size of 350 square feet. The CSD also permits the construction of a large Compass Point Entry monument sign as well as a Tooele City entry monument sign on the north end of the CSD.

14. **Example Images.** Contains images of what development in the CSD may look like.
15. Legal descriptions of the properties incorporated into the CSD.

All development standards, uses, and requirements not addressed by the CSD would automatically default back to the standard City code.

Tooele City Staff has worked diligently with the applicant to form a CSD that both satisfies the needs of the developer but also works for the City Staff who will be charged with enforcing the standards of the CSD long after the applicant has moved on from the development. The Planning Commission and the City Council's responsibility with this CSD is to determine that it meets the three approval criteria as described in this staff report above and below. One issue that staff has been working with the applicant to resolve is a clear demonstration that this CSD brings development standards that are above and beyond what are required or permitted by the City's standard commercial zoning districts. There are elements of the CSD that are different from the requirements of the standard zoning districts but are they better? Are they a step up from the standard zoning requirements or are they just different? The applicant's position is that the CSD is a step above the standard zoning code requirements.

Criteria For Approval. The criteria for review and potential approval of a Commercial Special District request is found in Section 7-16a-5 of the Tooele City Code. This section depicts the standard of review for such requests as:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

Tooele City Code 7-16a-3 Residential Special Districts and Size also require that the Planning Commission consider the land use designation of the properties involved in the CSD and that if the CSD is to be approved that the Land Use Map be amended and the designation of the subject properties be re-assigned to a commercial land use designation.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Commercial Special District Map Amendment request and has issued the following comments:

1. If the Planning Commission is to recommend in favor of the CSD the Planning Commission should also recommend the Land Use Map be amended re-assigning the land use designation for Areas A, C and D to Regional Commercial (RC). Area B already maintains a Community Commercial Land Use Map designation.
2. The proposed CSD is good but is it great? Many of the standards proposed in the CSD are the same as current zoning standards in the City's commercial zones. There are reductions in setbacks, increases in building heights and additional screening requirements for certain situations but are these greater and above and beyond what is required by standard zoning codes. The Planning Commission and the City Council ultimately will be the final decision in this regard. Staff feels the CSD is good but that it

could be better with greater architectural and landscaping requirements and amenities to make this area really “pop” as a great contribution to the City acting as a gateway to Tooele City.

3. It has been suggested by others that Tooele City is not a City that deserves something special in regards to what Compass Point could bring. Staff wants to remind the leadership teams that Tooele City is a sum total of the vision of its leaders. If this proposed CSD doesn't meet the 3 criteria listed in this report the Planning Commission and City Council are not obligated in any way, shape or form to approve the CSD as it is currently configured. If City leaders really want something special at the northern entrance to Tooele City, now is the time to get it. You are well within your authorities to grant the CSD as it is or to require more from the applicant in exchange for the CSD. Tooele City may not be Aspen Colorado in terms of its financial situation or location but it is a growing City and is deserving of greater standards and amenities for those residents who have chosen to live here.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have reviewed the proposed CSD extensively and have issued comments that would directly involve public utilities and rights-of-ways. Many of the disclaimers in the CSD referring to existing city codes and standards are a direct result of their comments. Both departments did not issue any recommendations for the language of the CSD for this report, but were involved in the initial reviews.

Tooele City Fire Department Review. The Tooele City Fire Department has been involved in the review of previous iterations of the CSD and have made comments. In general the CSD states that all fire regulations as required by state and local fire codes will be adhered to.

Noticing. The applicant has expressed their desire to rezone 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.

The Planning Commission shall also evaluate the proposed CSD against the approval criteria established in Section 7-16a-5 of the Tooele City Code. This section depicts the standard of review for such requests as:

1. The CSD will result in development of properties in a manner that is not reasonably feasible under the terms of the standard zoning districts.
2. The CSD will result in development of properties that will provide a substantial benefit to the City.
3. The CSD will result in development of properties in a manner that provides uses, configurations and product types that are unique to the community or address a documented deficiency in the standard zoning districts.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Compass Point Commercial Special District (CSD) Zoning Map Amendment request by Jake Finlinson, representing Perry Commercial, as indicated on the proposed zoning map in Exhibit “A” in this staff report, to re-assign the land use designation for Areas A, C and D to the RC Regional Commercial Land Use designation, and to recommend approval of the text of the Compass Point CSD as proposed in Exhibit “B” in this staff report, application number 2026005, based on the findings listed in the Staff Report dated August 18, 2026.”

1. List any additional findings and conditions...

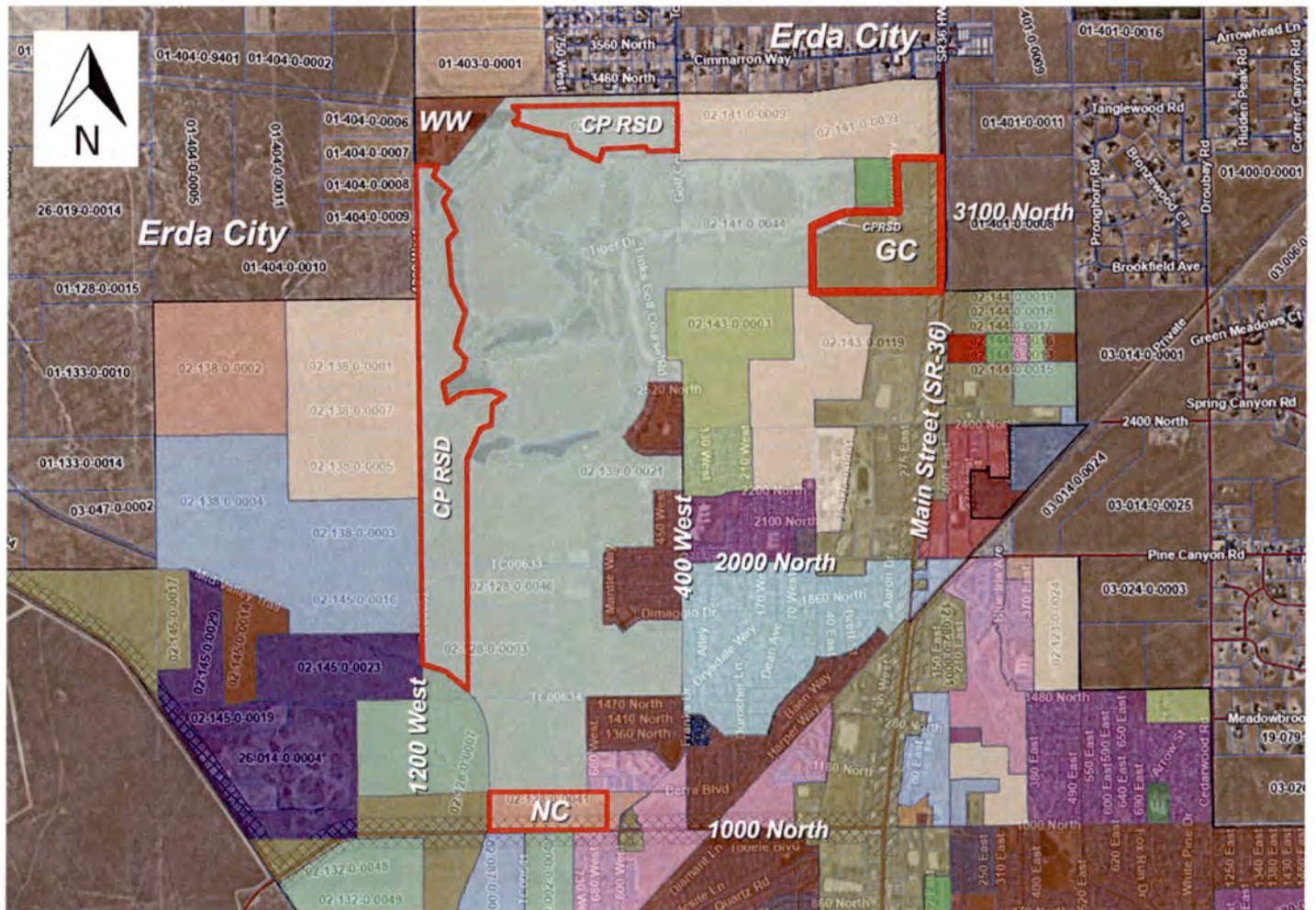
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Compass Point Commercial Special District (CSD) Zoning Map Amendment request by Jake Finlinson, representing Perry Commercial, as indicated on the proposed zoning map in Exhibit “A” in this staff report, to re-assign the land use designation for Areas A, C and D to the RC Regional Commercial Land Use designation, and to recommend approval of the text of the Compass Point CSD as proposed in Exhibit “B” in this staff report, application number 2026005, based on the following findings:”

