

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 25, 2023** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.org anytime after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on a request for approval of a minor subdivision by Matt McCoy, Tooele City Fire Department on 3.66 acres of property located at 145 East 1000 North in the LI, Light Industrial zoning district.
4. **Public Hearing and Decision** on a Conditional Use Permit request by Parminder Singh, PR Best to authorize the operation of a truck driving school on an 11.6-acre parcel located at Garnet Street and Atlas Way in the Industrial zoning district.
5. **City Council Reports**
6. **Review and Approval** of Planning Commission Minutes for the meeting held on October 11, 2023.
7. **Planning Commission Training** regarding Tooele City parks and recreation.
8. **Adjourn**

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

STAFF REPORT

October 19, 2023

To: Tooele City Planning Commission
Business Date: October 25, 2023

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: TLI Subdivision – Minor Subdivision Approval Request

Application No.: P23-251
Applicant: Matt McCoy, representing Tooele City Fire Department
Project Location: 145 East 1000 North
Zoning: LI, Light Industrial Zone
Acreage: 3.66 Acres (159,429 ft²)
Request: Request for approval of a Minor Subdivision Approval in the LI, Light Industrial zone.

BACKGROUND

This application is a request for approval of a Minor Subdivision on approximately 3.66 acres located at 145 East 1000 North. The subject property is the northwest corner of 180 East and 1000 North. The property is currently zoned LI Light Industrial. The applicant is requesting that a Minor Subdivision Approval be approved to allow for the development of the site for Tooele City Fire Station #3. A helipad currently occupies the site. The proposed subdivision will separate the helipad from the remainder of the property, facilitating the construction of the new station.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the subject property as Regional Commercial. The property has been assigned the LI, Light Industrial zoning classification, which will allow the proposed fire station with a conditional use approval. The Light Industrial zoning designation is identified by the General Plan as a preferred zoning classification for the Regional Commercial land use designation.

The zoning designations of abutting properties include RR- Rural Residential, GC General Commercial, and RR-5 Rural Residential. Public buildings such as fire stations are allowed as conditional uses in all these abutting zones. Aerial and zoning maps pertinent to the subject property and this request can be found in Exhibit “A” attached to this report.

Subdivision Layout. The proposed minor subdivision divides the existing property in two. Proposed Lot 101 will house the future fire station, and is 2.68 acres. Proposed Lot 102 will house the helipad, and is 0.32 acres. The applicant has submitted a proposed plat showing the layout and indicating all dimensions and easements which can be found attached to this report as “Exhibit B”.

Development Considerations & Plans. Development plans for the fire station itself, including site planning, parking, access, elevations, and landscaping have not been included, and will not be reviewed in consideration of the minor subdivision. The applicant will also submit a conditional use permit application and site plan for the Planning Commission's review. The subdivision is a necessary part of those plans.

Criteria for Approval. The criteria for review and potential approval of a Minor Subdivision Approval request is found in Section 7-19-35 of the Tooele City Code. To qualify as a minor subdivision and be exempted from the preliminary plan process, a proposed subdivision must:

1. Contain less than ten lots.
2. Not include a right-of-way dedication for public streets.
3. Not involve off-site water or sewer utilities.

The proposed subdivision meets these criteria, and has therefore been brought for preliminary and final plat approval.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Minor Subdivision and has issued a recommendation for approval of the request.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Minor Subdivision and have issued a recommendation for approval of the request with the following proposed conditions:

1. The final plat shall meet all requirements of the Tooele City Subdivision regulations prior to recordation.
2. The plat shall provide appropriate public utility easements and meet all other requirements of the Tooele City Engineering Division.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for a Minor Subdivision by Matt McCoy, representing the Tooele City Fire Department, application number P23-251, subject to the following conditions:

1. That the final plat shall meet all requirements of the Tooele City Subdivision regulations prior to recordation.
2. That the plat shall provide appropriate public utility easements and meet all other requirements of the Tooele City Engineering Division.
3. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

5. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
6. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed subdivision meets the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed subdivision meets the requirements and provisions of the Tooele City Code and the Light Industrial Zone.
3. The proposed subdivision will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed subdivision conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

To City Council:

Sample Motion for a Positive Recommendation – “I move we forward a recommendation of APPROVAL to the City Council for the TLI Minor Subdivision request by Matt McCoy, representing the Tooele City Fire Department, application number P23-251, based on the findings and subject to the conditions listed in the Staff Report dated October 19, 2023:”

