

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 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/@tooelecity](https://www.youtube.com/@tooelecity) or searching for our YouTube handle **@tooelecity**. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecity.org](mailto:pcpubliccomment@tooelecity.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** on a Conditional Use Permit Request by the Tooele County School District to Authorize a "Public Use" on Approximately 4 Acres of Property Located at 101 South Industrial Loop Road in the Industrial Zoning District.
4. **Presentation** Regarding the Downtown Master Plan: Review of Focus Group and Survey Results and Discussion of Main Topics.
5. **City Council Reports**
6. **Review and Approval** of Planning Commission Minutes for the Meeting Held on January 25, 2023.
7. **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**

January 2, 2023

**To:** Tooele City Planning Commission  
Business Date: January 8, 2023

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re: Tooele County School District Fuel Depot – Conditional Use Permit Request**

Application No.: P23-55  
Applicant: Michael Garcia, representing Tooele County School District  
Project Location: Approximately 101 E Industrial Loop Road  
Zoning: I Industrial Zone  
Acreage: Approximately 4 Acres (Approximately 174,240 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the I Industrial zone regarding authorization of a fuel depot under the use of “Public Use.”

**BACKGROUND**

This application is a request for approval of a Conditional Use Permit for approximately 4 acres located at approximately 101 E Industrial Loop Road. The property is currently zoned I Industrial. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of the currently vacant site as a fuel depot associated with the new school district transportation facility being constructed on the adjacent site.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the I Industrial zoning classification. The property is surrounded on all sides by properties zoned Industrial and utilized by uses permitted in the Industrial zoning district. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant, the Tooele County School District is currently constructing a new transportation facility on property immediately adjacent to the proposed location of the fuel depot. The new transportation facility will house and maintain the school districts vehicle fleet including administration vehicles, maintenance vehicles and student buses. The fuel depot will be part of the Utah State Fuel Network similar in purpose to the existing facility located at 900 South Main Street near where the school district fleet was previously housed. The fuel depot will be available to all public entities such as the school district, Tooele County, Tooele City, police departments, and others and is clearly a public use.

A stand alone fuel depot is not a use that is defined in Tooele City’s table of commercial uses. However, a public use is listed in the table of commercial uses and is defined as: “A use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including recreational facilities, administrative, and service facilities, and public utility facilities.” Although a fuel depot is not listed in the table of commercial uses, the fuel depot, as it is operated by the State of Utah for and in behalf of all public entities, clearly falls within the description of this use.

Staff requested reviews from the Tooele City Engineer regarding the fuel depot and water related safety

measures such as well source protection and ground water contamination. The City Engineer evaluated the area and confirmed that there are not any wells within source protection proximity and concluded that the ground water is already contaminated and unable to be used due to previous years of contamination by previous users in the area. However, that being said, the School District will need to ensure the storage tanks are installed according to proper State installation and protection standards.

Staff also requested reviews from the Tooele City Fire Chief and Tooele City Fire Marshall. They did not have any concerns with the fuel depot and its proposed location beyond the typical protections associated with other gasoline services within the city.

Site Plan Layout. The applicant has provided a site plan showing the layout of the proposed fuel depot. It is fairly simple. The site will not have direct connections to the transportation facility to the east but will be constructed immediately adjacent to it. The fuel depot will have its own access to Cabelas Way. The improvements on the site will be the associated asphalt drive, the mechanical pumps and the underground fuel storage tanks as well as some drought tolerant landscaping around the pumps and drive aisle.

It must be emphasized that this site plan is provided as a reference for the Commission only. This application is not to review the particulars of the site plan itself but to identify any potential impacts that the use may generate in this area and then to identify conditions that will mitigate those impacts. The school district will still need to submit a site plan application where, during the review, staff will address the site plan related issues. The focus of the Commission for this agenda item should be on the use itself, not on the site plan details.

Subdivision Layout. This is an existing parcel of record and is not being subdivided.

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. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

## **REVIEWS**

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

1. A State of Utah managed fuel depot constructed on ground owned by the Tooele County School District constructed for the use of State, County, City and School entities qualifies as "Public Use."
2. The Tooele County School District will need to submit an application for site plan review.

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

1. There are no City water wells within close proximity to the proposed fuel depot and thus no well source protection proximity issues.
2. Ground water in this area has already been contaminated by previous uses, however, the tanks still need to be installed in a manner that adhere to State standards and limit additional ground water contamination from tanks, leaks, spills and so forth.