1. List findings...

EXHIBIT A

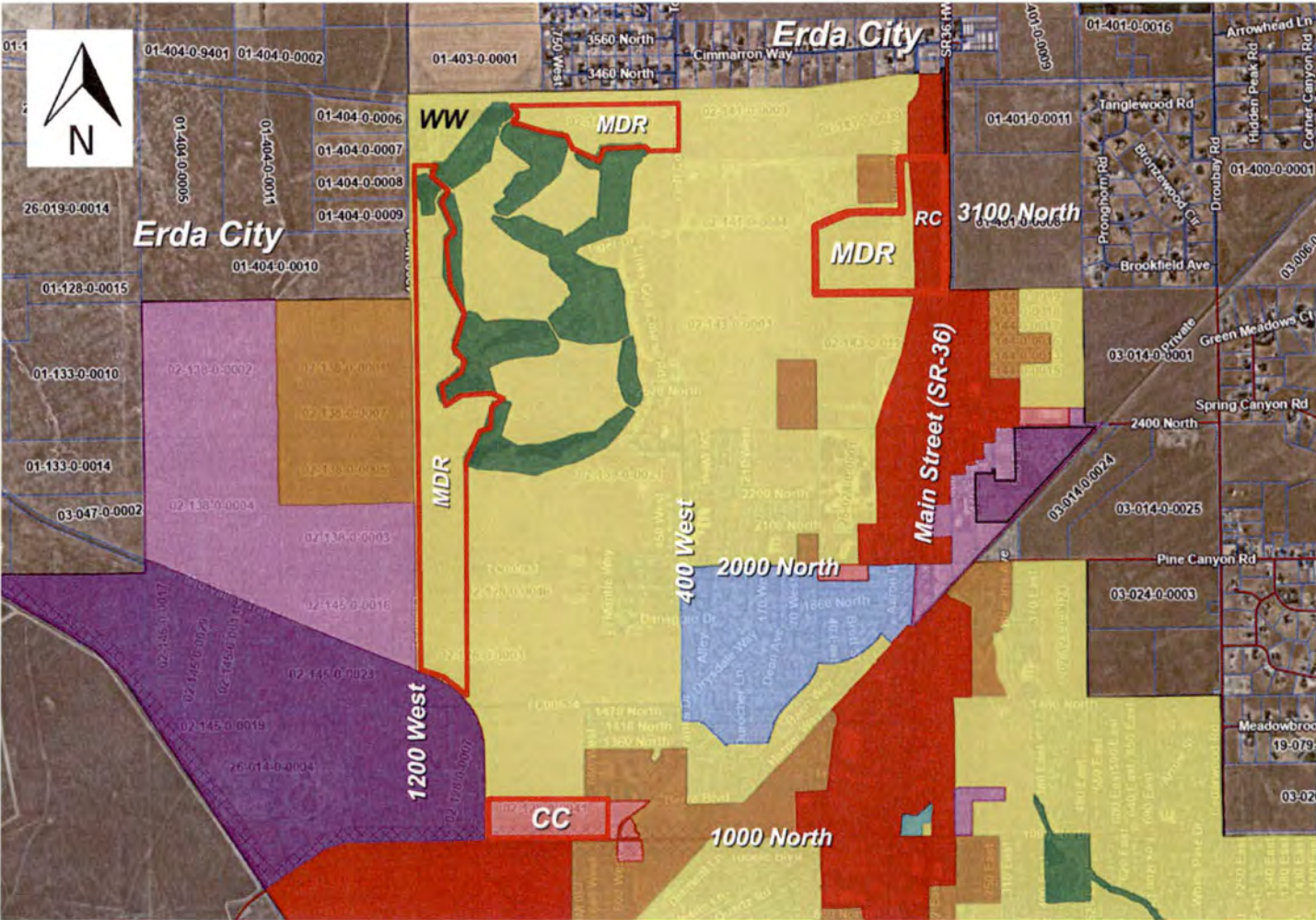
MAPPING PERTINENT TO THE COMPASS POINT COMMERCIAL SPECIAL DISTRICT (CSD) ZONING MAP AMENDMENT

Compass Point CSD Zoning Map Amendment



Current Zoning

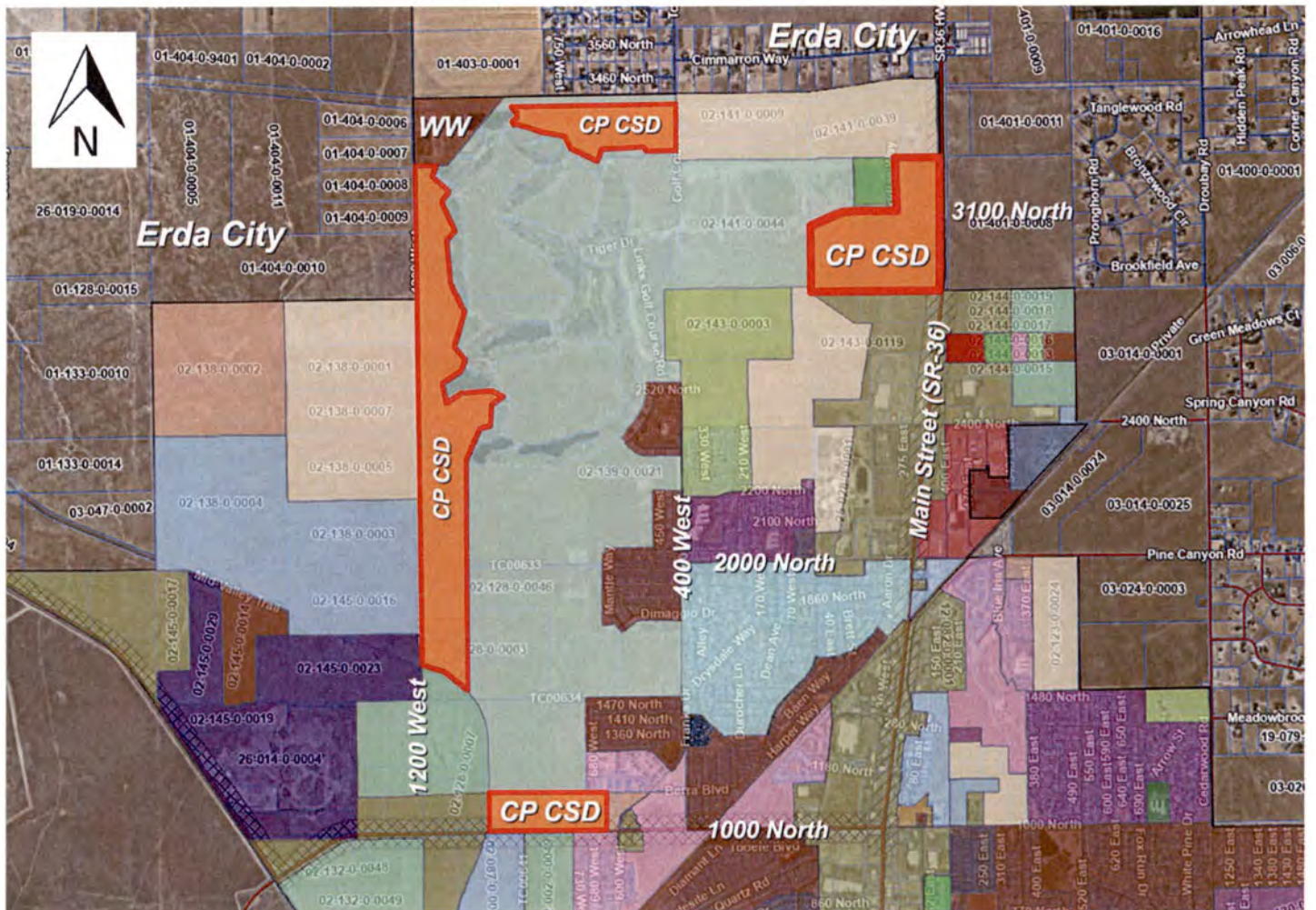
Compass Point CSD Zoning Map Amendment



Current Land Use

Proposed Land Use

Compass Point CSD Zoning Map Amendment



Proposed Zoning

EXHIBIT B

PROPOSED COMPASS POINT CSD



COMPASS POINT

commercial special district



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03.	purpose & intent
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10.	off-street parking
11.	architectural / vertical
11.	amenities
11.	transportation
12.	signage
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14.	legal descriptions



