

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, November 8, 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 Decision** – Parminder Singh, PR Best Truck Driving School requests a Conditional Use Permit for the operation of a private educational facility on an 11.6-acre parcel located at Garnet Street and Atlas Way in the Industrial zoning district.
4. **Public Hearing and Decision** – Matt McCoy, Tooele City Fire Department requests a Conditional Use Permit required for a public use for the proposed Tooele City Fire Station #3, located 145 E. 1000 North Street in the Regional Commercial zoning district.
5. **Decision** – Consider a request by Brian Carlisle for HMS Development to extend the Site Plan Design Review approval for the Slatewood Apartments, a 72 unit multi-family project on 4.79 acres located at 1201 N. Franks Drive in the MR-16 zoning district.
6. **Discussion Item** – Introduction to Subdivision Process Amendments, Senate Bill 174. Presented by Roger Baker, City Attorney.
7. **City Council Reports**
8. **Discussion Item** – Planning Commission public comment emails and Planning Commission training results.
9. **Review and Approval** of Planning Commission Minutes for the meeting held on October 25, 2023.
10. **Adjourn**

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

STAFF REPORT

November 8, 2023

To: Tooele City Planning Commission
Business Date: November 3, 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 November 8, 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:	Zip:	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@uncu1.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 }

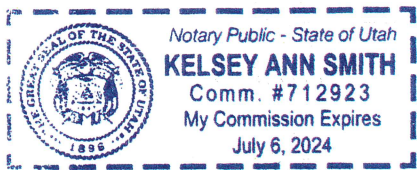
I/we, Thorsten Frederic Swedin, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to 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: _____

STAFF REPORT

November 3, 2023

To: Tooele City Planning Commission
Business Date: November 8, 2023

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: Tooele City Fire Station #3 – Conditional Use Permit Request

Application No.: P23-1323
Applicant: Matt McCoy, representing Tooele City
Project Location: 145 East 1000 North
Zoning: LI, Light Industrial
Acreage: 3 Acres (130,680 ft²)
Request: Conditional Use Permit approval

BACKGROUND

Tooele City plans to construct and operate a new fire station on the subject property, which is located in the LI, Light Industrial Zone. A site plan has been reviewed and approved, but Section 7-16-3 of the City Code identifies “public uses”, such as the proposed fire station, as requiring conditional use approval by the Planning Commission.

The three-acre subject property currently houses the Air Med Station, which will remain on the site. The remaining acreage will accommodate the new fire station (Station #3) and a maintenance building. Site plans are attached to this report for reference in Exhibit B.

ANALYSIS

General Plan. The Land Use Map of the General Plan identifies the Light Industrial land use designation for the subject property. The purpose of the Light Industrial zoning designations is to “provide areas for lower-impact industrial uses, service oriented uses that present the possibility for more intense of impactful effects on neighboring properties than would be expected in more traditional commercial areas, and support facilities for heavier industrial uses. Light Industrial areas can also provide buffers between more intensive and nuisance-producing industrial uses and surrounding non-industrial uses. Where these areas border other land uses, especially residential, care must be given to provide adequate buffers in the form of setbacks, opens pace, uses which do not produce nuisances to surrounding uses, etc.” Surrounding properties are designated Light Industrial, Regional Commercial, or Medium Density Residential. A large portion of these properties are either vacant or under-developed. Assuming that these existing land use designations result in future zoning and development of those properties which aligns, Staff views the proposed public use for a fire station to be very compatible, and a good contribution to the area overall.

Zoning. The subject property is located in the LI, Light Industrial zoning district. The stated purpose of the Light Industrial zoning district is to “provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties. This district encourages clean, light industrial and manufacturing uses which provide employment opportunities for city residents, strengthen the city’s tax base and diversify the local economy.” Surrounding properties are located in several different zones, including

Light Industrial, Rural Residential 1, Rural Residential 5, and General Commercial. There are two existing single-family homes on properties immediately west of the proposed fire station. Both are on larger parcels, only partially utilized, and located in the RR-1, Rural Residential zoning district. Many other surrounding properties are either vacant, underutilized, or being developed as commercial or medium-density residential projects. Considering the existing, adjacent residential uses, Staff finds that the public use of the fire station represents an impact which is lesser than industrial, manufacturing, or commercial uses that could otherwise occupy the subject property. Looking at the potential development of the area as a whole, the proposed public use will be an asset; housing a well-developed and city-maintained property that provides close proximity of essential public services to an area that is experiencing both commercial and higher density residential development.