*Tooele City Fire Department Review.* The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has not issued any comments or concerns regarding the proposed location of the new fuel depot.

*Noticing.* The applicant(s) have expressed their desire to rezone the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by Michael Garcia, representing the Tooele County School District, application number P23-55, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. 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.
4. 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.
5. 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 development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development 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.
6. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Michael Garcia, representing the Tooele County School District to authorize the use of “Public Use” to occur at 101 E Industrial Loop Road, application number P23-55, based on the findings and subject to the conditions listed in the Staff Report dated January 2, 2023:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Michael Garcia, representing the Tooele County School District to authorize the use of “Public Use” to occur at 101 E Industrial Loop Road, application number P23-55, based on the following findings:”

1. List findings of fact ...





**EXHIBIT A**

**MAPPING PERTINENT TO THE  
TOOELE COUNTY SCHOOL DISTRICT FUEL DEPOT CONDITIONAL USE PERMIT**

***Tooele County School District Fuel Depot Conditional Use***



***Aerial View***

# Tooele County School District Fuel Depot Conditional Use



**Current Zoning**



**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS &  
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](http://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:	1/9/2023	Current Zoning:	I	Parcel #(s):	21-115-0-0202
Project Name:	Tooele County School District - Fuel Depot			Acres:	4.0
Project Address:	101 E Industrial Loop Rd			Units:	
Project Description:	New fuel site part of the Utah State Fuel Network constructed in conjunction with the new transportation center.				
Current Use of Property:	Vacant Field - Part of property currently being developed for new transportation facility.				
<b>Property Owner(s):</b>	Tooele County School District		<b>Applicant(s):</b>	Same as owner	
Address:	92 Lodestone Way		Address:		
City:	Tooele	State:	UT	Zip:	84074
Phone:	435-833-1900		Phone:		
<b>Contact Person:</b>	Michael Garcia		Address:	76 S 1000 W	
Phone:	435-833-1992		City:	Tooele	State: UT Zip: 84074
Cellular:	435-830-9437	Fax:	435-833-1956	Email:	mgarcia@tooeleschools.org
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.

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



We will move these boulders and trees to the east to ensure viability is not obstructed.

We will widen the existing approach to accommodate two way traffic

Fence will not be installed. State requires 24/7 Access

We are waiting to get these changes back from our engineer to incorporate into final drawings.

There is not an approach here or curb and gutter. We are not planning on adding them as shown. This is going to be corrected by or civil engineer.

There will not be access to the transportation center site from the fuel depot.

**GENERAL SITE PLAN NOTES**

1. GRADING AT THE BUILDINGS SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO.
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE. BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL 66/AS1.02. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
7. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE W/ 12" CONE BELLOW STRIP ALL AROUND SEE 66/AS1.02. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
8. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