1. List any additional findings and conditions...

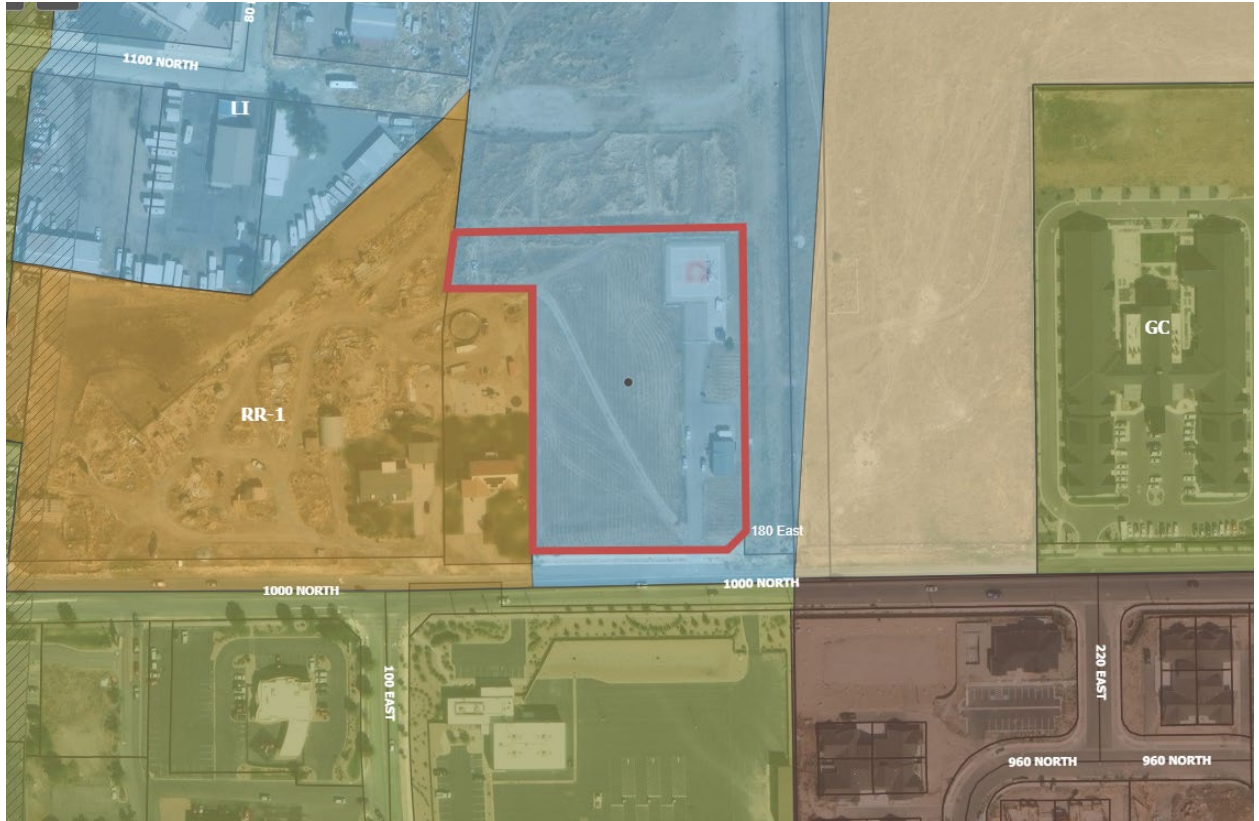
Sample Motion for a Negative Recommendation – “I move we forward a recommendation of DENIAL to the City Council for the TLI Subdivision Minor Subdivision request by Matt McCoy, representing the Tooele City Fire Department, application number P23-251, based on the following findings:”

1. List any additional findings...

EXHIBIT A
MAPPING PERTINENT TO THE TLI SUBDIVISION MINOR SUBDIVISION
APPROVAL



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B

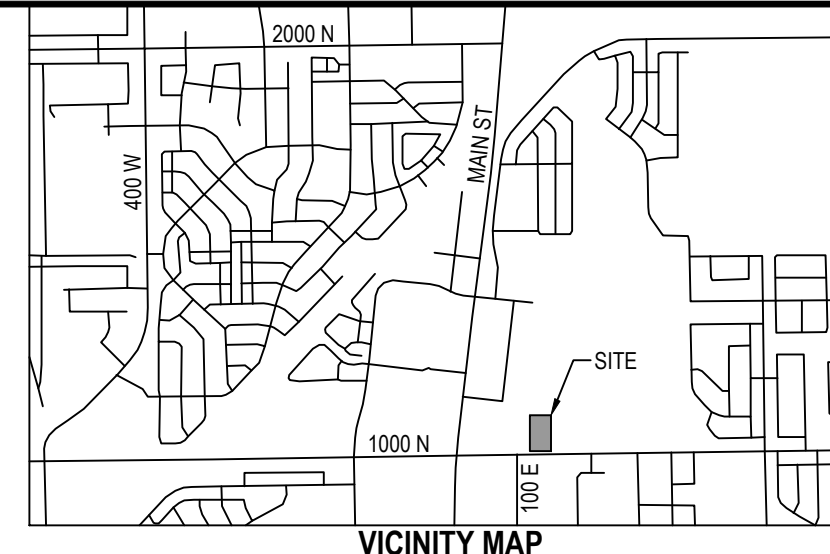
PROPOSED PLAT, APPLICANT SUBMITTED MATERIALS