Mapping pertinent to the subject property can be found in Exhibit “A”, attached to this report.

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. While Staff finds that the public use of the property will likely be less impactful than other potential uses, the development of previously vacant property can have an impact on adjacent property owners with respect to noise, dust, and traffic if not appropriately managed. The developer should work with city staff to coordinate construction activities appropriately and minimize those impacts.

2. Increased traffic from development can be a concern. In this case, Staff suggests that the traffic into and out of the proposed fire station – while at infrequent times dramatic – in general will be significantly less impactful than other potential uses of the site. Additionally, traffic and access impacts from the development of the site were considered with the site plan.

In response to these potential impacts, Staff will recommend that the applicant develop according to the approved site plan, adhere to the building and fire codes, and conduct the development and construction activities on the property appropriately at all times.

REVIEWS

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

1. The applicant must develop the site according to the approved Site Plan.
2. The applicant must assure that the development meets all applicable Building and Fire Codes, and the requirements of the Public Works Department and City Engineer during construction.
3. The applicant must assure that the development of the site is conducted appropriately at all times.

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

1. 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 (8) 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 # P23-1323 by Matt McCoy representing Tooele City, subject to the following conditions:

1. The applicant shall develop the site according to the requirements of the approved Site Plan.
2. The applicant shall assure that the development meets all applicable Building and Fire Codes, and the requirements of the Public Works Department and City Engineer during construction.

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 and Building Code requirements, and maintain clear access to the site for emergency services.
6. The applicant shall work with city staff to assure that the development of the site is conducted appropriately at all times.

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. The proposed use meets the requirements and provisions of the Tooele City Code.
3. The proposed development of the site will provide management of storm drainage, well-maintained landscaping, and an active use of the property for public services which benefit the immediate area and the larger city.
4. 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.
5. The proposed use will conform to the existing and future general aesthetic and physical development of 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 # P23-1323 by Matt McCoy representing Tooele City, based on the findings of fact and subject to the conditions listed in the Staff Report dated November 8, 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 # P23-1323 by Matt McCoy representing Tooele City, based on the findings of fact.”