**KEYED NOTES**

- 205.0 EXISTING CONCRETE CURB + GUTTER AND EXISTING PAVING TO REMAIN, PROTECT AS NECESSARY
- 2600.0 TRANSFORMER WITH CONCRETE PAD
- 3200.0 CONCRETE CURB AND GUTTER, OVER 4" COMPACTED UNTREATED BASE, OVER 12" MINIMUM COMPACTED SUB-BASE, OVER GEO-TECH FABRIC, OVER ENGINEERED FILL OR UNDISTURBED NATIVE, TYP.
- 3200.3 4" THICK X 24" WIDE CONCRETE MOW STRIP OVER 4" COMPACTED UNTREATED BASE, OVER COMPACTED FILL
- 3200.4 6" CONCRETE PAD ON 6" COMPACTED UNTREATED BASE, OR 3/4" MINUS GRAVEL BED
- 3201.0 4" THICK HEAVY DUTY FLEXIBLE ASPHALT PAVING OVER 4" UNTREATED BASE, OVER 18" MINIMUM PIT RUN SUB-BASE, OVER GEO-TECH FABRIC, OVER ENGINEERED FILL OR UNDISTURBED NATIVE, TYP.
- 3204.2 CHAIN LINK FENCE TO MATCH EXISTING
- 3207.0 4" DEPTH OF 1 1/2" MINUS ROUNDED ROCK MULCH - TAN IN COLOR - OVER CONT. WEED BARRIER FABRIC ANCHORED W/ 6X18X ANCHOR PINS AT 36" O.C. AT PERIMETER, AND 36" TO 60" IN FIELD. ALL SEAMS TO BE OVERLAPPED 12" TYP.
- 3207.1 8" DEPTH OF 4" ROUNDED COBBLE ROCK MULCH - MIXED TAN, GRAY, & RED IN COLOR - OVER CONT. WEED BARRIER FABRIC ANCHORED W/ 6X18X ANCHOR PINS AT 36" O.C. AT PERIMETER, AND 36" TO 60" IN FIELD. ALL SEAMS TO BE OVERLAPPED 12" TYP.
- 3207.2 ROUND LANDSCAPE ACCENT BOULDER - RED - 24" TO 36" DIAMETER - PROVIDE PHOTO VIA SUBMITTAL FOR APPROVAL OF BOULDERS - PLACE BOULDER SUCH THAT 1/3 OF THE BOULDER IS BURIED BELOW GRADE, TYP.
- 3207.3 COLUMNAR LANDSCAPE ACCENT BOULDER - RED - 24" TO 36" DIAMETER X APPROXIMATELY 48" TALL ABOVE GRADE - PROVIDE PHOTO VIA SUBMITTAL FOR APPROVAL OF BOULDER - PLACE BOULDER SUCH THAT 1/3 OF THE BOULDER IS BURIED BELOW GRADE & 48" REMAINS EXPOSED TO VIEW ABOVE GRADE, TYP.
- 3207.4 PINUS ARISTATA 'BRISTLECONE PINE' - 6'-8" HIGH - BALLED AND BURLAPPED ACCENT TREE
- 3207.5 ACER TATARICUM 'HOT WINGS' MAPLE - 3" CALIPER SHADE TREE
- 3207.6 BERBERIS THURNBURGHII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY - 5 GALLON
- 3212.0 LANDSCAPING GRAVEL TO MATCH EXISTING
- 3213.0 RETENTION BASIN
- 3214.0 NATIVE GRASS AND WILDFLOWERS MIX
- 3305.0 CATCH BASIN PER TOOELE CITY STANDARDS
- 3305.1 CATCH BASIN COMBO PER TOOELE CITY STANDARDS

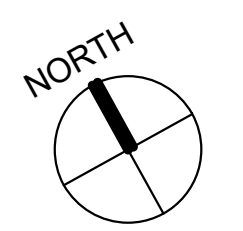


REV	DATE	DESCRIPTION
2	10-25-2021	ADDENDUM 02
3	11-03-2021	ADDENDUM 03
11	03-07-2022	REV. 7 - CITY REVIEW COMMENT RESPONSE