COMPASS POINT COMMERCIAL SPECIAL DISTRICT

purpose & intent

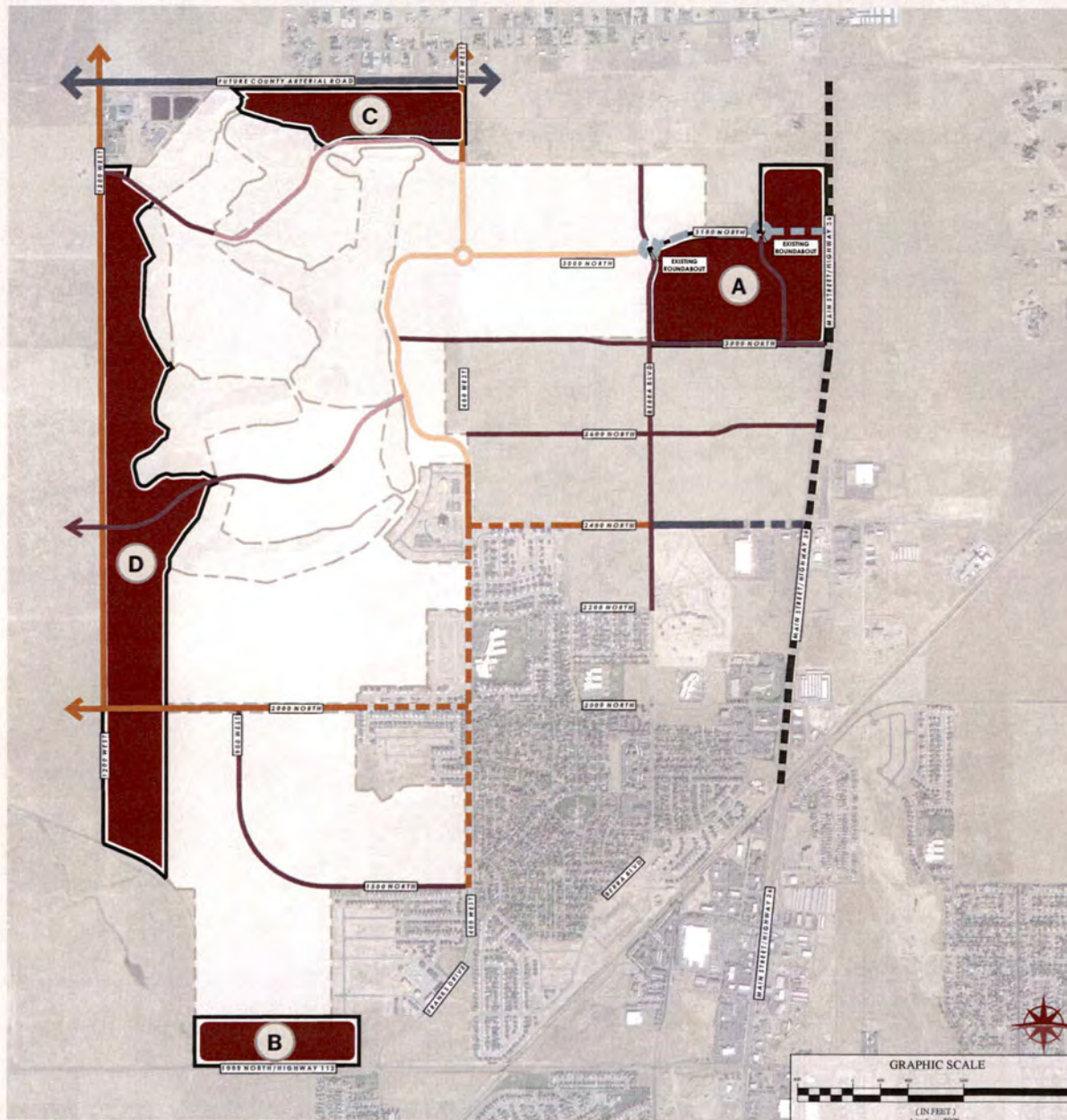
The purpose of the Compass Point Commercial Special District (CSD) is to establish a clear, master-planned framework for commercial development within the broader Compass Point community. Consistent with the intent of the Tooele City Commercial Special District, this CSD establishes customized development standards tailored to the unique character and objectives of Compass Point. These standards provide a coordinated approach to site planning, architecture, landscaping, circulation, and development while allowing flexibility beyond the City's standard zoning regulations to achieve a cohesive, high quality commercial environment. This CSD will provide elevated lighting, landscaping, architectural, screening, and signage standards above that which is in the current commercial ordinance.

The Compass Point CSD is intended to:

- Enable a cohesive commercial environment that supports daily services, employment, and destination-oriented retail/entertainment uses.
- Ensure compatibility with adjacent residential neighborhoods through lighting controls and internal connectivity.
- Provide predictable development standards for future users.

This CSD is the governing document for development standards within the Compass Point Commercial Special District. Development standards not specifically addressed herein shall be governed by the applicable provisions of the Tooele City Code..

proposed BUBBLE PLAN



tabulations

398.1 acres	total acreage
116 acres	area A
38.9 acres	area B
51 acres	area C
192.2 acres	area D - see boundary exhibit

legend

- commercial special district¹
- residential special district
- 66' existing sub-collector
- 66' proposed sub-collector
- 69' proposed sub-collector with trail
- 84' existing major collector
- 84' proposed major collector
- 103' proposed modified major collector
- 106' existing arterial
- 106' proposed arterial
- 125' existing arterial with trail corridors
- project boundary
- project boundary - residential special district

Note:

1. Acreage designated within Area B may be transferred to Area D. Such adjustments shall not result in an increase to the total commercial acreage authorized for commercial or industrial uses within the Overlake Properties. Any commercial acreage transferred from Area B to Area D pursuant to this provision shall thereafter be governed by the Compass Point Residential Special District Plan and applicable residential land use designations and development standards.

PERMITTED & CONDITIONAL USES

Accessory Building	P	Cultural Activities and Uses	P	Heliport	C	Personal Services	P
Accessory Drive Through Facility ¹	C	Day-Care/Pre-School Center	P	Hotel	P	Pet Shop/Pet Grooming	P
Accessory Dwelling Unit for Caretaker Only	C	Dry Cleaner	C	Hotel (with outdoor use)	C	Pharmacy	P
Accessory Outdoor Sales and Display Incidental to an Allowed Use	C	Fast Food Restaurant	P	Indoor/Enclosed Storage	P	Private Club/Bar	C
Accessory Outside Storage	C	Financial Services	P	Laundromat	P	Professional Office (may be located within an existing structure)	P
Amusement Facility	P	Flex (combination of office and/or retail, with warehousing with docks)	P	Light Manufacturing	C	Public Use	C
Automobile Sales and Rental	C	Funeral Home/Mortuary	P	Liquor Store	C	Public or Private Educational Facility	C
Automobile Service and Repair (with outdoor vehicle storage)	C	Garden Center	P	Medical Cannabis Pharmacy	P	Reception Center (may be located within an existing structure)	C
Bar	P	Hardware and Garden Supply Store	P	Membership Club	C	Recreational Facility (Indoor)	P
Bed and Breakfast Inn	P	Health Care Facility	P	Motel	P	Recreational Facility (Outdoor)	C
Business Office (may be located within an existing structure)	P	Health Care Provider (may be located within an existing structure)	P	Nursing Home, Convalescent Care Facility	P	Recycling Collection Site	C
Conference Center	P	Health Club (with outdoor pool or sports use)	C	Open Space Areas, Trails	P	Repair Shop (household and personal goods with no outside storage)	P
Contractor's Display/Office	C	Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use	C	Park and Ride Facilities	C	Research Facility	P
Convenience Store (with or without gasoline sales)	P	Health Club (no outdoor use)	P	Parking Structure	C	Restaurant (may be located within an existing structure)	P

PERMITTED & CONDITIONAL USES

Retail Sales Accessory to an Allowed Use	P	Temporary Construction Office	P	Theater (Outdoor)	C	Warehouse	P
Retail Store (may be located within an existing structure)	P	Temporary Seasonal Use	C	Tobacco Specialty Store ²	C		
Retail Store or Commercial Center (no maximum or minimum square footage limitations)	P	Temporary Use	C	Utility Service Facility (major or minor)	C		
Shooting Range (Indoor)	C	Theater (Indoor)	P	Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	P		

Note:

1. Drive-through lanes shall be screened from dedicated public rights-of-way with landscaping, berms, decorative fencing, walls, or a combination thereof, as necessary to minimize headlight glare and visual impacts in accordance with Section 4 of the CSD Design Standards.
2. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, or (c) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
3. All uses listed as conditional must receive Planning Commission approval to be permitted within the Compass Point CSD.
4. Any use not listed is therefore not permitted. For definitions of uses, please see Tooele City Code 7-1-5.
5. Outdoor fenced storage may be an accessory use to any permitted or conditionally permitted use, provided it is screened in accordance with Section 4 of the CSD Design Standards.

DESIGN STANDARDS

1. DEVELOPMENT STANDARDS

The following standards reflect the Compass Point CSD application submittal and are intended to be the baseline district standards. Adherence to these standards shall be reviewed and approved by Tooele City as part of a commercial site plan application. All site plan applications only need to be administratively approved, with no Planning Commission approval, unless otherwise stated for variations or conditional uses.

1.1 Lot / Site Standards

Standard	Requirement
Minimum Lot Size	no restrictions
Lot Coverage	no restrictions
Minimum Lot Width (<i>interior</i>)	60'
Minimum Lot Width (<i>corner</i>)	80'

1.2 Setbacks

Standard	Requirement
Minimum Front Setback	10'
Minimum Side Setback (<i>interior</i>)	0' with provision that alternate PU&DE is provided
Minimum Side Setback (<i>corner</i>)	10' to street side of corner lots (for PU&DE)
Minimum Rear Setback	0'
4+ Story Setback	Buildings exceeding four (4) stories in height shall be setback from any residential use or residential zoning district a distance equal to the height of the building as measured from the nearest residential property line. *Only educational facilities, healthcare facilities, and associated accessory uses shall be permitted to exceed four (4) stories in height.