1. List any additional findings of fact

EXHIBIT A

**MAPPING PERTINENT TO THE
TOOELE CITY FIRE STATION #3, CONDITIONAL USE PERMIT**



1: Subject Property, aerial view

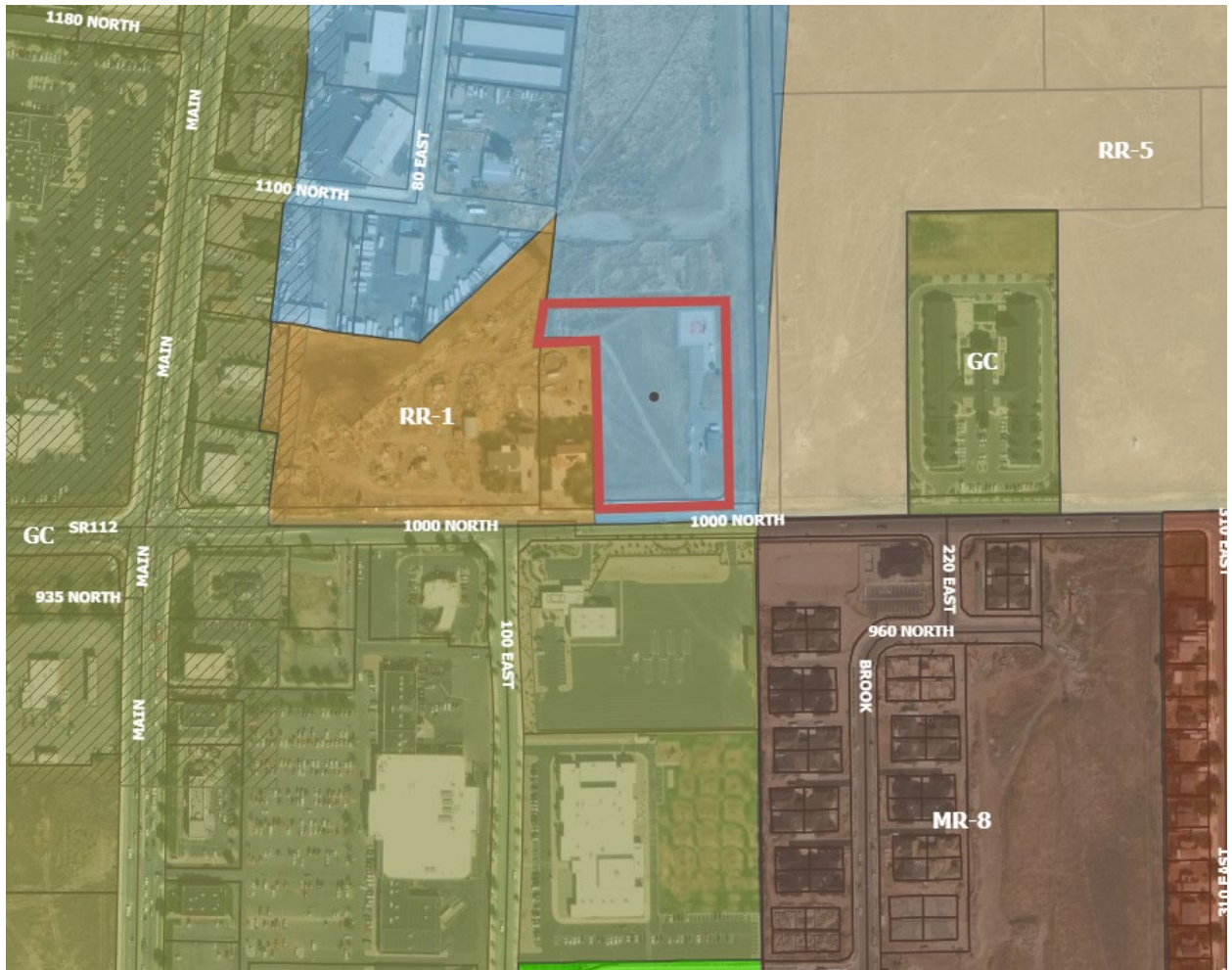


Figure 2: Subject Property, zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