VCBO NUMBER: 21515  
 CLIENT NUMBER:  
 DATE: 2022.06.08

**TCSD TRANSPORTATION CENTER**  
 TOOELE COUNTY SCHOOL DISTRICT  
 CONFORMED SET

**A1 PLAN - SITE - FUELING STATION**  
 SCALE: 1" = 20'-0"







February 2023

# Discussion on Tooele City Downtown Master Plan

Draft: Vision, Goal, & Strategies

Jake Young, Planning Consultant  
Jared Stewart, Economic Development Director





# Tooele City Downtown Master Plan

Draft: Vision, Goal, & Strategies

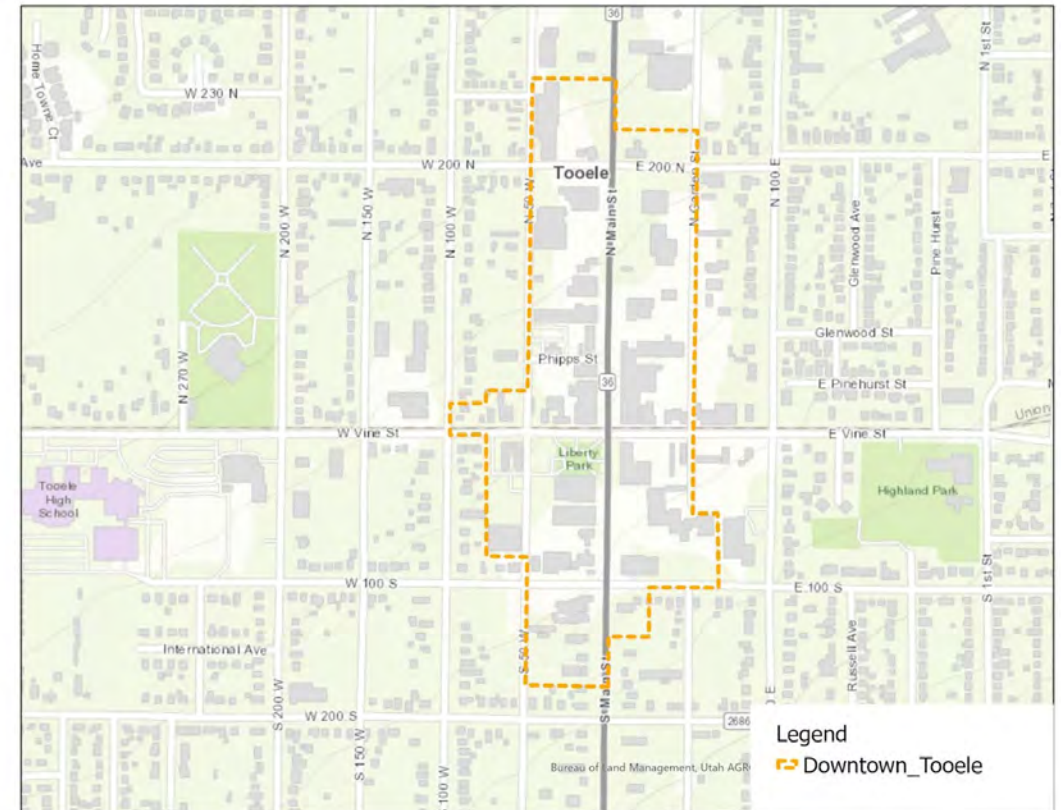


## Planning Process:

The Downtown Master Plan will be part of the City's General Plan (Master Plan). The Downtown Plan will provide direction on land uses, zoning, redevelopment, housing, outdoor amenities/gathering places, streetscapes, and more.

## The planning process includes:

1. Focus Group Discussions with downtown employees, business owners, residents, and developers (completed).
2. Public survey providing input on the downtown area (completed).
3. Open House on draft vision, goals, and strategies for the downtown (March 2, 2023).
4. Downtown Master Plan (General Plan Chapter).



Tooele City  
Downtown Master Plan

# Draft: Vision



**Tooele's historic center and downtown will (re)develop into a vibrant center and become the heart of the community.**

**Main Street and adjacent areas becomes recognized as a local and regional destination.**

**Downtown is reimagined as a significant place for business, living, entertainment, and gathering.**



# Draft: Goals & Strategies



## **Goal 1: Mainstreet (street and streetscape)**

**Collaborate with UDOT to change downtown Main Street into a place that is safe, comfortable, and pleasant for people walking, biking, driving vehicles, and using transit (future).**

### **Strategies:**

- a. Implement traffic calming methods.
- b. Beautify the streetscape with street trees, planter beds (with plants), and seasonal pots with flowers.
- c. Install additional streetscape furniture including benches, banners, light posts, drinking fountains, and raised planter beds.



Tooele City  
Downtown Master Plan  
Draft: Goals & Strategies



**Goal 1: Mainstreet (street and streetscape)**

**Collaborate with UDOT to change downtown Main Street into a place that is safe, comfortable, and pleasant for people walking, biking, driving vehicles, and using transit (future).**



Radars Speed Feedback Sign



Pavement Speed Limit Markings



Landscaping



Landscaped Median Islands



Curb Extensions



Roadway narrowing



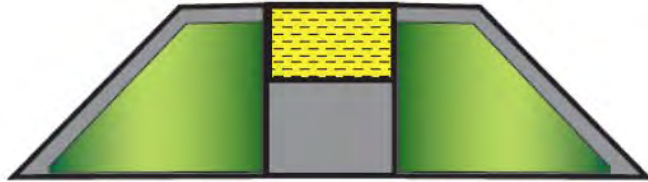


# Draft: Goals & Strategies



## Goal 1: Mainstreet (street and streetscape)

Collaborate with UDOT to change downtown Main Street into a place that is safe, comfortable, and pleasant for people walking, biking, driving vehicles, and using transit (future).



CURB  
BULBOUT



# Draft: Goals & Strategies



## Goal 2: Downtown Visual Appearance

Work with landowners, business leaders, and community members to invest in remodels and new construction to create a beautiful and unique downtown character.

### Strategies:

- a. Continue to regularly meet with and provide information on grants to land/building owners.
- b. Seek and apply for grants to assist in remodels and façade improvements for buildings.
- c. Review and update zoning ordinances for building and landscape aesthetics.
- d. Provide incentives to landowners and developers to improve the aesthetics of their properties on existing and new construction.
- e. Implement water wise landscaping to beautify the downtown with trees, plants, and seasonal flowers.



Tooele City  
Downtown Master Plan

# Draft: Goals & Strategies



## Goal 2: Downtown Visual Appearance

Work with landowners, business leaders, and community members to invest in remodels and new construction to create a beautiful and unique downtown character.