Note: Buildings shall remain outside of established Public Utility and Drainage Easements (PU&DE) unless otherwise approved by the applicable utility providers and the City. All buildings shall comply with all applicable building and fire code requirements.

1.3 Building Height

Standard	Requirement
Minimum	1 story
Maximum	Permitted to go up to 8 stories – Must comply with Section 4.2 of this CSD. The remainder of the acreage will have a maximum height of 4 stories.

1.4 Site Design

The location and arrangement configuration of buildings shall be approved by City staff at the site plan application.



DESIGN STANDARDS

2. UTILITIES

New utility transmission lines shall be placed underground where feasible and in accordance with applicable City utility requirements. Third-party utility lines shall not be installed within the pavement section of public or private roadways, except for roadway crossings installed within approved conduit.

3. LANDSCAPE

3.1 General Landscaping Requirements

1. All park strip areas, except approved drive approaches, sidewalks, and utility areas, shall be landscaped and maintained.
2. Landscaping within park strips shall consist primarily of hardscape materials, decorative rock, mulch, water-wise shrubs and plantings, or similar low-water landscaping materials approved by the City. Seed, sod, traditional lawn, and artificial turf areas shall be prohibited within park strips.
3. Street trees shall be installed at a maximum spacing of 30 feet on center along all public streets. Tree species shall be selected in accordance with the Tooele City Street Tree Selection Guide.
4. A minimum of two (2) trees shall be planted per park strip frontage. Where a lot abuts public streets along the front and side boundaries, trees shall be installed along both front and side street frontages. Trees shall not be required along rear street frontages.
5. Trees shall be a minimum two inch (2") caliper measured one foot above grade and a minimum six feet (6') in height at the time of planting.
6. Where park strips are less than five feet (5') in width, required trees shall be installed behind the sidewalk on private property.
7. Along Main Street and 3100 North, enhanced landscaping shall be provided to improve corridor aesthetics and soften the appearance of loading docks, outdoor storage areas, refuse areas, and similar service functions. Landscaping shall utilize a combination of trees, shrubs, berming, decorative walls, and layered plantings designed to provide partial screening while maintaining visibility of

3.2 Landscaping for Individual Lots

1. A minimum of ten percent (10%) of each lot shall be landscaped. Required landscaped areas may include parking lot islands, landscaped drainage areas, plazas, trails, pergolas, outdoor gathering areas, and similar amenities approved by the City.
2. The use of sod shall be prohibited except where approved by the City for functional turf areas or public amenities.
3. Parking lot landscape islands with shade trees and approved landscape materials shall be installed at the ends of parking rows.
4. Shade trees shall be incorporated within parking areas to provide enhanced parking lot landscaping and shall be provided at intervals of not more than sixteen (16) parking stalls. Trees shall not be required within parking rows adjacent to buildings.
5. Parking lot trees shall be a minimum two inch (2") caliper at the time of planting.



DESIGN STANDARDS

4. FENCING & SCREENING

4.1 General Standards

1. Fencing shall be constructed of durable materials including masonry, split-face block, decorative metal, vinyl, composite, wood, or other similar materials approved by the City.
2. Chain-link fencing shall be prohibited along public street frontages except where approved for utility, service, temporary construction, or similar uses.
3. Barbed wire, razor wire, electrified fencing, and similar security fencing shall only be permitted where allowed by the Tooele City Code.
4. All fencing shall be maintained in good repair and free from deterioration, leaning, missing materials, or graffiti.

4.2 Commercial Uses Adjacent to Residential Uses

1. Where a commercial use abuts a residential use or residential zoning district along a shared property line, a minimum six-foot (6') tall masonry, concrete, vinyl, composite, or other similar screening fence shall be installed.
2. Required screening fences shall be maintained by the property owner in a safe and orderly condition.

4.3 Vehicle Storage Areas

Outdoor vehicle storage areas associated with automobile repair or similar uses shall be screened from adjacent public streets and residential uses by a minimum six-foot (6') tall fence or wall constructed of masonry, concrete, vinyl, composite, or other similar material.

4.4 Screening of Service Areas

1. Outdoor storage areas, loading areas, mechanical equipment, and refuse containers shall be screened in accordance with the fencing and screening standards of the Commercial Special District.
2. Screening walls and enclosures shall utilize materials and colors compatible with the primary structure.

4.5 Height and Visibility

1. Fence height shall comply with the requirements of the underlying zoning district and applicable provisions of the Tooele City Code.
2. Fencing shall not obstruct required visibility triangles or create vehicular or pedestrian safety hazards.

5. LIGHTING

5.1 Street Lighting

1. Collector and arterial roadways shall comply with the North Tooele Special Service District street lighting standards.
2. Street lighting improvements shall be installed in accordance with applicable Tooele City requirements for commercial development projects.



DESIGN STANDARDS

5. LIGHTING

5.2 Site Lighting

1. Parking lot, pedestrian, and building-mounted lighting shall be designed to provide adequate visibility and safety while minimizing glare, light trespass, and unnecessary upward light spill.
2. Lighting fixtures should utilize full cutoff, fully shielded, or similarly directed fixtures intended to reduce impacts on adjacent properties and the night sky.
3. Lighting shall be directed downward and away from adjacent residential properties and public rights-of-way to the greatest extent practicable.
4. Decorative, architectural, pedestrian-scale, and energy-efficient LED lighting is encouraged throughout the district.
5. Alternative fixture types and lighting designs that achieve the intent of this Section may be approved by the City.

5.3 Signage and Monument Lighting

1. Lighting associated with monument signs, directional signs, tenant signage, and similar commercial identification features may be internally illuminated or externally illuminated in accordance with applicable Tooele City sign regulations.
2. Signage lighting shall be designed to avoid excessive glare onto adjacent properties or public rights-of-way to the greatest extent practicable.

5.4 Prohibited Lighting

1. Unshielded lighting fixtures that create excessive glare onto adjacent properties or public streets shall be prohibited.
2. Flashing, strobing, or excessively bright lighting not associated with public safety or emergency services shall be prohibited unless otherwise approved by the City.

6. OFF-STREET PARKING

6.1 Minimum Parking Requirement

1. Unless otherwise modified by this Section, a minimum of four (4) parking stalls per one thousand (1,000) square feet of gross floor area shall be provided for all commercial uses.
2. Parking requirements for educational facilities, hospitals, flex space, and warehouse uses shall be determined by the Community Development Director based on the anticipated use, operational characteristics, shared parking opportunities, and applicable Tooele City Code standards.

6.2 Administrative Adjustment

The Community Development Director may approve adjustments to the minimum parking requirement where the applicant demonstrates that the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy.

6.3 Compliance with City Code

All off-street parking design, layout, access, and improvement standards shall comply with the applicable provisions of Title 7 of the Tooele City Code unless otherwise stated, including standards for stall dimensions, drive aisles, and accessibility. The Community



DESIGN STANDARDS

6. OFF-STREET PARKING

Development Director may approve adjustments to the minimum parking requirement where the proposed parking supply adequately serves the development based on shared parking, mixed-use integration, peak demand analysis, transit access, or other relevant factors consistent with City policy. When deemed necessary by the Community Development Director, a site-specific parking and/or traffic study, prepared by a licensed Professional Engineer, shall be provided.

7. ARCHITECTURAL / VERTICAL

These standards are intended to promote high-quality architectural design, visual interest, and compatibility within the district while maintaining the flexibility necessary to support a diverse range of commercial users and development types.

7.1 General Standards

1. Building design shall incorporate changes in massing, material, surface articulation, or finish to emphasize entrances and pedestrian-oriented features.
2. All building elevations shall include variation in architectural treatment, which may be achieved through changes in color, material, texture, modulation, or detailing. Excessively uniform or monotonous façades shall be avoided.
3. Exterior building materials shall be durable, high-quality, and low-maintenance. No specific material palette is mandated in order to preserve flexibility for tenant-specific design and to support long-term economic competitiveness of the district.
4. All sides of buildings shall receive architectural design consideration consistent with the overall building design character.

7.2 Façade Articulation

1. Exterior walls exceeding seventy feet (70') in length shall incorporate façade articulation techniques such as recesses, projections, material changes, or other design features intended to break up massing and reduce visual scale.
2. Exterior walls of buildings that are longer than seventy feet (70') shall have relief features at least four inches (4") deep at planned intervals.

8. AMENITIES

No public or private amenities shall be required within the Commercial Special District. However, the Community Development Director may approve reductions to the minimum landscaping requirements by allowing the square footage occupied by City-approved amenities to be credited toward the required landscaped area.