TOOELE CITY DEVELOPMENT REVIEW

Submittal # 4 10/03/2023

T.L.I. MINOR SUBDIVISION AMENDED

AMENDING ALL OF LOT 1 AND A PORTION OF LOT 2 OF T.L.I. MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH



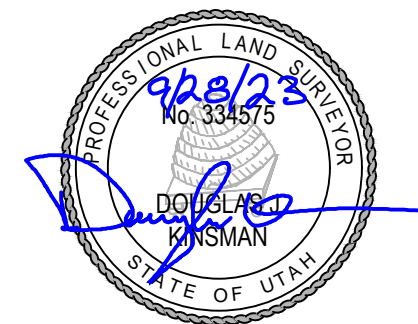
SURVEYOR'S CERTIFICATE
I, DOUGLAS J. KINSMAN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the herein monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land being all of Lot 1 and a portion of Lot 2 of T.L.I. Minor Subdivision recorded September 29, 2009 as Entry No. 332783 in the office of the Tooele County Recorder, said parcel of land being situated in the Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:
Beginning at a point on the East Section line of said Section 16, said point also being on the Northern Right-of-Way line of 1000 North Street, said point being located North 0°21'58" West 33.00 feet along the Section line from the Southeast Corner of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running
thence South 89°43'06" West 66.00 feet (said line running parallel with the Section line);
thence North 0°21'58" West 38.54 feet to the Northern Right-of-Way line of 1000 North Street;
thence along said Northern Right-of-Way line the following two (2) courses:
(1) Southwesterly 46.38 feet along the arc of a 29.50 foot radius non-tangent curve to the right (center bears South 89°38'02" West and the chord bears South 44°40'34" West 41.75 feet with a central angle of 90°05'04");
(2) South 89°43'06" West 258.38 feet (said line running parallel with the Section line);
thence North 0°08'45" West 353.23 feet;
thence South 89°51'15" West 112.23 feet;
thence North 06°41'49" East 74.64 feet;
thence North 89°38'02" East 455.62 feet to the East Section line of said Section 16;
thence South 0°21'58" East 437.25 feet along said East Section line to the point of beginning.

Contains 159,542 Square Feet or 3.66 Acres and 2 Lots.

SEPTEMBER 28, 2023

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

T.L.I. MINOR SUBDIVISION AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

TOOELE CITY CORPORATION TLI DEVELOPMENT LLC
By: _____ By: _____
Its: _____ Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Tooele
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

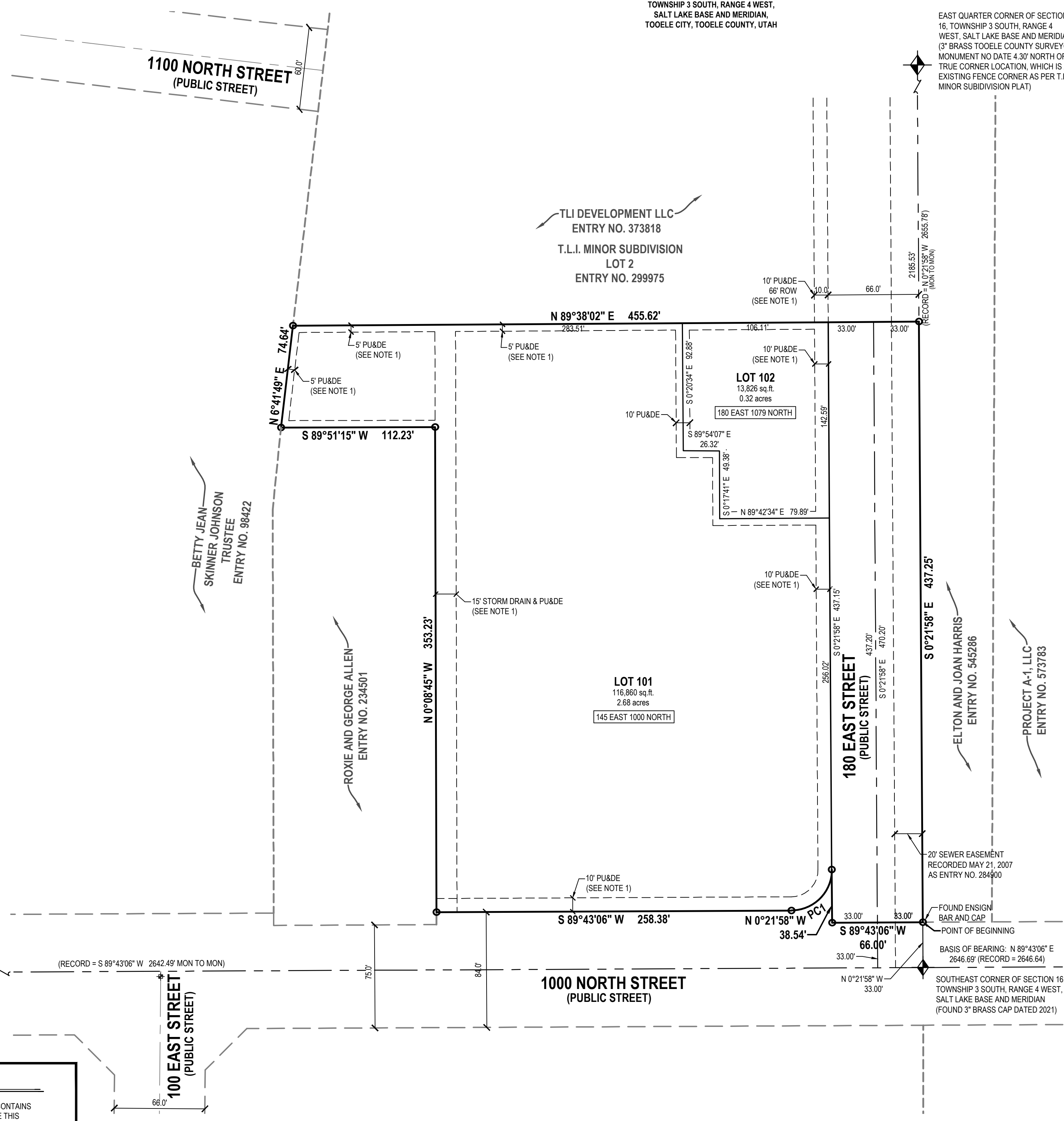
STATE OF UTAH J.S.S.
County of Tooele
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

