



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

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https://tooeleco.gov/departments/elected_officials/departments/developmentdepartments/departments/development/index.php

2025-169

Review Date: 04/30/2026

AGENCY COMMENTS SHEET

Agency Review # 2

Planning Comments

Reviewer: Mili Pioquinto

Email: mili.pioquinto@tooeleco.gov

Phone: 435-843-3160

Date of Review: 04/30/2026

Circle One: Plans are Approved – Revisions Required

Circle One: Additional items Required – Not Required

1. Need to show 60' Wide Road Parcel (06-028-0-0019)
2. Need to reflect 3 rod ROW on site plan.
 - > All entries and exits from the property need to reflect the correct access.
 - > Chapter 4-3 (2). Lot Standards
 - > No building permit may be issued for a lot that does not have frontage upon a dedicated or publicly approved street.
3. ~~Power Approval Letter is subject to addressing.~~
 - > Applicant will be doing solar. In order to do solar, applicant will need to obtain a building permit.
4. Older building permits update/demolished buildings?
 - > Will take at most a day to take down. > Can it be a condition towards construction plans (demolition of prior structures).
 - > Buildings and structures cannot exceed 50% of the lot area (Chapter 17)

Notes:

1. Applicant's attorney is working with the Yonker Family Foundation to allocate that easement into a right of way.



AGENCY COMMENTS SHEET

GIS/Addressing Comments

Reviewer: Marisa Snyder

Email: marisa.snyder@tooeleco.gov

Phone: 435-843-3251

Date of Review: **4/27/2026**

Circle One: Plans are Approved – Revisions Required

Circle One: Additional items Required – Not Required

Parcel 06-028-0-0006 doesn't have access to existing, established, named road. Tooele County GIS can provide an address when parcel has road access.



AGENCY COMMENTS SHEET

Engineering Comments

Reviewer(s): Hayden Karren, Darin Hawkes

Email: hayden.karren@aquaeng.com

darin.hawkes@aquaeng.com

Phone:

Date of Review: 4/30/2026

Circle One: Plans are Approved – Revisions Required

Circle One: Additional items Required – Not Required

General Comments:

1- It is understood that the Owner will coordinate with the Division of Drinking Water along with the Health Dept regarding the existing well. Verification shall be provided that the water supply is adequate and meets the proposed water demands for this project.

Notes:

Applicant is currently working with the state towards documentation on well.



AGENCY COMMENTS SHEET

Civil Comments

Reviewer: Brandon Bender

Email: brandon.bender@tooeleco.gov

Phone: 435-843-3455

Date of Review: 4-30-26

Circle One: Plans are ~~Approved~~ – Revisions Required

Circle One: Additional Items Required – Not Required



AGENCY COMMENTS SHEET

Roads Department Comments

Reviewer: Jed Bell

Email: jed.bell@tooeleco.gov

Phone: 435-843-3204

Date of Review: 4/27/26

Circle One: Plans are Approved → Revisions Required

Circle One: Additional items Required → Not Required

1. Perform a traffic study per County standards on Box Elder Canyon Rd.
2. Parcel 06-028-0-0020 is private property and is blocking access to the site. The applicant must provide access to site approved by County. Parcel 06-028-0-0019 is land locked and does not connect to a public road.
3. The existing dirt road between the applicants parcels and the Mormon Trail is not adequate to handle this development and generally receives minimal traffic for mostly recreation access. Public safety concerns regarding maintenance and emergency service (especially during snow events). Land Use Ordinance - 12-1 says "Traffic, public safety issues, and environmental problems are minimized to the greatest extent possible." Permitting a business in this location causes public safety concerns and does not meet the threshold of this requirement.
4. Dirt and/or gravel roads are not plowed for up to 48 hours after a storm ends per the Roads Policy & Practices. This site does not have access "promote efficient provisions of public service" per LUO 12-3(e). Based on the traffic study performed, a 60' wide asphalt road may be required to minimize maintenance issues, traffic and public safety concerns to the site.

Note:

Comments to change upon road dedication from the Yonker Family.