9. TRANSPORTATION

Unless otherwise stated in the Commercial Special District Plan, street standards will adhere to Tooele City Code Title 4 Chapter 8: *Road and Bridge Construction Standards* as stated at the time of approval.

1. Final roadway alignments, street classifications, access locations, intersection configurations, truck routes, pedestrian connectivity, and related transportation improvements shall be established during the preliminary subdivision and site plan review process.
2. All fire and emergency vehicle access requirements shall be verified for compliance at the time of preliminary plat.

DESIGN STANDARDS

10. SIGNAGE STANDARDS

10.1 Pylon Signage

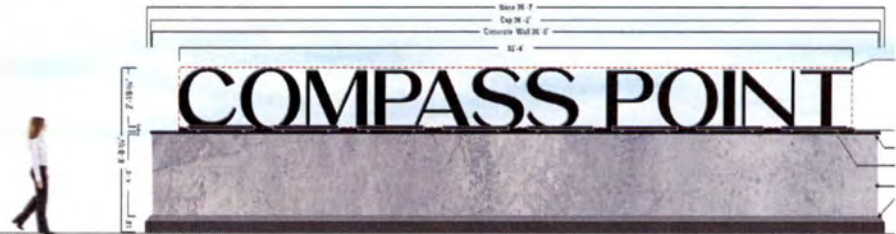
All pylon signage shall have the following maximum dimensions:

Standard	Requirement
Maximum Height	35'
Maximum Width	10'
Maximum Sign Area	350 SF

Pylon Signage shall be allowed along road frontages, including Meridian Way, 3100 N. and SR-36. One pylon sign can be installed for every 500 feet of frontage. Additional pylon sign locations may be approved by the Planning Commission through the applicable site plan review process. Setbacks for signage shall be calculated from the sign footing.

10.2 Masterplan Monumentation Signage

Within 300' of the intersection of 3100 N and SR-36, two monument signs are allowed with a maximum width of 60' and a maximum height of 15'. Sign permit and building permit will be required. Within 3' of the footing of the Masterplan Monumentation Signage, landscaping shall be required.



conceptual signage

10.3 City Entry Monument Signage

Within Lot 1 of the Sage Flats Subdivision, a 20' wide by 15' tall monument sign will be allowed for a Tooele City entry monument.



walkable areas with spaces for rest & relaxation



shade canopies for commercial users



elevations with varying height & multiple material requirements



elevated landscape adjacent to monument signage



elevated landscape in industrial areas



elevated planting at entrances and walking trails

EXAMPLE IMAGES

LEGAL DESCRIPTION

AREA A

Compass Point Special Commercial District Area A Boundary Description

A parcel of land located in the Southeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

Beginning at a Right-Of-Way Marker on the westerly line of State Road 36, said Marker being North 00°28'00" West 2642.99 feet along the Section Line to the West Quarter Corner of said Section 4 and North 89°43'58" East 5214.83 feet along the Quarter Section Line from the Southwest Corner of said Section 4 and running thence along said westerly line the following two (2) courses:

- 1) South 00°25'29" East 1907.55 feet,
- 2) Southerly 730.87 feet along an 8000.00-foot-radius curve to the right through a central angle of 05°14'04", chord bears South 02°11'33" West 730.62 feet to the southerly line of said Section 4; thence South 89°40'13" West 2538.46 feet along said southerly line to the monument marking the South Quarter Corner of said Section 4;

thence North 00°26'52" West 834.12 feet along said Quarter Section Line and along the center line of a proposed 66.0-Foot Wide Road;

thence along said proposed center line the following three (3) courses:

- 1) Northerly 211.69 feet along a 498.87-foot-radius curve to the right through a central angle of 24°18'48", chord bears North 11°42'32" East 210.11 feet,
- 2) Northerly 283.94 feet along a 349.67-foot-radius curve to the left through a central angle of 46°31'37", chord bears North 00°36'08" East 276.21 feet,
- 3) North 22°39'41" West 91.33 feet to the center line of 3100 North Street;

thence along said center line the following three (3) courses:

- 1) North 67°20'19" East 438.44 feet,
- 2) Easterly 405.42 feet along a 1039.00-foot-radius curve to the right through a central angle of 22°21'25", chord bears North 78°31'01" East 402.85 feet,
- 3) North 89°41'44" East 812.00 feet to the center line of Meridian Way (250 East Street);

thence North 00°18'16" West 994.06 feet along said center line to said Quarter Section Line;

thence North 89°43'58" East 942.32 feet along said Quarter Section Line to said Right-Of-Way Marker on the westerly line of State Road 36 and to the Point of Beginning.

Contains 116.076 Acres

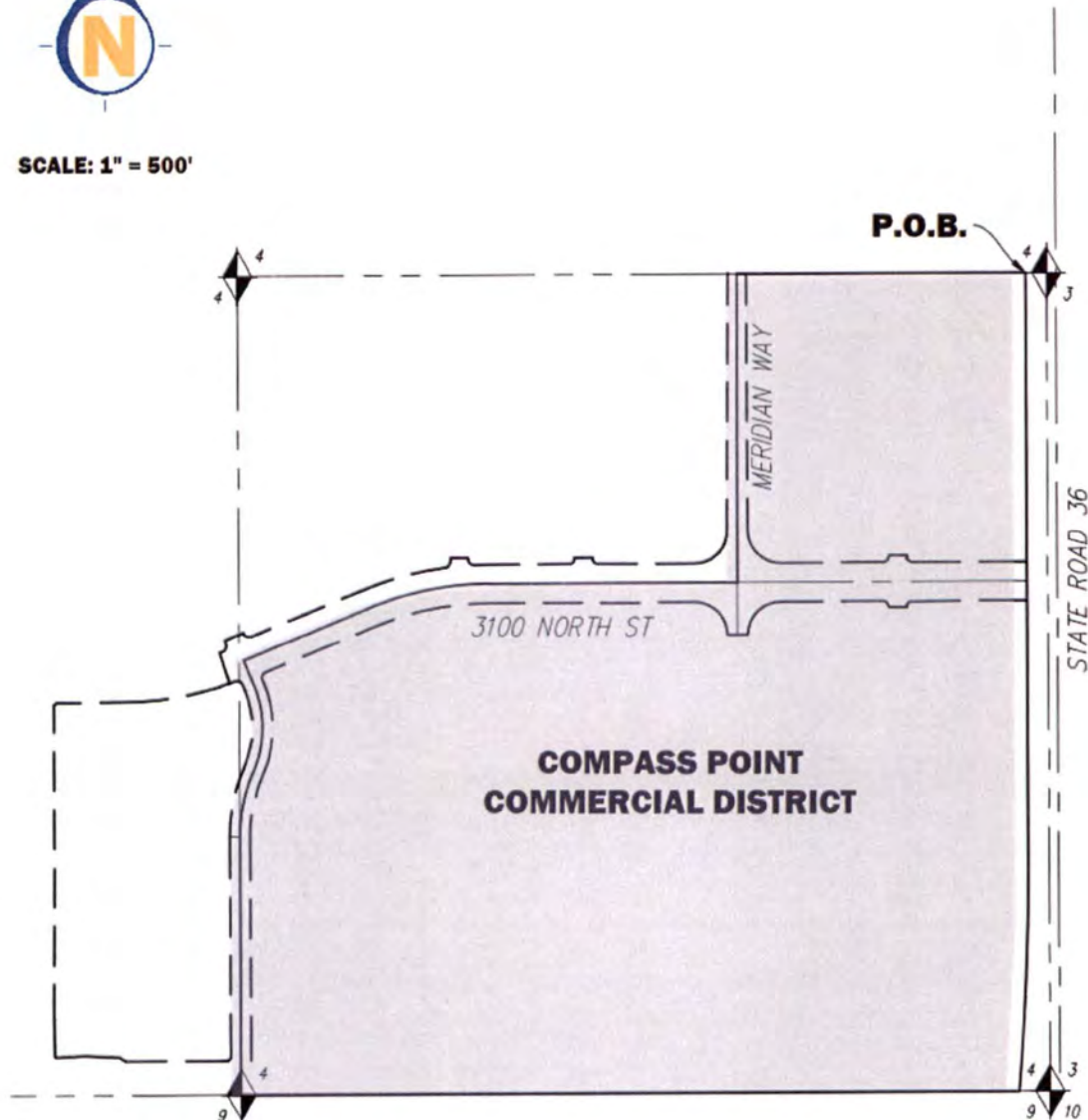


LEGAL DESCRIPTION

AREA A



SCALE: 1" = 500'




Entellus
1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

COMPASS POINT COMMERCIAL DISTRICT PERRY COMMERCIAL

INCLUDING ALL OF OR PORTIONS OF PARCELS #02-141-0-0016,
-0021, -0022, -0023, 0024, -0025, and -0026
LOCATED IN THE SE 1/4 OF SECTION 4, T.3S., R.4W., S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH

DRAWN:
JRC 2026/01/23

PROJECT: 1043033

SURVEY 1043033.dwg

EXB (1)