T.L.I. MINOR SUBDIVISION AMENDED

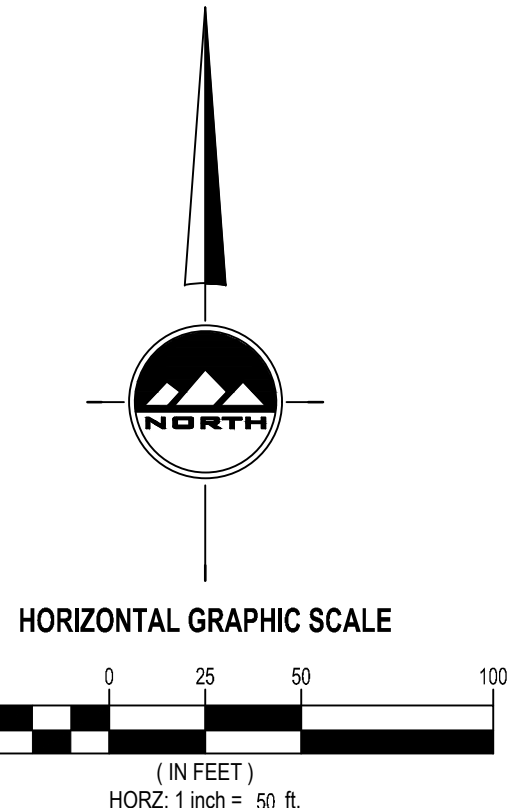
AMENDING ALL OF LOT 1 AND A PORTION OF LOT 2 OF T.L.I. MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES TOOELE COUNTY RECORDER



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	29.50'	46.38'	90°05'04"	S44°40'34"W	41.75'



NOTE

- EASEMENT AS PER T.L.I. MINOR SUBDIVISION RECORDED SEPTEMBER 29, 2009 AS ENTRY NO. 332783 IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.
APPROVED THIS _____ DAY OF _____, 20____ BY _____
DOMINION ENERGY TITLE - _____

ROCKY MOUNTAIN POWER COMPANY
PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.
APPROVED THIS _____ DAY OF _____, 20____ BY _____
ROCKY MOUNTAIN POWER TITLE - _____

DEVELOPER
TOOELE CITY FIRE DEPARTMENT
90 NORTH MAIN STREET
TOOELE CITY, UT 84074
435-843-2212

COMMUNITY DEVELOPMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY COMMUNITY DEVELOPMENT
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT
TOOELE COUNTY HEALTH DEPT.