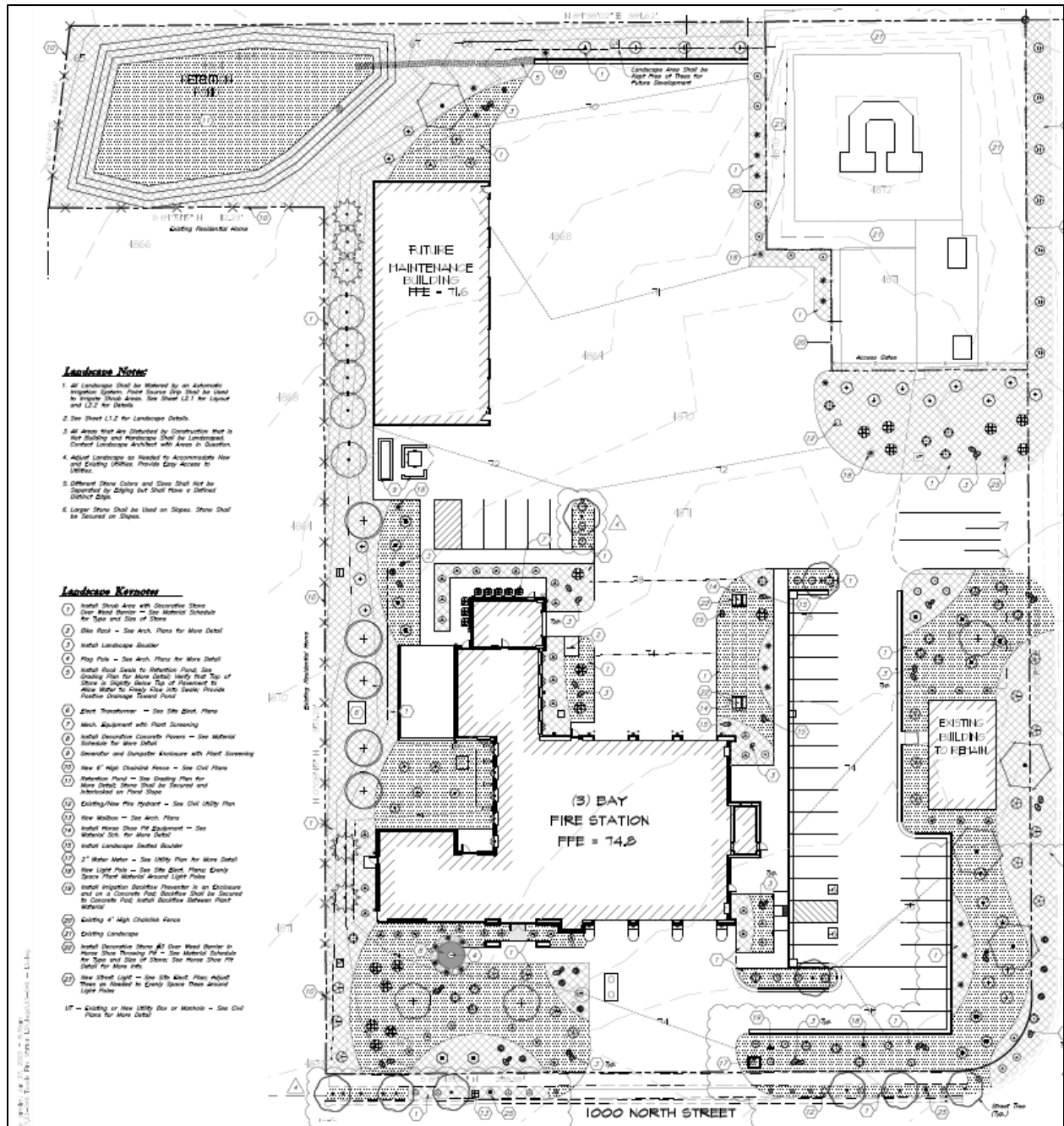


Figure 3: Proposed Fire Station, site plan

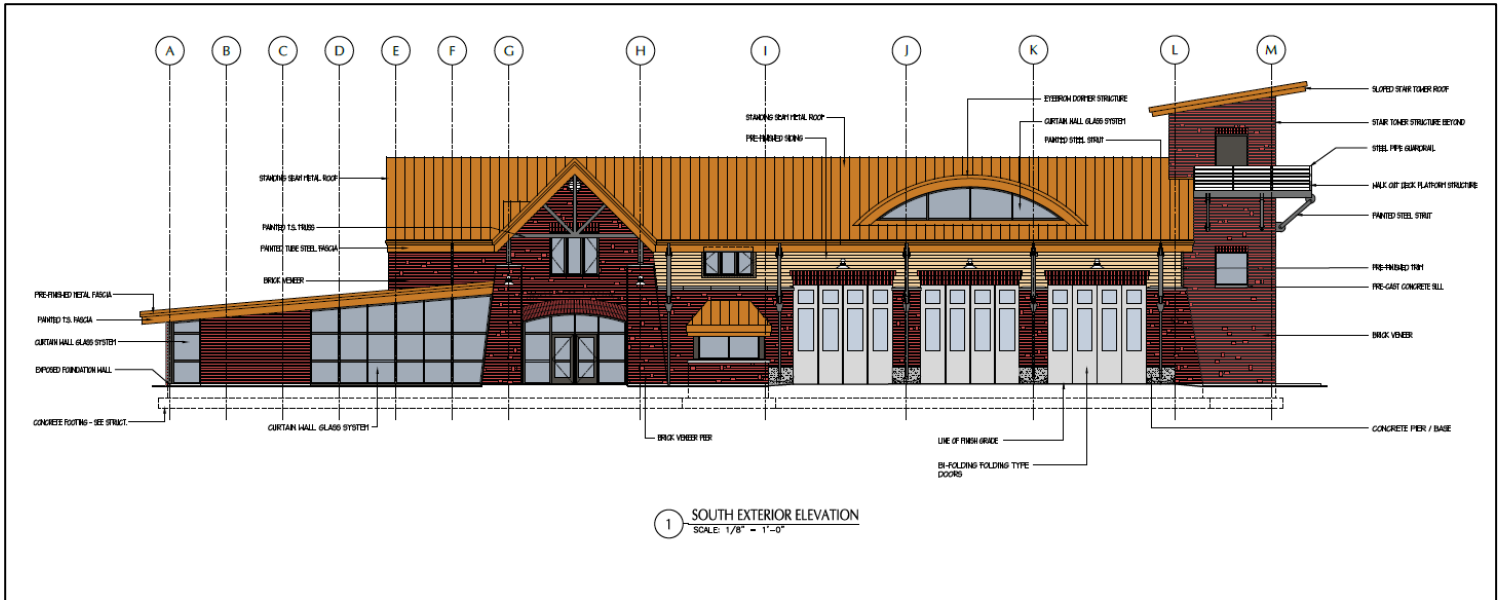


Figure 4: Proposed Fire Station, north (front) elevation

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						23-1323
Date of Submission: 10-18-23		Current Zoning: LI		Parcel #(s):		
Project Name: Tooele City Fire Station #3					Acres:	
Project Address: 145 E. 1000 N.					Units:	
Project Description: Building a new fire station & maintenance building						
Current Use of Property: Vacant Lot & Air med Station						
Property Owner(s): Tooele City Corp			Applicant(s): Tooele City Corp.			
Address: 90 N. Main ST			Address: 90 N. Main ST			
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074	
Phone: 435-843-2100			Phone: 435-843-2100			
Contact Person: Matt McCoy			Address: 90 N. Main ST.			
Phone: 435-843-2212			City: Tooele	State: UT	Zip: 84074	
Cellular: 435-830-3817		Fax:		Email: mccoy@tooelecity.org		
Signature of Applicant: 						
						Date 10-18-23

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

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

For Office Use Only			
Fee:	Received By:	Date Received:	Receipt #:
(213)			

STAFF REPORT

November 3, 2022

To: Tooele City Planning Commission
Business Date: November 8, 2023

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: Slatewood Apartments – Request to Extend Site Plan Design Review Approval

Applicant: Brian Carlisle, HMS Development
Project Location: 1201 N Franks Drive
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 4.79 Acres (Approximately 208,652 ft²)
Request: Six-month Extension of the Site Plan Design Review approval granted on December 2, 2022.

BACKGROUND

The Slatewood Apartments project was granted Site Plan Design Review Approval at the Planning Commission meeting held December 14, 2022. The project consists of 72 rental residential apartment units on 4.79 acres located at 1201 N. Franks Drive. The property is currently zoned MR-16, Multi-Family Residential. The Site Plan Design Review approval allows for the development of the currently vacant property with three multi-unit apartment buildings and one associated clubhouse building. The developers have not yet begun construction of the project, and have requested an extension of the existing approval.

ANALYSIS

Under Section 7-11-10, the Planning Commission can grant a six-month extension of the original approval, giving the applicants time to begin their project. If granted, after six months the approval will expire without option for further extension, and the developer would need to re-apply for a new project approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant a six-month extension of the Site Plan Design Review approval application number P22-70, subject to the following conditions:

1. The extension of the original approval is granted for a period of six months, and no further extension can be considered.
2. That extended approval shall be subject to all conditions and requirements of the original approval, granted December 14, 2022.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the requested 6-month extension of the Site Plan Design Review Request for the Slatewood Apartments, application number P22-70, subject to the conditions listed in the Staff Report dated November 8, 2023:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review Request for the Slatewood Apartments, application number P22-70, based on the following findings:”