BNDY EXHIBIT

LEGAL DESCRIPTION

AREA B

LEGAL DESCRIPTION TOOELE CITY, UTAH

March 24, 2026

23-0260

RM/LH

COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA B LEGAL DESCRIPTION

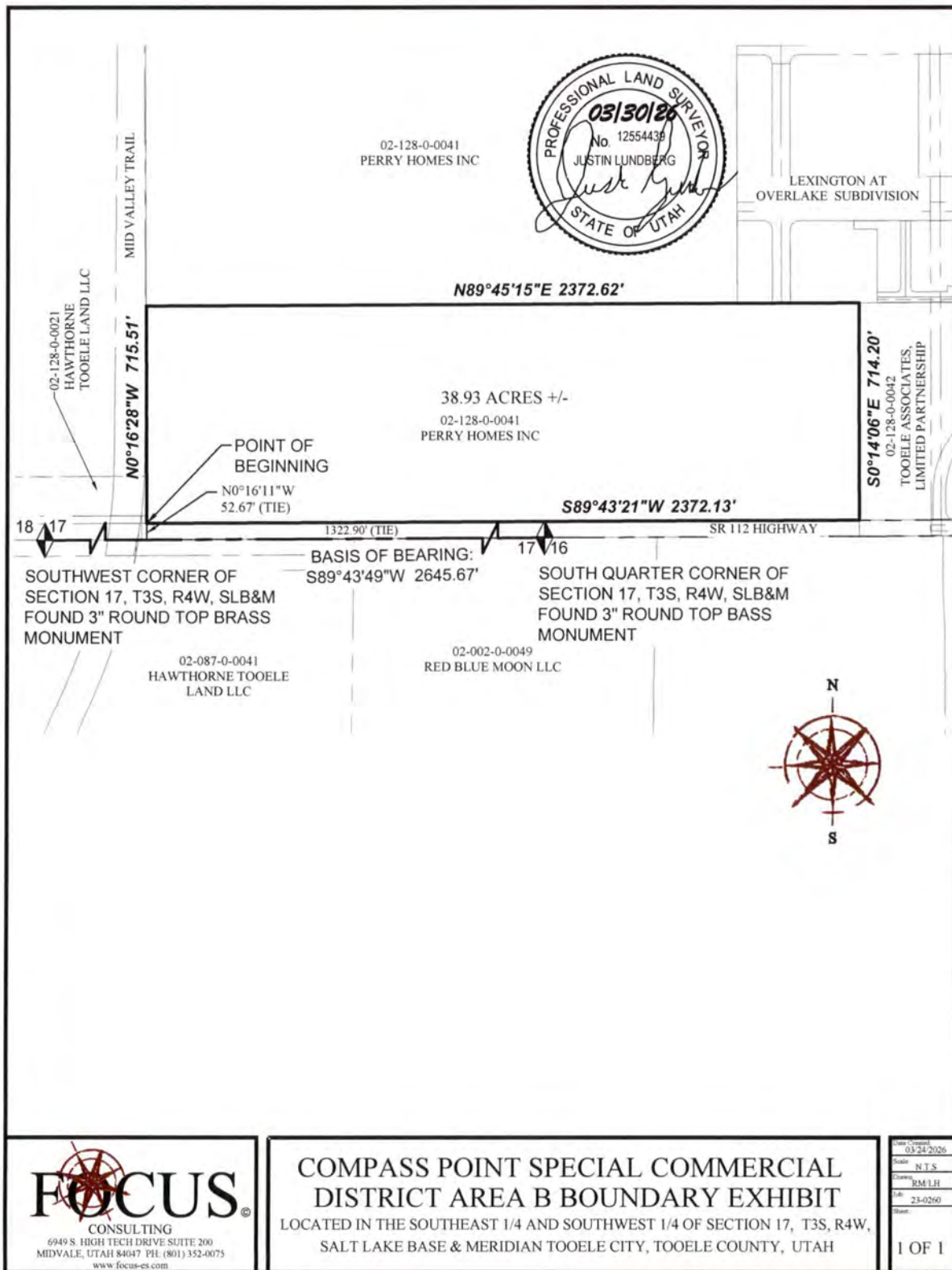
A part of the Southeast Quarter and Southwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°43'49"W 1322.90 feet along the Section line and N0°16'11"W 52.67 feet from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N00°16'28"W 715.51 feet; thence N89°45'15"E 2372.62 feet; thence S00°14'06"E 714.20 feet; thence S89°43'21"W 2,372.13 feet to the point of beginning.

Containing 38.93 acres +/-.



AREA B



LEGAL DESCRIPTION

AREA C

LEGAL DESCRIPTION TOOELE CITY, UTAH

March 24, 2026

23-0260

LH



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA C BOUNDARY LEGAL DESCRIPTION

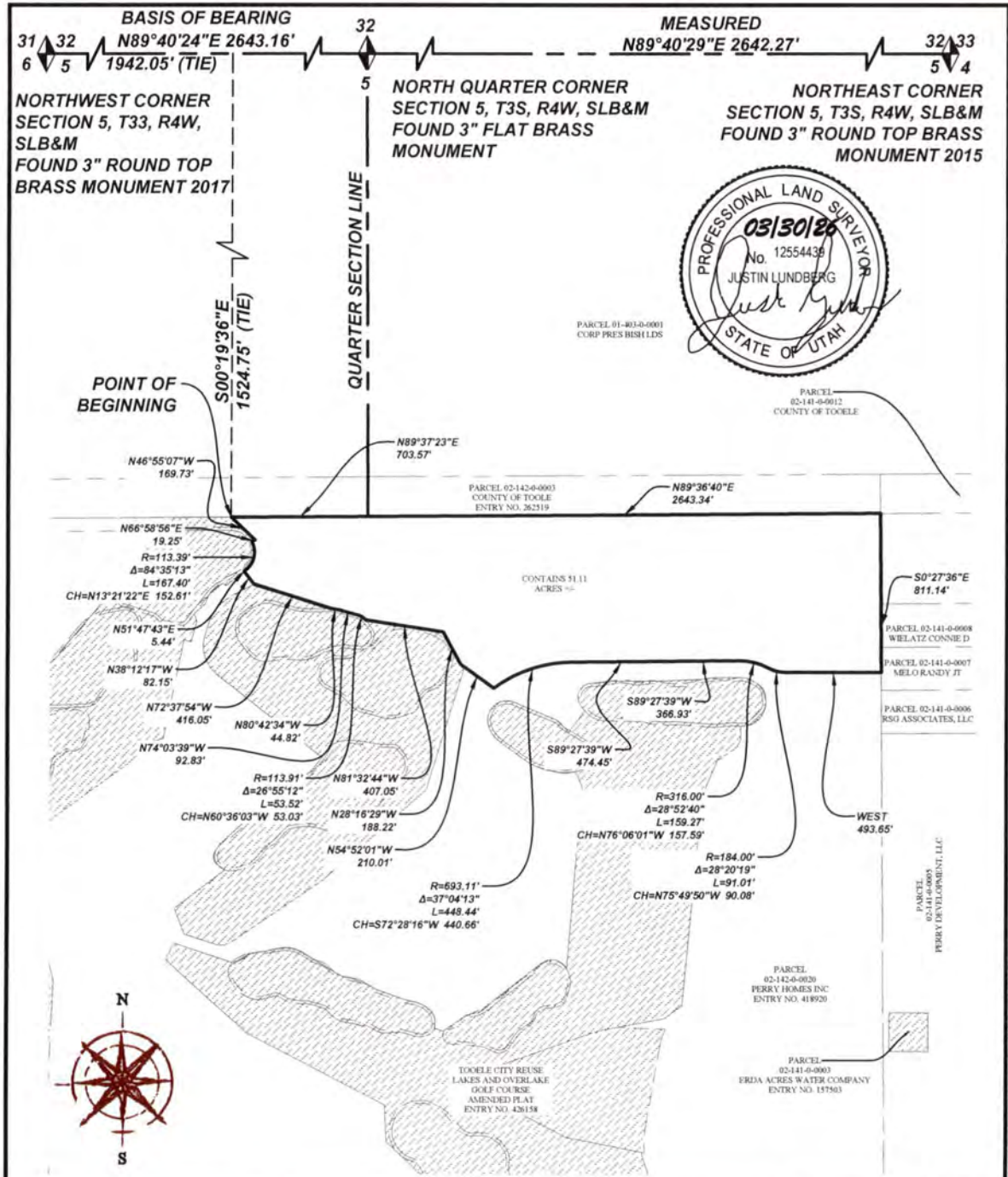
A part of the Northwest Quarter and the Northeast Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the Northerly line of the Warranty Deed recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office said point also being N89°40'24"E 1942.05 feet along the Section line and S00°19'36"E 1524.75 feet from the Northwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along said deed line the following three (3) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet; thence (3) S00°27'36"E 811.14 feet; thence West 493.65 feet; thence along the arc of a curve to the right with a radius of 184.00 feet a distance of 91.01 feet through a central angle of 28°20'19" Chord: N75°49'50"W 90.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 316.00 feet a distance of 159.27 feet through a central angle of 28°52'40" Chord: N76°06'01"W 157.59 feet; thence S89°27'39"W 366.93 feet; thence S89°27'39"W 474.45 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 693.11 feet (radius bears: S01°00'23"W) a distance of 448.44 feet through a central angle of 37°04'13" Chord: S72°28'16"W 440.66 feet; thence N54°52'01"W 210.01 feet to the easterly line of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said plat the following eleven (11) courses: (1) N28°16'29"W 188.22 feet; thence (2) N81°32'44"W 407.05 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the left having a radius of 113.91 feet (radius bears: S42°51'33"W) a distance of 53.52 feet through a central angle of 26°55'12" Chord: N60°36'03"W 53.03 feet; thence (4) N74°03'39"W 92.83 feet; thence (5) N80°42'34"W 44.82 feet; thence (6) N72°37'54"W 416.05 feet; thence (7) N38°12'17"W 82.15 feet; thence (8) N51°47'43"E 5.44 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (10) N66°58'56"E 19.25 feet; thence (11) N46°55'07"W 169.73 feet to the point of beginning.