COUNTY SURVEYOR DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY FILE # _____
TOOELE COUNTY SURVEY DIRECTOR

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY ENGINEER
TOOELE CITY ENGINEER

COUNTY TREASURER
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY TREASURER
TOOELE COUNTY TREASURER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION
CHAIRMAN TOOELE CITY PLANNING COMMISSION

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY COUNCIL
CHAIRMAN TOOELE CITY COUNCIL

SURVEY RECORDING DATA
DATE: _____
DRAWING No. _____

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: T1214L
MANAGER: D. KINSMAN
DRAWN BY: S. LEWIS
CHECKED BY: D. KINSMAN
DATE: 9/28/23

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

Project Information					
Date of Submission:	Submittal #:	Zone:	Acre:	Parcel #(s):	
3/16/23	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	LI	3.66	17-033-0-0001	
Project Name: TOOELE CITY FIRE STATION #3 MINOR SUB.					
Project Address: 145 EAST 1000 NORTH					
Project Description: MINOR SUBDIVISION			Phases: 1	Lots: 2	
Property Owner(s): TOOELE CITY			Applicant(s): SAME		
Address: 90 NORTH MAIN ST.			Address:		
City: TOOELE	State: UT	Zip: 84074	City:	State:	Zip:
Phone: 435-843-2100	Email:		Phone:	Email:	
Contact Person: MATT MCCOY			Address: 90 NORTH MAIN ST.		
Phone: 435-830-3817			City: TOOELE	State: UT	Zip: 84074
Cellular:	Fax:	Email:			
Engineer & Company: MIKE KOURNIANOS			Surveyor & Company: ENSIGN ENG.		
Address: 5263 So. Commerce Dr. St. 204			Address: 169 No. MAIN ST. UNIT 1		
City: MURRAY	State: UT	Zip: 84107	City: TOOELE	State: UT	Zip: 84074
Phone: 801-266-4669	Email: mike@paaw.net		Phone: 801-255-0529	Email: pharris@ensignutah.com	

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

For Office Use Only					
Land Use Review:		Date:	Water Superintendent Review:		Date:
Planning Review:		Date:	Reclamation Superintendent Review:		Date:
			City Engineer Review:		Date:
			Director Review:		Date:
Fire Flow Test					
Location:		Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):	
Performed By:		Date Performed:	Corrections Needed:	Comments Returned: Date:	
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

AFFIDAVIT

PROPERTY OWNER

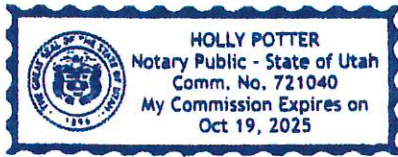
STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

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

Debra E Winn
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15 day of MARCH, 2023



Holly Potter
(Notary)
Residing in TOOELE County, Utah
My commission expires: 10/19/25

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary)
Residing in _____ County, Utah
My commission expires: _____

STAFF REPORT

October 19, 2023

To: Tooele City Planning Commission
Business Date: October 25, 2023

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: PR Best Truck Driving School – Conditional Use Permit Request

Application No.: P23-1180
Applicant: Parminder Singh, representing PR Best
Project Location: Approximately Garnet Street & Atlas Way
Zoning: I, Industrial
Acreage: 11.6 Acres (505,296 ft²)
Request: Conditional Use Permit approval

BACKGROUND

This application is a request for approval of a Conditional Use Permit to allow the operation of a truck driving school on an 11.6 acre parcel located at Garnet Street & Atlas Way. The property is currently zoned I, Industrial. The applicant proposes to operate the truck driving school activities on the property without the construction of a new building or significant development of the site. The activities will include “back-of-wheel” training in actual trucks to prepare for CDL (commercial driver license) testing. The applicant indicates that two trucks will be kept on the site for use in the training. Storage of vehicles requires conditional use permit approval.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan identifies the Industrial land use designation for the subject property. The property is also located in the Industrial Zone. The purpose of the Industrial zoning designations is “to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city.” Surrounding properties are all assigned Industrial zoning as well. The Industrial designation accommodates heavier industrial uses allowed in the city. Mapping pertinent to the subject property can be found in Exhibit “A”, attached to this report.

Site Plan Layout. The applicant does not propose to construct a building or make significant improvements to the site because the training provided is “behind-the-wheel.” Because they did not intend to construct a building on the property, no site plan was provided with the application. Staff will recommend that some simple plans for minimal site work needed to accommodate the proposed use should be provided as a condition of approval.

Operations. The applicants have indicated that they will be utilizing approximately three of the 11.6 acres for their training activities. Two instructors will provide training behind the wheel to prepare 10-15 students per month to test for CDL licenses. The instruction will take place between 10:00 a.m. and 4:00 p.m., Monday through Saturday, generally.

Parking. Table 7-4-1 indicates required parking for industrial uses at one space per employee, adequate spaces for company owned vehicles, and four spaces for visitors. This particular application is for driving instruction.

As such, Staff recommends that additional parking may be needed to accommodate students. Table 7-4-1 allows for the City to determine parking required for private and public educational uses. The applicant has indicated a normal range of 10-15 students each month. There are also two instructors, and two trucks kept at the site.

There is no formally improved parking on the site currently. Planning Staff recommends that approval of the permit should be conditioned upon the applicant working with planning and engineering staff to provide plans for an appropriately surfaced area or areas to accommodate the parking of the two trucks, anticipated students, and the instructors. The plans should ensure proper drainage to the street as well as protection of soils and ground water.