# Draft: Goals & Strategies



## Goal 3: Gathering places

Improve and develop additional outdoor gathering places that can host both large and small community events. Gathering places should be multi-functional and provide a sense of place to visitors and residents.

### Strategies:

- a. Consider modifications to Veteran's park to be an active space which creates additional reasons for people to visit again and again. Consider expanding the size of Veterans park to optimize larger events.
- b. Maintain and improve Vine Street to continue to provide a unique role in the downtown area.
- c. Improve additional side street streetscapes, businesses, and land uses to offer more options and a network of walkable and mixed-use streets.
- d. Collaborate with the County to improve and develop the Main Street County owned property. County property could become a regional gathering plaza.
- e. Create additional smaller gathering places for outdoor dining, street shopping, and local residents.
  - a. Additional gathering places may include alleys, courtyards, parklets, and others.



Tooele City  
Downtown Master Plan  
**Draft: Goals & Strategies**



**Goal 3: Gathering places**

**Improve and develop additional outdoor gathering places that can host both large and small community events. Gathering places should be multi-functional and provide a sense of place to visitors and residents.**





# Draft: Goals & Strategies



## Goal 4: Land uses

Develop a vibrant and mixed-use downtown with significant opportunities for businesses, residential living, and entertainment.

### Strategies:

- a. Remove barriers to attract and develop additional downtown residential living opportunities. Housing choices should include a variety of options for both low-income and high end.
  - a. Consider water conservation policies to minimize the water impact of new development.
  - b. Incentivize quality housing projects in downtown
- b. Promote mixed-used buildings and development.
- c. Focus economic development efforts on expanding/retaining existing business, advertise the changes to the area, consider CRA if mixed use and housing can be enticed to locate in downtown. Also consider business improvement district.
- d. Work with local businesses to consider additional ways to make the downtown more business friendly. This may include a review of city ordinances and policies.



Tooele City  
Downtown Master Plan

# Draft: Goals & Strategies



## Goal 4: Land uses

Develop a vibrant and mixed-use downtown with significant opportunities for businesses, residential living, and entertainment.





Tooele City  
Downtown Master Plan  
**Draft: Goals & Strategies**



**Goal 5: Parking and Alleys**

**Improve existing parking areas and alleys to create a network of alleys and parking lots for both pedestrians and vehicles.**

**Strategies:**

- a. Create a plan to improve the alley and parking network.
- b. Identify and select specific alleys to be more pedestrian and business friendly.
- c. Coordinate and improve shared parking opportunities for businesses, residents, and government organizations. Maximize parking resources without consuming unnecessary land for parking.
  - a. Review and update parking policies and ordinances. Coordinate with private landowners for alleys and parking to consider shared uses.
- d. Develop and implement a parking signage strategy to help visitors, residents, employees and others easily find parking areas (behind the buildings).



Tooele City  
Downtown Master Plan  
**Draft: Goals & Strategies**



**Goal 5: Parking and Alleys**

**Improve existing parking areas and alleys to create a network of alleys and parking lots for both pedestrians and vehicles.**



Tooele City  
Downtown Master Plan  
**Draft: Goals & Strategies**



**Goal 6: Destination for Activities and Entertain**

**Develop downtown as a regional destination with activities and entertainment for families, residents, and visitors.**

**Strategies:**

- a. Develop quality businesses and activity centers that will attract and benefit teenagers.
- b. Develop a unique Downtown Tooele City brand that is known throughout the region.
- c. Develop a program that plans downtown activities for more than 200 days a year.
- d. Continue to run and improve Tooele City's major downtown events and activities. Develop and promote new events for Main Street and downtown. Work with businesses, non-profits, and downtown alliance when planning events.
- e. Create a capital improvements plan identifying upgrades to existing venues and plans for new venues.
- f. Focus on businesses, restaurants, and entertainment to make downtown an experience.