AGENCY COMMENTS SHEET

Health Department Comments

Reviewer: Taylor Palmer

Email: taylor.palmer@tooeleco.gov

Phone: 435-227-2452

Date of Review: 04/21/2026

Circle One: Plans are Approved – Revisions Required

Circle One: Additional items Required – Not Required

I still have the same comments as last time.

1. Show documentation from state for their water system and also
2. I'm still waiting for documentation from them on how they will be upgrading their septic system.

Applicant time-line:

> Applicants have a contact that is finalizing designs for the septic system expansion. Once those designs are finalized, applicant will submit to Taylor.



AGENCY COMMENTS SHEET

Tooele County Fire Department Comments

Reviewer: Buck Peck
 Email: buck.peck@ntfdutah.gov
 Phone: 801-633-0704

Date of Review: 04/23/2026

Circle One: Plans are Approved – Revisions Required
Circle One: Additional items Required – Not Required

Tank size must be greater than 22,056 gallons
 Well must be 46 gpm

$$\text{Minimum Water Supply} = \left(\frac{73,520}{5} \right) \times 1.5 = 22,056 \text{ gallons}$$

$$WS_{min} = \frac{V_{stot}}{OHC} (CC) \quad [4.2.1]$$

where:
 WS_{min} = minimum water supply in gal (For results in L, multiply by 3.785.)
 V_{stot} = total volume of structure in ft³ (If volume is measured in m³, multiply by 35.3.)
 OHC = occupancy hazard classification number
 CC = construction classification number

Building	
area, ft ²	3947
V _{stot} , ft ³	73520
W _{smin} =	7877.143 gal
Tank size=	1053.02 ft ³

W_{smin}=((V_{stot})/OHC)*(CC)
 CC= 0.75 Type V Construction
 OHC= 7 5.2.5.2
 OHC= 7 General Storage and Maintenance
 V_{stot}=Area*Height
 1 gallon= 0.133681 ft³

5.2.3 Occupancy Hazard Classification Number 5.

5.2.3.1 Occupancy hazard classification number 5 shall be used for moderate hazard occupancies, in which the quantity or combustibility of contents is expected to develop moderate rates of spread and heat release. The storage of combustibles shall not exceed 12 ft (3.66 m) in height.

5.2.3.2 Occupancies having conditions similar to the following shall be assigned occupancy hazard classification number 5:

- (1) Amusement occupancies
- (2) Clothing manufacturing plants
- (3) Cold storage warehouses
- (4) Confectionery product warehouses
- (5) Farm storage buildings, such as corn cribs, dairy barns, equipment sheds, and hatcheries
- (6) Laundries
- (7) Leather goods manufacturing plants
- (8) Libraries (with large stockroom areas)
- (9) Lithography shops
- (10) Machine shops
- (11) Metalworking shops
- (12) Nurseries (plant)
- (13) Pharmaceutical manufacturing plants
- (14) Printing and publishing plants
- (15) Restaurants
- (16) Repe and twine manufacturing plants
- (17) Sugar refineries
- (18) Tanneries
- (19) Textile manufacturing plants
- (20) Tobacco barns
- (21) Unoccupied buildings

5.2.5.2 Occupancies having conditions similar to the following shall be assigned occupancy hazard classification number 7:

- (1) Apartments
- (2) Colleges and universities
- (3) Clubs
- (4) Dormitories
- (5) Dwellings
- (6) Fire stations
- (7) Fraternity or sorority houses
- (8) Hospitals
- (9) Hotels and motels
- (10) Libraries (except large stockroom areas)
- (11) Museums
- (12) Nursing and convalescent homes
- (13) Offices (including data processing)
- (14) Police stations
- (15) Prisons
- (16) Schools
- (17) Theaters without stages

4.2.1.4 The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.

Table 6.2.1 Construction Classification Number

Construction Type	Classification Number
Type I (442 or 332)	0.5
Type II (222, 111, or 000)	0.75
Type III (211 or 200)	1.0
Type IV (2014)	0.75
Type V (111 or 000)	1.5