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

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

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

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

- (1) The reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) The evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) The reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) The reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) The evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

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

1. The subject property is largely unimproved, as are many of the surrounding properties. Impacts to neighboring properties from the proposed use will be minimal. Impacts to the property itself will likely include the storage of the trucks, and changes to drainage as the site is more intensely utilized than it has been previously.
2. The storage of vehicles on unimproved surfaces is of general concern as it has potential to impact groundwater and soils. Utilizing previously unimproved areas will have an impact upon drainage of storm water, and should also be considered. Roadways adjacent to the subject property and those in the

surrounding area are narrow, and often lack improvements such as curbs and gutters. Parking should be adequately provided on the site to avoid impacting the narrow roadways.

3. In response to these potential impacts, Staff will recommend that the applicant provide the city with plans to provide surface materials for the parking and access areas as well as for the vehicle (truck) storage on the property. Those plans should be acceptable to the City Engineer, and should be provided before business licenses are granted.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit application and has issued a recommendation of approval with the following proposed conditions to mitigate the anticipated detrimental effects identified in the finds of fact:

1. The applicant must obtain a Tooele City Business License prior to commencing activity on the site.
2. The applicant must provide restroom facilities on the property sufficient for use by the students and instructors.
3. The applicant must provide information / plan for the surface materials where trucks are stored for review and approval by the Tooele City Engineer.

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

1. Applicant must submit a proposed plan for the provision of appropriate parking surface to accommodate drainage and soil and ground water protection.
2. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.
3. The applicant shall meet all requirements of the Tooele City Engineering Division.

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

1. The applicant shall meet all Fire Code requirements and maintain clear access to the site for emergency services.

Other reviewers recommended approval without comment or conditions.

NOTICING

Notice of the public hearing has been properly posted and issued as outlined in the City and State Codes. Notices were also sent to eight (80) adjoining property owners. No comments or questions have been received by Staff as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for Conditional Use Permit, application # P23-1180 by Parminder Singh representing the PR Best Truck Driving School, subject to the following conditions:

1. The applicant shall provide restroom facilities on the site sufficient for use by the students and instructors.
2. The applicant shall provide a plan to appropriately surface areas for parking on the site to accommodate students, instructors, and the trucks used in training. The surface materials and design must be approved by the City Engineering Division to accommodate drainage and to adequately protect soils and ground water.
3. The application shall meet all requirements of the Tooele City Engineering Division for required development and use of the site.
4. The application shall meet all requirements of the Tooele City Public Works Department throughout any development of the site, construction of any buildings on the site, and any permitting.
5. The applicant shall meet all Fire Code requirements, and maintain clear access to the site for emergency services.
4. The applicant shall obtain a Tooele City Business License prior to commencing activity on the site.

This recommendation is based on the following findings:

1. The proposed use meets the intent, goals, and objectives of the Tooele City General Plan.
2. With conditions, the proposed use will meet the requirements and provisions of the Tooele City Code.
3. With conditions, the proposed use will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed use will conform to the general aesthetic and physical development of the area.
5. With conditions, the proposed use will not negatively impact public services in the area.
6. Potential impacts of this proposed use have been identified in this report and the recommended conditions are intended to mitigate those impacts as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we APPROVE the request for Conditional Use Permit, application # P23-1180 by Parminder Singh representing the PR Best Truck Driving School, based on the findings of fact and subject to the conditions listed in the Staff Report dated October 19, 2023.”

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

Sample Motion for Denial – “I move we DENY the request for Conditional Use Permit, application # P23-1180 by Parminder Singh representing the PR Best Truck Driving School, based on the findings of fact.”