Containing 51.11 acres +/-

LEGAL DESCRIPTION

AREA C



LEGAL DESCRIPTION

AREA D

**LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1,300 ACRES
TOOELE CITY, UTAH
July 14, 2026
23-0260
RM**



COMPASS POINT SPECIAL COMMERCIAL DISTRICT AREA D LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Northwest and Southwest of Section 8, Northwest Quarter of Section 17, 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 the West Quarter Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N89°32'53"E 432.36 feet to a westerly lot line of Lot 1 of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said Lot 1 the following two (2) courses: (1) S13°58'58"W 195.88 feet; thence (2) S54°48'07"E 504.11 feet; thence S36°07'58"W 133.52 feet to a northerly lot line of Lot 3 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 3 the following ten (10) courses: (1) N78°08'34"W 24.68 feet; thence (2) S51°20'33"W 105.57 feet; thence (3) S36°43'04"W 86.21 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 78.47 feet (radius bears: S50°34'59"E) a distance of 87.89 feet through a central angle of 64°10'26" Chord: S07°19'48"W 83.37 feet; thence (5) S24°45'18"E 561.58 feet; thence (6) S46°35'33"W 174.46 feet; thence (7) S02°00'32"W 754.40 feet; thence (8) S20°44'57"E 311.45 feet; thence (9) S30°18'49"E 490.08 feet; thence (10) N57°13'18"E 37.99 feet; thence S32°48'15"E 74.99 feet to a northerly lot line of Lot 6 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 6 the following twenty-three (23) courses: (1) S57°11'45"W 96.69 feet; thence (2) S20°16'36"W 480.65 feet; thence (3) S01°41'58"W 167.36 feet; thence (4) S14°56'09"E 113.43 feet; thence (5) S54°22'20"E 202.34 feet; thence (6) S12°59'46"W 145.94 feet; thence (7) Westerly along the arc of a non-tangent curve to the left having a radius of 89.76 feet (radius bears: S05°09'16"W) a distance of 84.47 feet through a central angle of 53°55'15" Chord: S68°11'38"W 81.39 feet; thence (8) S41°09'39"W 175.60 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 135.22 feet (radius bears: N48°47'11"W) a distance of 51.78 feet through a central angle of 21°56'19" Chord: S52°10'58"W 51.46 feet; thence (10) S63°09'09"W 167.19 feet; thence (11) Southwesterly along the arc of a non-tangent curve to the left having a radius of 150.12 feet (radius bears: S26°55'10"E) a distance of 199.63 feet through a central angle of 76°11'26" Chord: S24°59'07"W 185.24 feet; thence (12) S13°06'36"E 183.16 feet; thence (13) Easterly along the arc of a non-tangent curve to the left having a radius of 97.99 feet (radius bears: N76°51'26"E) a distance of 199.08 feet through a central angle of 116°24'10" Chord: S71°20'39"E 166.56 feet; thence (14) N50°34'51"E 194.34 feet; thence (15) N67°31'40"E 79.43 feet; thence (16) Easterly along the arc of a non-tangent curve to the right having a radius of 109.85 feet (radius bears: S22°29'18"E) a distance of 91.97 feet through a central angle of 47°58'17" Chord: S88°30'09"E 89.31 feet; thence (17) Easterly along the arc of a non-tangent curve to the left having a radius of 114.83 feet (radius bears: N25°28'49"E) a distance of 64.34 feet through a central angle of 32°06'08" Chord: S80°34'15"E 63.50 feet; thence (18) N83°22'37"E 136.02 feet; thence (19)

LEGAL DESCRIPTION

AREA D

S89°22'57"E 218.36 feet; thence (20) Easterly along the arc of a non-tangent curve to the left having a radius of 64.68 feet (radius bears: N00°41'33"E) a distance of 51.90 feet through a central angle of 45°58'33" Chord: N67°42'16"E 50.52 feet; thence (21) N44°43'04"E 14.86 feet; thence (22) S63°53'51"E 142.98 feet; thence (23) S81°18'06"E 63.05 feet; thence S12°15'54"E 83.35 feet to a northerly lot line of Lot 8 of said Tooele City Reuse Lakes and Overlake Golf Course Amended Plat; thence along said Lot 8 the following five (5) courses: (1) S67°54'50"W 112.80 feet; thence (2) S18°40'42"W 493.75 feet; thence (3) S39°23'25"W 300.27 feet; thence (4) S32°23'21"W 423.77 feet; thence (5) S01°18'15"W 148.48 feet; thence S29°19'01"W 69.12 feet; thence along the arc of a curve to the left with a radius of 110.00 feet a distance of 56.28 feet through a central angle of 29°19'01" Chord: S14°39'31"W 55.67 feet; thence South 4,125.83 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 2,612.50 feet (radius bears: S36°11'27"W) a distance of 360.85 feet through a central angle of 7°54'50" Chord: N57°45'58"W 360.56 feet; thence N61°43'23"W 695.57 feet to the Section line; thence along said Section line N00°17'29"W 1,668.81 feet to the Southwest Corner of Section 8; thence N00°21'40"W 2,641.98 feet to the West Quarter Corner of Section 8; thence N00°21'37"W 2,642.10 feet to the Southwest Corner of Section 5; thence N00°17'49"W 2,631.28 feet to the point of beginning.

Containing 198.73 acres +/-.

Less and excepting Lot 2 of the of Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office.

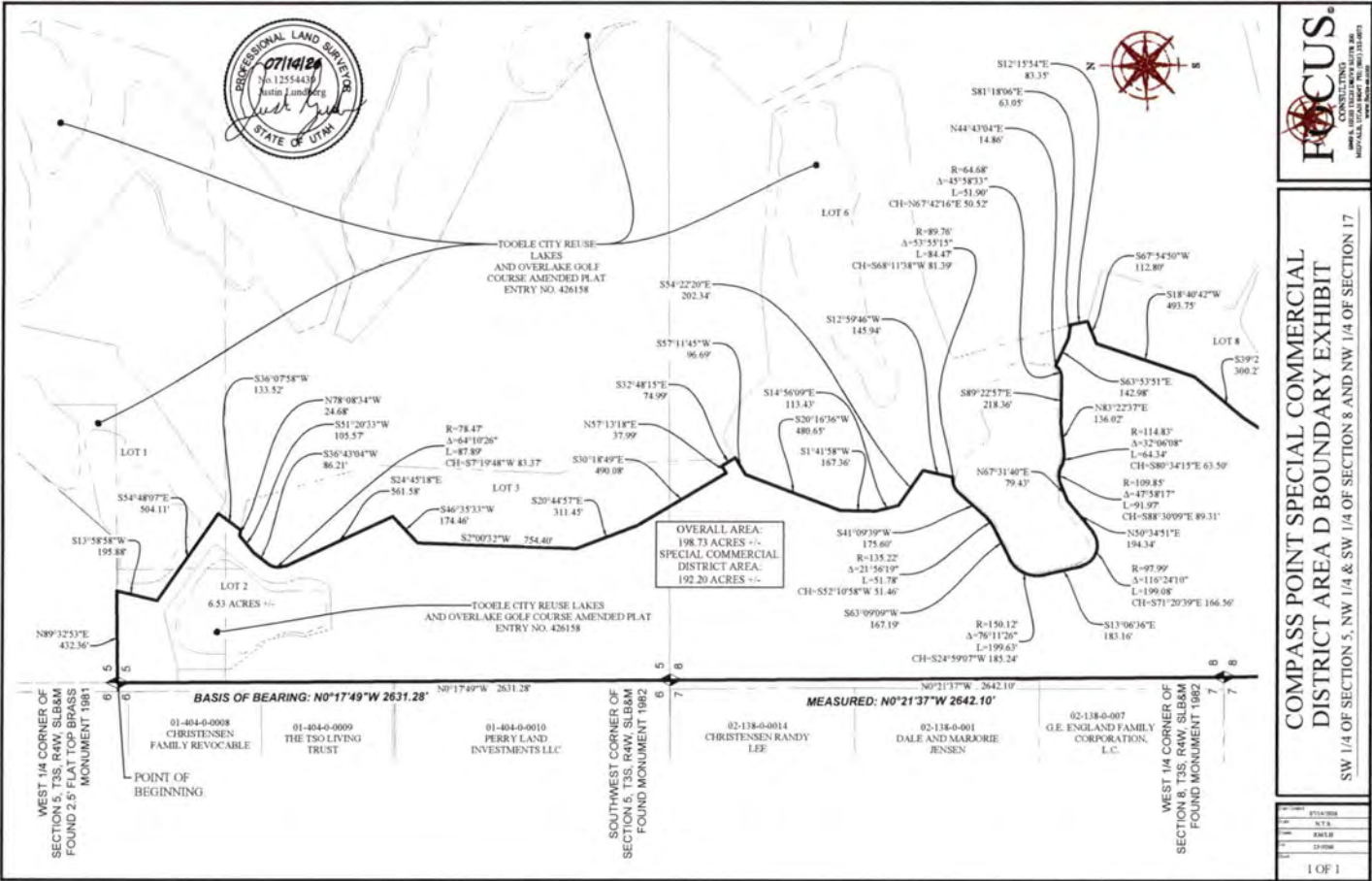
Containing 6.53 acres +/-.