Tooele City  
Downtown Master Plan  
**Draft: Goals & Strategies**



**Goal 6: Destination for Activities and Entertainment**

**Develop downtown as a regional destination with activities and entertainment for families, residents, and visitors.**



**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, January 25, 2023

**Time:** 7:00 p.m.

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

**Commission Members Present:**

Melanie Hammer  
Jon Proctor  
Chris Sloan  
Tyson Hamilton  
Matt Robinson  
Weston Jensen  
Melodi Gochis  
Alison Dunn  
Doug Newel

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

Andrew Aagard, City Planner  
Jim Bolser, Community 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**

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



**3. Public Hearing and Recommendation on a Land Use Map Amendment Request by Craig Mills to Re-Assign the Land Use Designation for Approximately 97 Acres Located at Approximately 1825 South 11th Avenue from Regional Commercial to Industrial.**

Mr. Aagard presented a Land Use Map amendment for the property located at 1825 South 11<sup>th</sup> Avenue, near the Tooele County Jail. It is zoned RR-1. Currently, the property designation is RC, Regional Commercial. The applicant is requesting I, Industrial. They would like to expand the existing RV park, add personal storage units, and create an industrial park.

The Planning Commission asked the following questions:  
What is the difference between Light Industrial and Industrial?

Mr. Aagard addressed the Commission. The Council has seen this item in a business meeting. Light Industrial is a light impact. Industrial allows a wider, heavier use in the zone.

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

Mr. Mills addressed the Commission. A general contractor helped put together an additional 10 pads to the existing. Currently there are 17 pads. There is a contract with the Army Depot. They will continue the contract until they are not able to provide water or the applicant can tap into another source. They would like to go to Industrial because they can use less water in that area.

The Planning Commission asked the following questions:  
What other uses or business will be put into this area that may affect the public?  
Do the proposed uses all fall under the Industrial Zoning?  
What was the discussion from the City Council?

Mr. Mills addressed the Commission. They are looking at self-storage and blue-collar shops. They would not like to add anything that would affect the public safety that Tooele does not already have. They decided on Industrial because what they would like to accomplish.

Mr. Bolser addressed the Commission. The 12-inch water line was installed solely for the use of the jail. At the time of approval, it was established that only the jail would use that single line. The applicant would have to loop into the water system. If the use is allowed in the zone, the City would be in the position to approve it if it is in a permissible use. The mixed spaces he is proposing would require an Industrial Zone of some type.

The Commission's concerns are what can happen in the future.

**Commissioner Sloan motioned to forward a negative Recommendation on a Land Use Map Amendment Request by Craig Mills to Re-Assign the Land Use Designation for Approximately 97 Acres Located at Approximately 1825 South 11th Avenue from Regional Commercial to Industrial based on the findings and conditions listed in the staff report.**

Commissioner Gochis seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Nay”, and Commissioner Gochis, “Aye”. The motion passed.

Mr. Mills addressed the Commission. The only other zone that would allow the uses, is Industrial service. It would allow everything but vehicle storage.

**4. Public Hearing and Recommendation on Draft Ordinance 2023-03, An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use.**

Mr. Bolser presented an Ordinance to amend Chapter 7-16. Currently, the verbiage allows a group home in General-Commercial district. With the recently approved ordinance permitting residential facilities for persons with a disability, there is a conflict in the Table of Uses. Ordinance 2023-01 removes the group home use from the table. There is a temporary ordinance in place, allowing the City to prevent group homes moving into that district until the permanent solution is approved.

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

**Commissioner Robinson motioned to forward a positive recommendation on Draft Ordinance 2023-03, An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use based on the findings and conditions listen in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

**5. Public Hearing and Recommendation on a Draft Ordinance 2023-04, An Ordinance of the Tooele City Council Making Technical Revisions to the Amended (2022) Moderate Income Housing Element of the Tooele City General Plan.**

Mr. Bolser presented a technical revision to the amended Moderate-Income Housing element of the General Plan. When House Bill 462 was passed, the City Council had adopted the updated Income Housing element of the Tooele City General Plan. The City received a non-compliance notice from the State. They have 90 days to make the plan into compliance and resubmit. The City has been making amendments and working with the State.

The Planning Commission asked the  
Of the nine strategies, what are the proposed changes?

Mr. Bolser addressed the Commission. There were two deficiencies that were identified by the state. One was a requirement that was outlined from the state code, they asked for a citation and verbatim to the state code. A further discussion that included specific benchmarks and reporting to follow up on each of the strategies.



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

**Commissioner Robinson motioned to forward a positive Recommendation on a Draft Ordinance 2023-04.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

#### **6. City Council Reports**

Council Member Manzione shared information of a presentation by the Chamber of Commerce about the housing outlook of the Tooele area.

Mr. Bolser spoke on the approval of Mayor Winn’s recommendation on Commissioner Gochis and Commissioner Newel.

#### **7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on January 11, 2023.**

There are no changes to the minutes.

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

#### **8. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:33 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 February, 2023

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Tyson Hamilton, Tooele City Planning Commission Chair