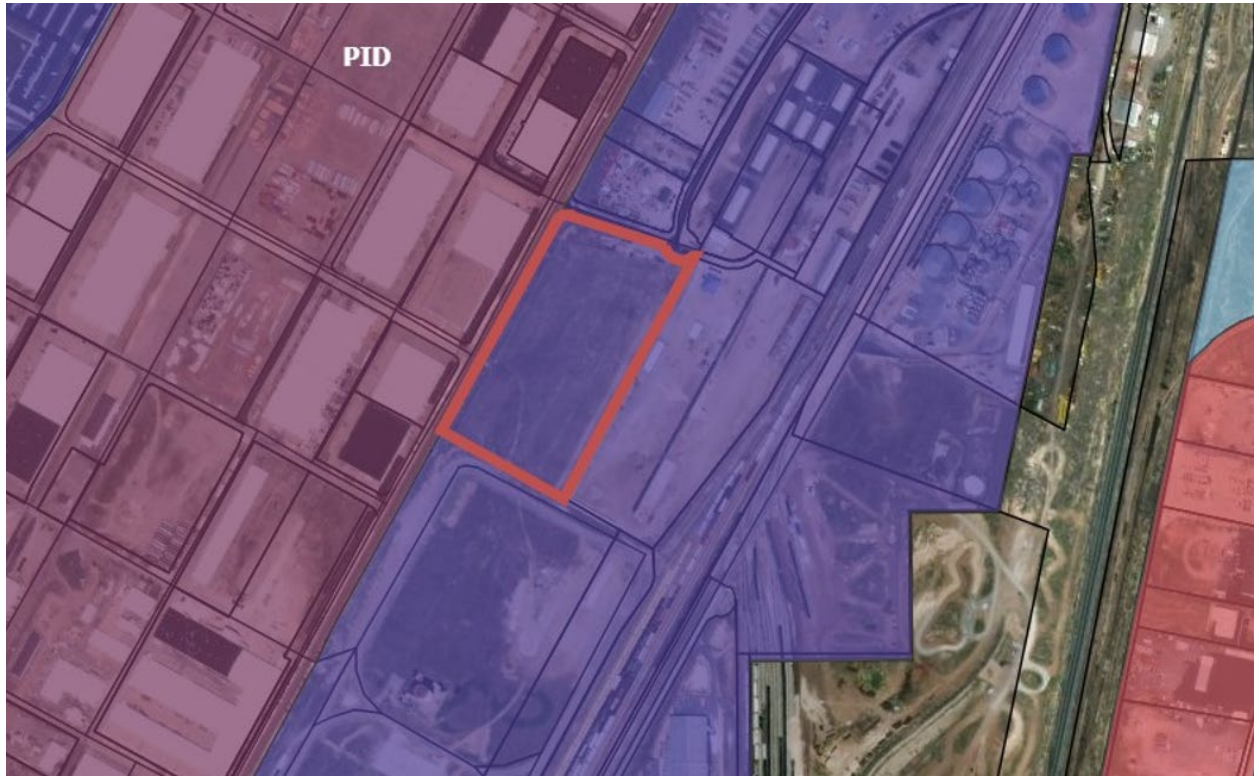
1. List any additional findings of fact

EXHIBIT A

**MAPPING PERTINENT TO THE
PR BEST TRUCK DRIVING SCHOOL CONDITIONAL USE PERMIT**



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B
APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

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



Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information			
Date of Submission:	Current Zoning:	Parcel #(s): 23-1160 02-017-0-0014	
Project Name: PR BEST TRUCK DRIVING SCHOOL		Acres: 3	
Project Address: CITY ATLAS WAY		Units:	
Project Description: We gonna give training for CDL, gonna do Back of wheel Training, Backing skills, and Road Test.			
Current Use of Property:			
Property Owner(s):		Applicant(s): PARMINDER SINGH	
Address: 2424 wood hollow way		Address: 868 Glen Eagles CT	
City: Bountiful	State:	City: Tooele	State: UT Zip: 84074
Phone: 801-599-3838		Phone: 707-330-1213	
Contact Person:		Address: 551-239-0555	
Phone: 801-599-3838		City:	State: Zip:
Cellular: 801-599-3838	Fax:	Email: PrbesttruckdrivingSchool@comcast.com	
Signature of Applicant:			
Date			

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

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

22-31281

For Office Use Only			
Fee: \$ 600.00 (213)	Received By: Jessi	Date Received: 9/29/23	Receipt #: 594205

AFFIDAVIT

PROPERTY OWNER

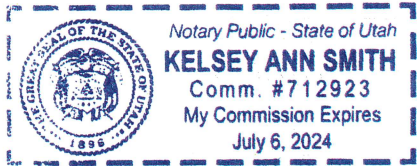
STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

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

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 22 day of September, 2023.



[Signature]
(Notary)
Residing in Tooele County, Utah
My commission expires: July 6th 2024

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary)
Residing in _____ County, Utah
My commission expires: _____

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 11, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Melanie Hammer
Chris Sloan
Weston Jensen
Doug Newell
Melodi Gochis
Alison Dunn

Commission Members Excused:

Matt Robinson
Jon Proctor

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Andrew Aagard, Community Development Director
Jared Hall, City Planner
Roger Baker, City Attorney
Paul Hansen, City Engineer
Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Melanie Hammer, Present
Chris Sloan, Present
Weston Jensen, Present
Doug Newell, Present

Melodi Gochis, Present
Alison Dunn, Present
Matt Robinson, Excused
Jon Proctor, Excused

3. Public Hearing and Decision on a Conditional Use Permit request by Michelle Jensen to allow an increase in maximum lot coverage of accessory buildings for .69 acres of property located at 866 E. Deer Hollow Road in the R1-14 Residential zoning district.

Mr. Hall presented a Conditional Use Permit for the property located at 215 South 200 East. It is zoned R1-14. The applicant is requesting to build an accessory building on the lot.

The public hearing was opened. No one came forward. The public hearing was closed.