SPECIAL COMMERCIAL DISTRICT AREA 192.20 ACRES +/-



LEGAL DESCRIPTION

AREA D



AREA D

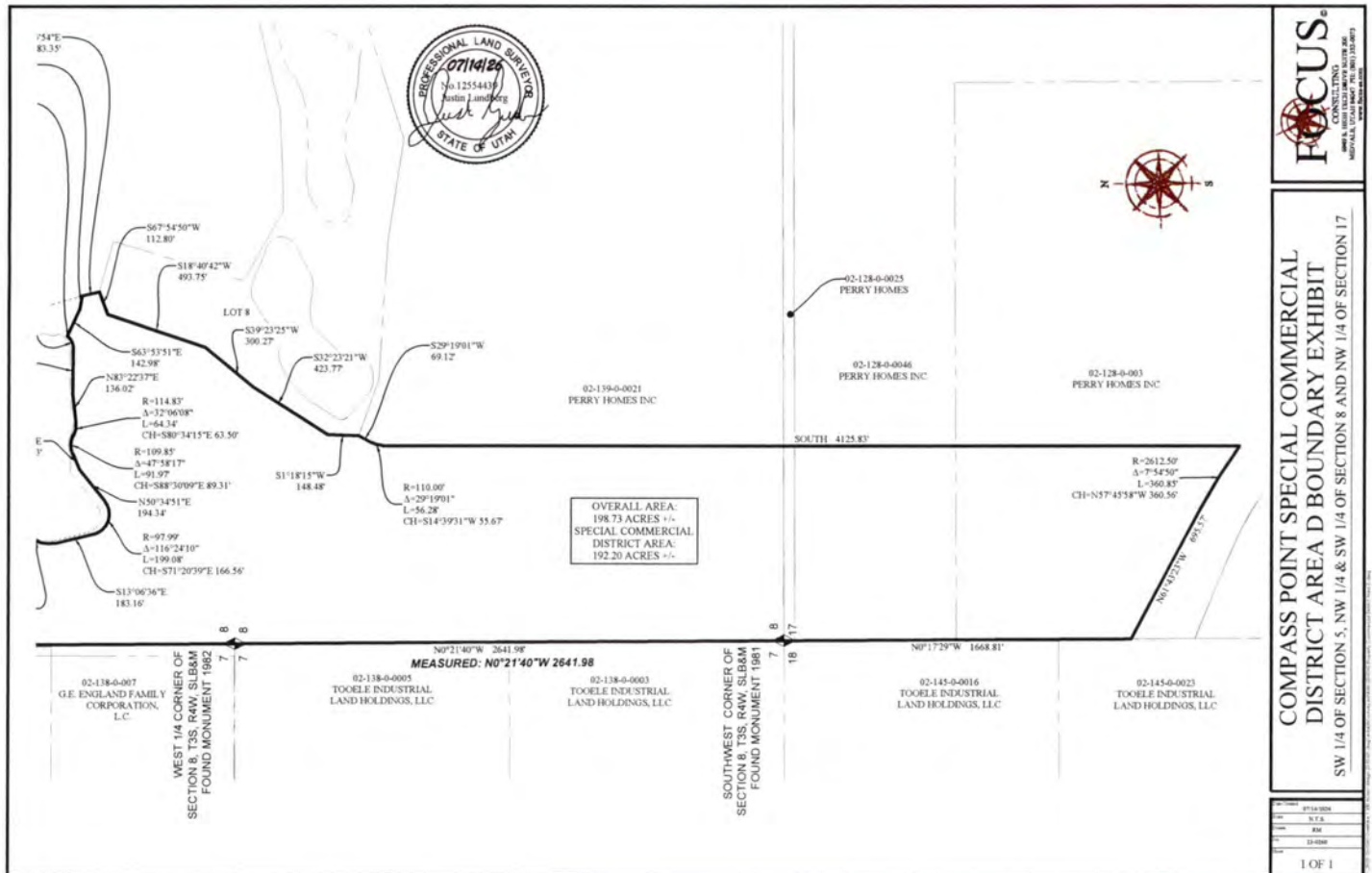


EXHIBIT C

APPLICANT SUBMITTED INFORMATION

Commercial Special District Application

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



Notice: The applicant must submit copies of the text amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a Commercial Special District proposal is submitted, the proposal is subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the proposal is found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted Commercial Special District proposals shall be reviewed in accordance with the Tooele City Code. Submission of a text 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: 2/11/2026	Applicant Name: Jake Finlinson	
Address: 17 E Winchester St. Murray, UT 84107		
Phone: [REDACTED]	Alternate Phone: [REDACTED]	Email: [REDACTED]
Project Site Address: See legal description attached.		
Brief Summary of Proposal: As part of the Compass Point planned commercial, we would like change the commercial standards to allow for maximum flexibility. We believe these changes will help to incentivize many national and regional users to be a part of Compass Point and Tooele.		
Applicant Signature: 		

*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:

Commercial Special Districts are approved by ordinance. Any change to an approved Commercial Special District requires an amendment by ordinance for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending Commercial Special District may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the desired amendments and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

Exhibit D

Draft Planning Commission Minutes

**Tooele City Planning Commission
Business Meeting Minutes**

Date: August 26, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

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

Absent:

Amanda Cordova
Frank Linford, Alternate

Council Member Liaisons:

Ed Hansen
Jon Gossett

Staff Present:

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

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

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

2. **Roll Call**

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

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

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

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

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

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

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

Mr. Finlinson stated that the proposed CSD includes enhanced standards for landscaping, lighting, signage, and architectural design intended to create attractive and well-designed commercial areas. He

explained that the standards were developed to attract a variety of high-quality national, regional, and local retailers, restaurants, entertainment venues, and other commercial tenants, while providing the City with a competitive advantage in attracting future development.

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

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

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

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

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

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

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

Ms. Rowberry stated that the business would not sell live animals or provide overnight boarding. She explained that the business has operated in Stansbury Park for approximately 15 years and is relocating due to the expansion of the University of Utah InstaCare. Ms. Rowberry, who has owned the business

for approximately one year, stated that the relocation would allow the business to expand and continue serving the community and its pets in Tooele.

Motion: Commissioner Anderson move we approve the Conditional Use Permit Request by Dallas Rowberry, authorizing the use of pet shop/ pet grooming business located at 756 North Main Street, application number 202661, based on the findings and subject to the condition listed in the Staff Report dated August 15, 2026. Commissioner Faircloth. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-1.

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

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

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

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

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

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

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

changes to the proposed amendment; however, it does not have the authority to require staff to rewrite the proposed ordinance or delay the application until changes are made.

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

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

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

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

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

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

Motion: Commissioner Proctor move we forward a positive recommendation to the City Council to adopt the proposed Tooele City Code Title 7, Chapter 11c Design Standards: Commercial ordinance as included in Exhibit "A" of this report, based on the following findings.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye", Commissioner Faircloth, "Aye";

Commissioner Jensen, “Nay”; Commissioner Anderson, “Nay”; and Chairman Hamilton, “Aye”. The motion passed 5-2.

7. **City Council Reports**

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

8. **Review and Decision – August 12, 2026 Planning Commission meeting minutes**

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the August 12, 2026 Planning Commission Meeting Minutes. Chairman Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-1.

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

9. **Adjourn**

Chairman Hamilton adjourned the meeting at 8:24 p.m.

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

Approved this _____ day of September, 2026

Tyson Hamilton, Tooele City Planning Commission Chair