1. List findings...

EXHIBIT A

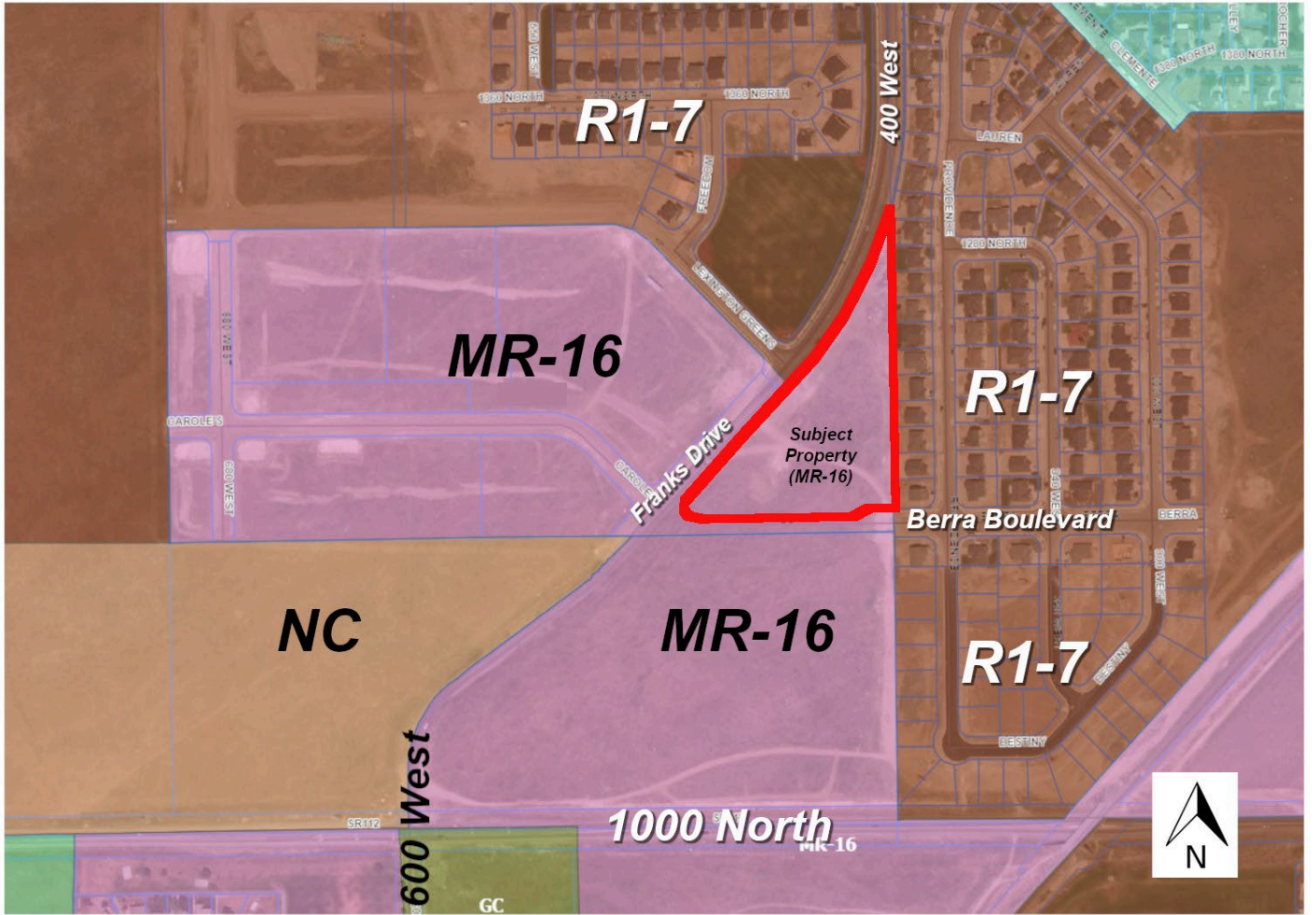
**MAPPING PERTINENT TO THE SLATEWOOD APARTMENTS REQUEST FOR
EXTENSION OF SITE PLAN DESIGN REVIEW APPROVAL**

Slatewood Apartments Site Plan Design Review



Aerial View

Slatewood Apartments Site Plan Design Review



Current Zoning

EXHIBIT B

REFERENCE: SITE PLAN AND ELEVATIONS, SLATEWOOD APARTMENTS

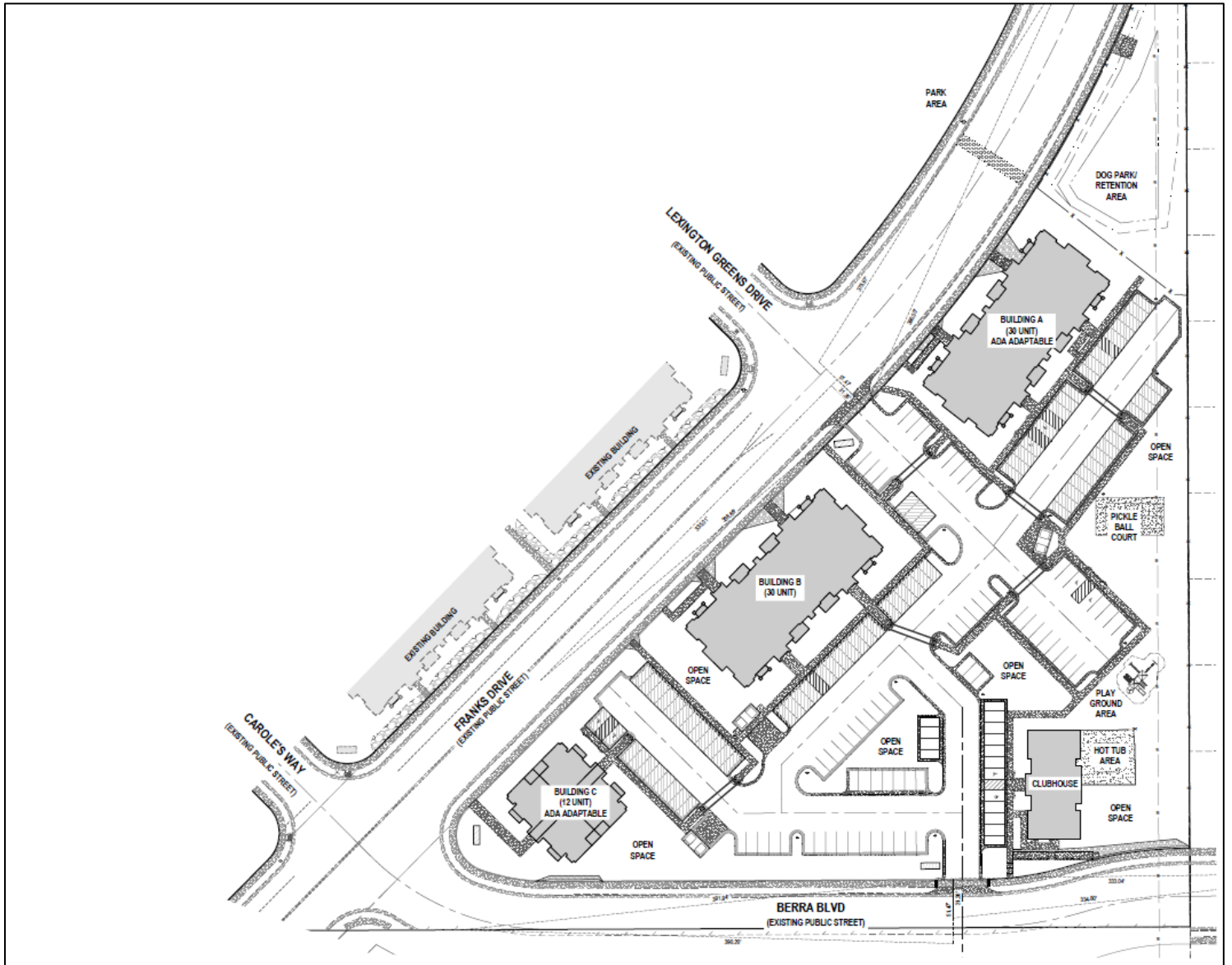


Figure 1: Site Plan

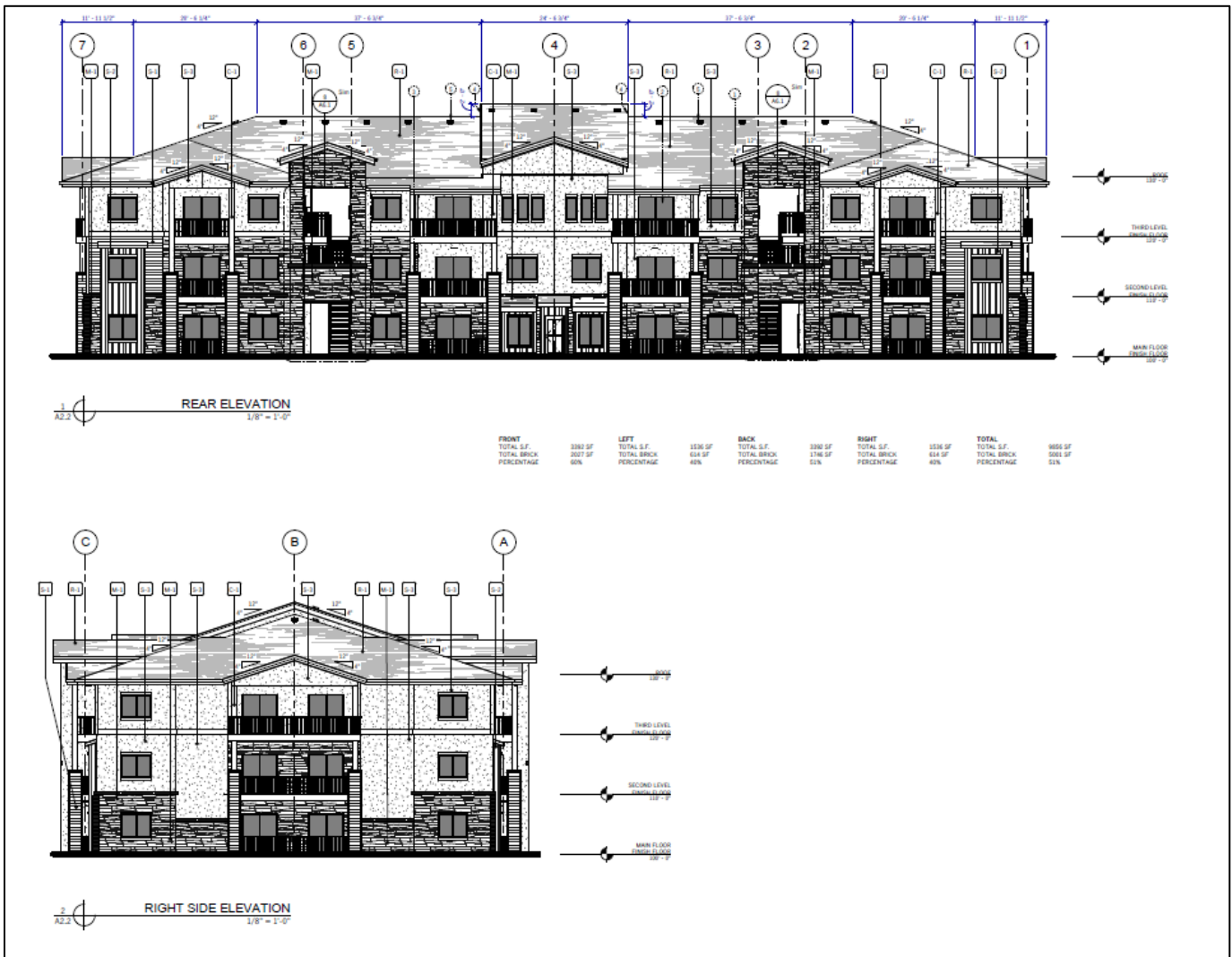


Figure 2: Elevations

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 25, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Chris Sloan
Weston Jensen
Melodi Gochis
Alison Dunn
Matt Robinson
Jon Proctor

Commission Members Excused:

Melanie Hammer

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
Darwin Cook, Park and Recreation Director

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:11 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Jon Proctor, Present
Melodi Gochis, Present
Matt Robinson, Present
Alison Dunn, Present
Melanie Hammer, Excused

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.

The Fire Department withdrew their application.

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.

This application and presentation will be moved to a different Planning Commission meeting.

5. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: Mayor Winn awarded grant recognition to youth groups within the City. The Council approved the ordinance adopting the downtown element to the general plan. The Council approved the in-lot zoning with the minor-subdivision limit and the One O'clock Hill subdivision.

6. Review and Approval of Planning Commission Minutes for the meeting held on October 11, 2023

There are no changes to the minutes.

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

7. Planning Commission Training regarding Tooele City parks and recreation.

Mr. Cook presented training on Tooele City parks and recreation including playgrounds, open space, sports fields, costs, trees, and future plans within the community.

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:03 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 November, 2023

Tyson Hamilton, Tooele City Planning Commission Chair