Commissioner Sloan motioned to approve a Conditional Use Permit request by Michelle Jensen to allow an increase in maximum lot coverage of accessory buildings for .69 acres of property located at 866 E. Deer Hollow Road in the R1-14 Residential zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

Commissioner Jensen recused himself from voting on this item due to his involvement.

4. Public Hearing and Recommendation on an amendment to Tooele City Code 7-14, Table 5, regarding lot sizes within the In-Fill Area Overlay zone, amendments proposed by Robert Jalbert.

Mr. Aagard presented an amendment to Tooele City Code 7-14, table 5 regarding the in-fill area overlay zone. There is area A and B consisting of the older lots of Tooele City. Many of the lots have been created before current zoning, creating a unique configuration. The overlay allows reduction in many areas including building setbacks, water rights, and lot coverage.

The Planning Commission asked the following questions:
What does Tooele City consider a small subdivision?
Can staff add a footnote to the size of lots allowed?
How does it affect the Broadway area?

Mr. Aagard addressed the Planning Commission’s questions. A minor subdivision is considered 10 lots or less without a dedication. Broadway does fall within geographic area B. However, Broadway has its own zoning district. In that zone there is no lot size requirement. This amendment would not have a large impact to the Broadway area.

The public hearing was opened. No one came forward. The public hearing was closed.

Commissioner Jensen motioned for a positive recommendation on an amendment to Tooele City Code 7-14, Table 5, regarding lot sizes within the In-Fill Area Overlay zone, amendments proposed by Robert Jalbert based on the findings and subject to the conditions listed in the staff report with the recommendation to add a footnote in regards to minor subdivisions. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

5. Public Hearing and Recommendation on an ordinance of Tooele City Adopting the Downtown Element including the Downtown Master Plan as an amendment to the Tooele City General Plan.

Mr. Stewart presented an ordinance of Tooele City adopting the downtown element including the downtown master plan. The plan is for improvements in the downtown area. Tooele has been participating in the state’s main street program. Many of the projects in the plan have begun. There is the overlay and the historic district, both serving different purposes. The goals of the downtown master plan include improving main street and working with UDOT to improve the area, visual appearance, design standards, gathering places, land use and housing, parking and connectivity, destination for activities and entertainment.

A public comment was emailed about reaching out to downtown businesses and allowing rehab apartments.

The Planning Commission shared their excitement for the project and what is to come. As well as suggestions on parking.

The public hearing was opened. No one came forward. The public hearing was closed.

Commissioner Sloan motioned to forward a positive recommendation based on the findings and subject to the conditions listed in the staff report. Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

6. Recommendation on a Preliminary Subdivision Plan request for One O’clock Hill by SJ Company to subdivide approximately 178 acres located at approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential zoning district.

Mr. Aagard presented a preliminary subdivision plan request for the property located near SR-36 and Settlement Canyon Road. The property was rezoned to R1-7, Residential zoning district. Only a portion of the property has development potential. There is a temple, state road facilities, and undeveloped seven-acre property near 3 O’clock. It is zoned R1-7 and removed from the sensitive overlay. The subdivision does propose to develop 134 single-family lots, ranging in size. There is proposal for four-points of access. Lot sizes meet or accede requirements and

comply. The roads are proposed to be public streets. Storm water basins will be privately owned and maintained. Many studies have been done and were included in the staff report. There are numerous Rocky Mountain Power transmission lines. The applicant has been working with Rocky Mountain Power to move those lines. Staff has been working with the applicant in regards to the trail system consisting of asphalt and gravel. Staff has proposed conditions to help maintain the trail throughout the applicants proposed phases.

The Planning Commission asked the following questions:

Has the applicant been made aware of the conditions?

Will the gravel area ever be made asphalt?

What will the road look like along SR-36?

Mr. Aagard addressed the Commission's questions. An email had been sent with the conditions to the applicant. The portions of the gravel trail will be left because of the slope of the area. The area seen from SR-36 will be concrete fence and native growth.

Commissioner Newell motioned to forward a positive Recommendation on a Preliminary Subdivision Plan request for One O'clock Hill by SJ Company to subdivide approximately 178 acres located at approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential zoning district based on the findings and subject to the conditions listed in the staff report including the additional conditions. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Newell, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Gochis, "Aye", and Commissioner Dunn, "Aye". The motion passed.

7. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: The ground breaking for Fire Station #3 is on Saturday. October is Domestic Violence awareness month. The request for design standards for Mountain View subdivision was denied.

8. Review and Approval of Planning Commission Minutes for the meeting held on September 27, 2023.

There are no changes to the minutes.

Commissioner Gochis motioned to approve the minutes. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Newell, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Gochis, "Aye", and Commissioner Dunn, "Aye". The motion passed.

Mr. Aagard publicly thanked Commissioner Newell for his contribution as he leaves the Planning Commission.

9. Adjourn

Chairman Hamilton adjourned the meeting at 8:00 p.m.

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

Approved this ____ day of October, 2023

Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT