

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 9, 2022** 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 by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecity>. If you would like to submit a comment for any public hearing item you may email 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 Conditional Use Permit Request by the Tooele County School District to Authorize the Use of "Public School" and "Public Educational Facility" for the New Deseret Peak High School on Approximately 57 Acres Located at Approximately 2200 North Berra Boulevard in the RR-5 Residential and GC General Commercial Zoning Districts.
4. **Public Hearing and Recommendation** on a Land Use Map Amendment Request by the Tooele City Redevelopment Agency to Reassign the Land Use Designation for Approximately 3 Acres Located at 385 South 1200 West from the Regional Commercial (RC) Land Use Category to Light Industrial (LI) Land Use Category.
5. **Public Hearing and Recommendation** on a Zoning Map Amendment Request by the Tooele City Redevelopment Agency to Reassign the Zoning of Approximately 3 Acres Located at 385 South 1200 West from the (RD) Research and Development Zoning District to the (IS) Industrial Service Zoning District.
6. **City Council Reports**
7. **Review and Approval** of Planning Commission Minutes for the Meeting Held on January 12, 2022.
8. **Planning Commission Training** on General Powers and Duties.
9. **Adjourn**

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

STAFF REPORT

February 2, 2022

To: Tooele City Planning Commission
Business Date: February 9, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Deseret Peak High School – Conditional Use Permit Request

Application No.: P22-32
Applicant: Michael Garcia, representing Tooele County School District
Project Location: Approximately 2200 North Berra Boulevard
Zoning: RR-5 Residential Zone & GC General Commercial Zone
Acreage: 57.12 Acres (Approximately 2,488,147 ft²)
Request: Request for approval of a Conditional Use Permit to authorize the use of “Public School” in the RR-5 Residential zone and to authorize the use of “Public Educational Facility” in the GC General Commercial zone.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 57.12 acres located at approximately 2200 North Berra Boulevard. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of the currently vacant site as the new Deseret Peak High School.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned two zoning districts (the reasoning behind this zoning configuration has not been determined). The western half of the property is assigned the RR-5 Residential zoning classification, supporting approximately one dwelling unit per five acres. The eastern half of the property bears the GC General Commercial zoning. The 57 acre subject property is surrounded by GC General Commercial zoning to the north and to the east. Properties to the south are zoned GC General Commercial. Properties to the east are zoned R1-8 Residential and RR-5 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The surrounding properties are largely vacant undeveloped land with the exception of the Home Depot located to the north east, the Mountain West Hospital located to the south east, and the Rocky Mountain Care facility located directly to the south. Properties to the west are largely undeveloped land other than a section of existing single-family residential homes fronting onto Berra Boulevard.

As mentioned above it is not known to staff why property is divided into two zoning districts, however, this is not a rare occurrence and does happen regularly on other properties elsewhere in the City. High schools are permitted in both zoning districts but the uses are listed differently in the table of uses for residential and commercial zoning districts. In the RR-5 zone a high school use is categorized as a “public school.” In the GC General Commercial zone a high school is categorized as a “public educational facility.” Both use categories permit a public high school.

Site Plan Layout. The new Deseret Peak High School will occupy nearly three quarters of the 57 acre property. The school building itself will be located central to the site with large parking areas located to south of the

proposed school building, west and northwest of the school building adjacent to Berra Boulevard and north east of the school. The proposed football field and athletic track are located on the east side of the property adjacent to the Home Depot and commercial properties. Baseball fields and soccer fields are located at the north end of the property closer to 2400 North. There are some tennis courts proposed for the site located on the south side of the property immediately north of the existing Rocky Mountain Care facility.

There are proposed to be three accesses into the parking areas north and south of the proposed high school directly from Berra Boulevard. There is also a proposed access into the larger southern parking area that will connect to 120 East Street and provide direct access to 2000 North.

It should be noted that public schools are exempted by Utah State law from many of the typical development requirements that can be imposed by the City. Any additional information or inquiries regarding this exemption for City development standards should be directed to the Tooele City Attorney.

Subdivision Layout. A subdivision is not necessary to facilitate the construction of the high school.

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.

Engineering 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.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit for 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.

One comment has been received from a resident in one of the homes fronting onto Berra Boulevard adjacent to the subject property. The individual expressed concerns about the amount of traffic that will be generated by the high school in terms of student traffic, faculty traffic, bus traffic and event traffic. The individual also expressed concern about the construction of 2400 North and the connection of Berra Boulevard to 2400 North to provide an additional point of access to the high school. The individual also inquired as to the noise that may be generated by the activities at the high school, in particular the school's marching band, football games, etc.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Michael Garcia, representing the Tooele County School District, application number P22-32, 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 school” and “public educational facility” for approximately 57 acres, in their respective zoning districts, located at approximately 2200 North Berra Boulevard, application number P22-32, based on the findings and subject to the conditions listed in the Staff Report dated February 2, 2022.”

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 school” and “public educational facility” for approximately 57 acres located at approximately 2200 North Berra Boulevard, application number P22-32, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

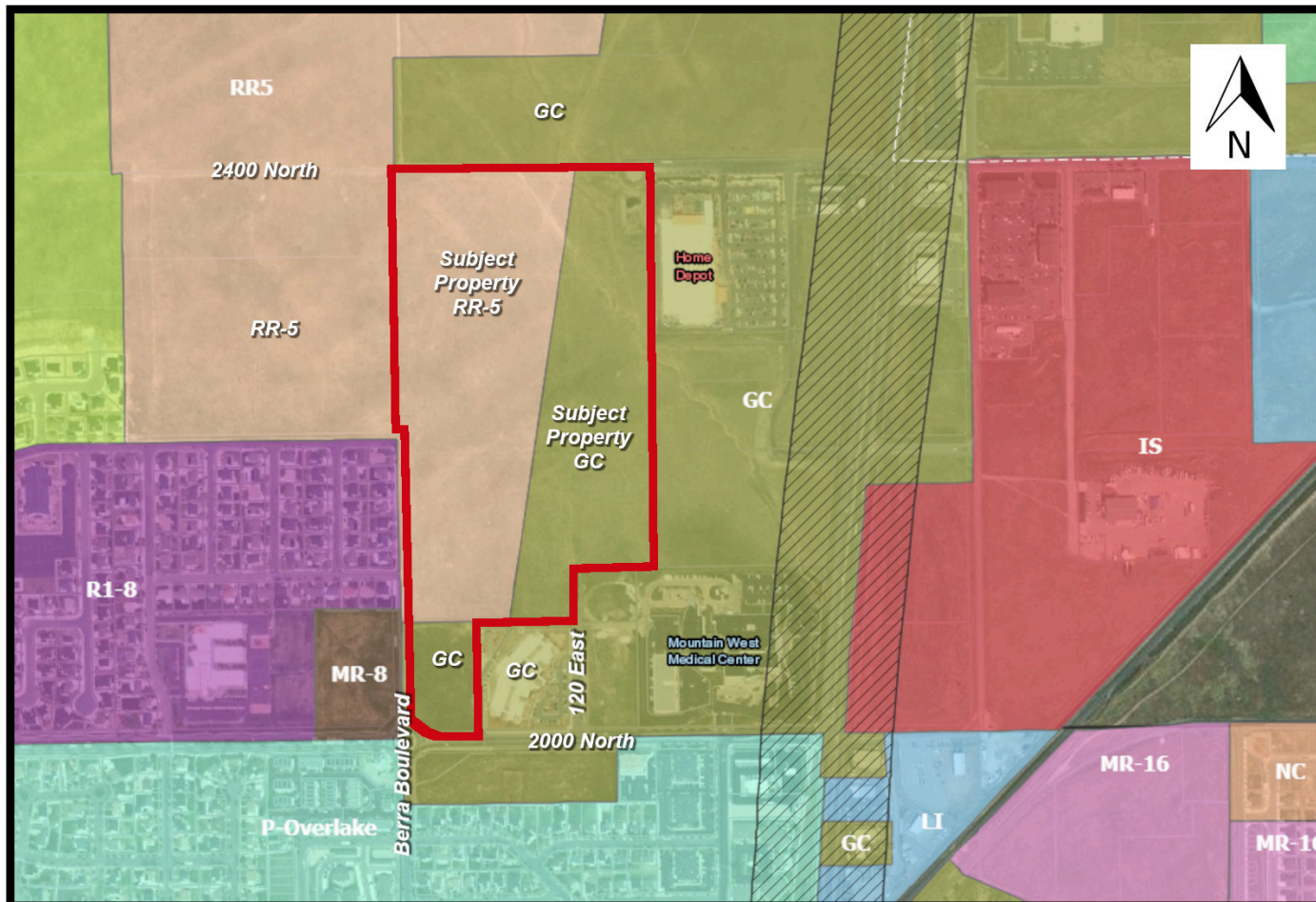
**MAPPING PERTINENT TO THE
DESERET PEAK HIGH SCHOOL CONDITIONAL USE PERMIT**

Deseret Peak High School Conditional Use Permit



Aerial View

Deseret Peak High School Conditional Use Permit



Current 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: <i>1/11/22</i>		Current Zoning: RR5/GC		Parcel #(s): <i>22-32</i> 02-143-0-0102 / 02-143-0-0106	
Project Name: Deseret Peak High School				Acres: 57.12	
Project Address: Intersection of 2200 N and Berra Blvd				Units:	
Project Description: New High School for Tooele County School District					
Current Use of Property: Vacant Fields/Horse Pasture					
Property Owner(s): Tooele County School District			Applicant(s): Tooele County School District		
Address: 92 Lodestone Way			Address: 92 Lodestone Way		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-833-1900			Phone: 435-833-1900		
Contact Person: Michael Garcia			Address: 76 S 1000 W		
Phone: 435-833-1992			City: Tooele	State: UT	Zip: 84074
Cellular: 435-833-9437	Fax: 435-833-1956		Email: mgarcia@tooeleschools.org		
Signature of Applicant: 					
Date <i>1/11/22</i>					

*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: (213)	Received By:	Date Received:	Receipt #: <i>2220033</i>

KEYED NOTES

3300.0 FIRE HYDRANT ASSEMBLY

GENERAL SITE PLAN NOTES

1. GRADING AT THE BUILDING 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. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1806)
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 EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. 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.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP. TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR. TYP. SEE DETAIL XXIXXXX.
9. 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 XXIXXXX. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE. SEE DETAIL XXIXXXX.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

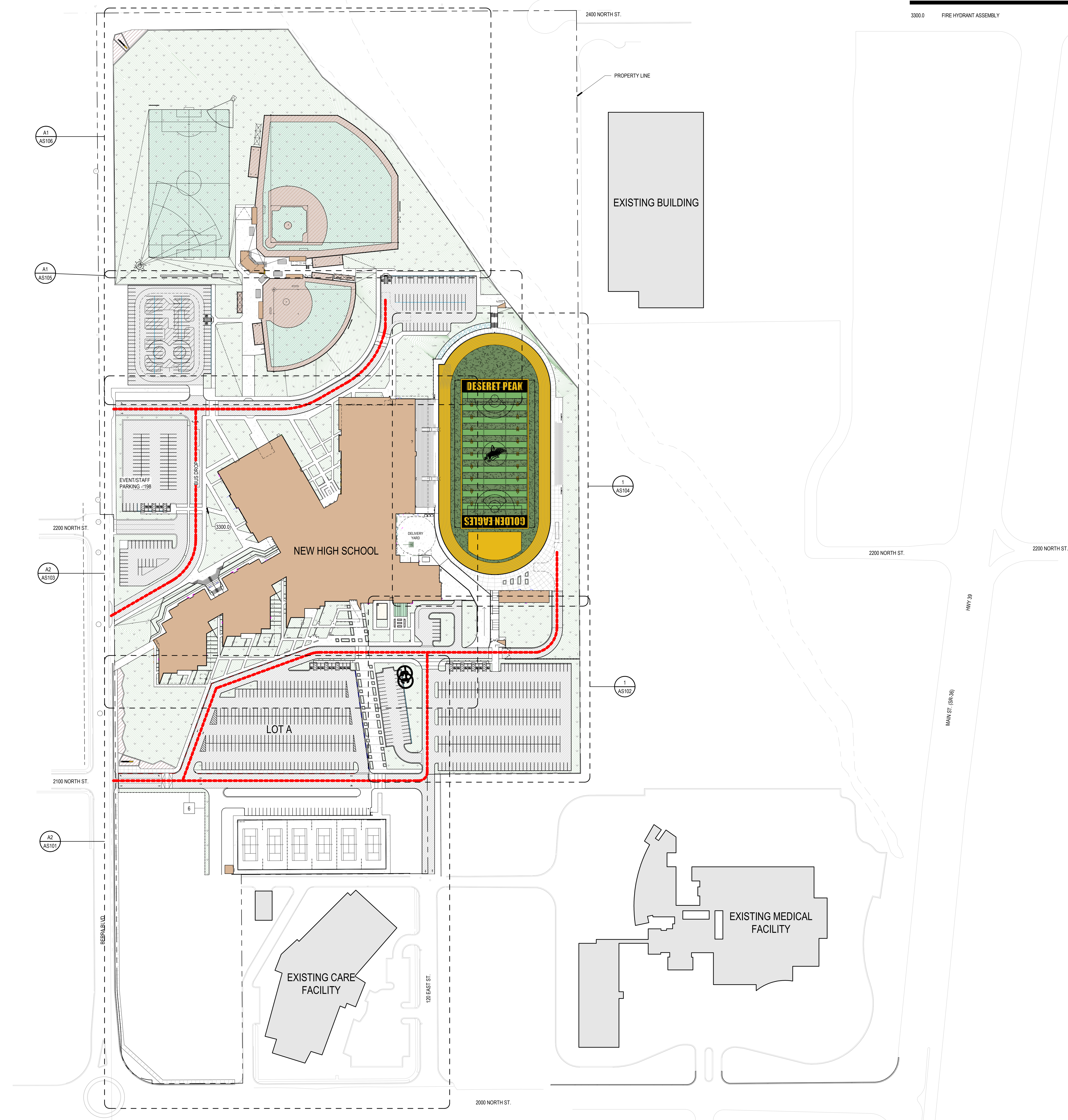
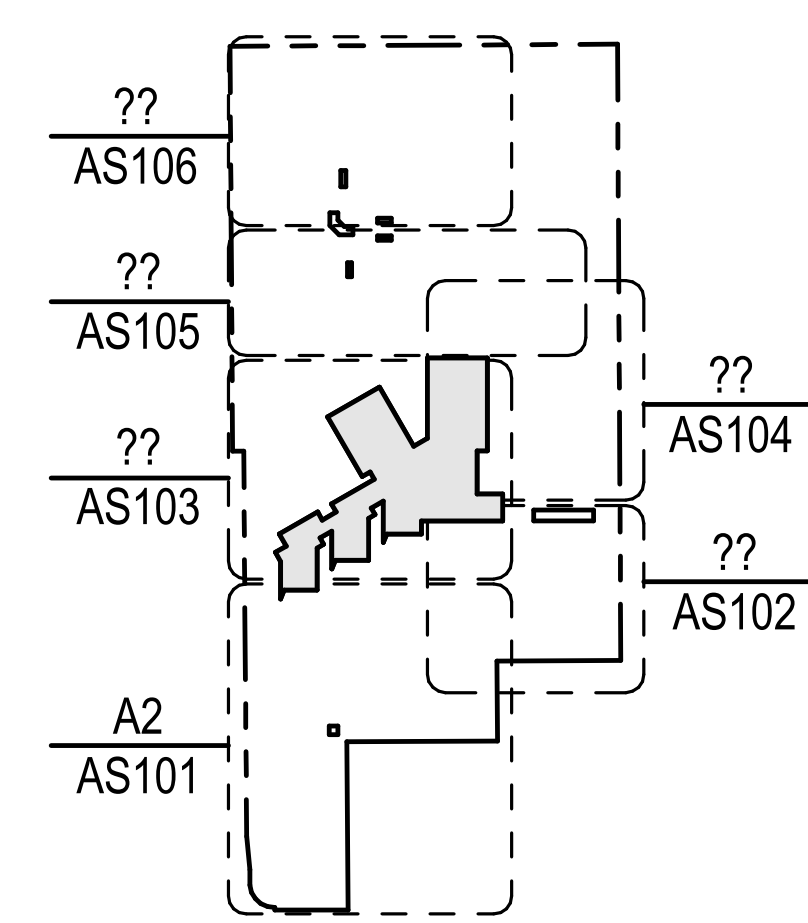
MATERIALS LEGEND

- BUILDING
- LANDSCAPING. SEE LANDSCAPE DRAWINGS
- SOD - ATHLETIC FIELD. SEE LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK (4" CONCRETE SLAB OVER 6" GRAVEL BASE)
- CONCRETE PAVEMENT (6" REINFORCED W/ 4 LB MICRO FIBER MESH CONCRETE PAVEMENT OVER 6" COMPACTED ROAD BASE)
- FLEXIBLE ASPHALT PAVEMENT. SEE CIVIL FOR ADDITIONAL DETAILS
- COBBLE ROCK

LINE TYPES LEGEND

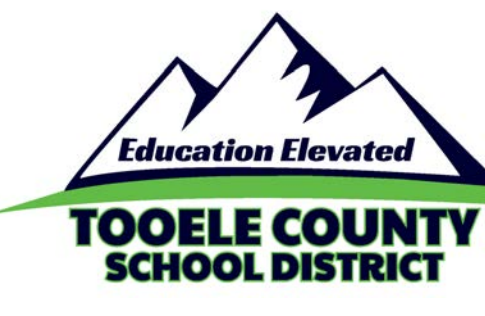
- 4 - 0" CHAINLINK FENCE
- 6 - 0" CHAINLINK FENCE
- 8 - 0" CHAINLINK FENCE
- 10 - 0" CHAINLINK FENCE
- PROPERTY LINE
- M1 12" WIDE CONCRETE MOW STRIP
- M2 24" WIDE CONCRETE MOW STRIP
- CL CONSTRUCTION LIMIT LINE
- IMAGINARY LINE INDICATING FIRE ACCESS LANES
- FL RED PAINTED CURB WITH WHITE 'FIRE LANE' PAINTED LETTERING EVERY 20'
- NP RED PAINTED CURB WITH WHITE 'NO PARKING' PAINTED LETTERING EVERY 20'

KEY PLAN - SITE



A2 SITE PLAN - OVERALL

SCALE: 1" = 100'-0"



HUGHES
GENERAL CONTRACTORS

REV	DATE	DESCRIPTION

VCBO NUMBER: 18310
CLIENT NUMBER: 00000
DATE: 2021-10-22

TCSO DESERET PEAK HIGH SCHOOL
TOOELE COUNTY SCHOOL DISTRICT
PROJECT ADDRESS: TOOELE, UT
50% BID DOCUMENTS

OVERALL SITE PLAN

AS100

STAFF REPORT

February 3, 2022

To: Tooele City Planning Commission
Business Date: February 9, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Tooele Valley Pumping – Land Use Map Amendment Request

Application No.: P21-1357
Applicant: Jared Stewart, representing Tooele City RDA
Project Location: 385 South 1200 West
Zoning: RD Research and Development Zone
Acreage: 3 Acres (Approximately 130,680 ft²)
Request: Request for approval of a Land Use Map Amendment in the RD Research and Development zone to re-assign the land use designation from Regional Commercial (RC) to Light Industrial (LI).

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 3 acres located at approximately 385 South 1200 West. The property is currently zoned RD Research and Development and bears a Regional Commercial (RC) land use designation. The applicant is requesting that a Land Use Map Amendment be approved to re-assign the land use designation of the property to Light Industrial (LI) in order to facilitate the construction of a contractor's staging yard business for Tooele Valley Pumping.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the RD Research and Development zoning classification. The RD Research and Development zoning designation is identified by the General Plan as a preferred zoning classification for the Regional Commercial land use designation. Properties to the north and west are currently zoned IS Industrial Service. Properties to the south and east are currently zoned RD Research and Development. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The proposed land use map amendment involves the 3 acre parcel located at 385 South 1200 West. The property currently bears the Regional Commercial land use designation. This designation recommends the Regional Commercial and Research and Development zoning districts. These two zoning districts permit larger commercial activities that are specific to regional and larger scale commercial uses such as business parks and other large commercial centers. The Research and Development zoning district permits some commercial uses but is more oriented to educational and research facilities, medical office and higher end commercial activities. Both of these zones are not industrial zones and do not permit many of the industrial uses that are prevalent in the Light Industrial and Industrial Service zones.

The applicant wishes to have the land use designation of the 3 acre parcel re-assigned to the Light

Industrial designation. The Light Industrial designation recommends both the LI Light Industrial zoning district as well as the IS Industrial Service zoning district. Both of these zoning districts are oriented towards lighter manufacturing that generate little in terms of impact to adjacent properties. These zones do permit heavier commercial uses along with some medical and research and development activities as well. The Light Industrial land use designation does not incorporate the I Industrial zoning district.

The property is currently under the ownership of the Tooele City RDA. The RDA is looking to sell the property to a business which wishes to utilize the property as a contractor's storage yard. A contractor's storage yard tends to include the exterior storage of trucks, excavation equipment and other business related supplies and materials. This use is not permitted in the RD Research and Development zone but is permitted in the LI Light Industrial zone. The use is also permitted in the IS Industrial Service zoning district. Both zones require a Conditional Use Permit to approve the storage yard use.

Criteria For Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) In considering a proposed amendment to the Tooele City General Plan, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area;
 - (b) Consistency with the General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;
 - (c) Consistency and compatibility with the existing uses of adjacent and nearby properties;
 - (d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;
 - (e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Land Use Map Amendment submission and has issued the following comments:

1. There are no residential uses in immediate vicinity of the subject property.

Engineering Review. The Tooele City Engineering Division did not issue any comments regarding the proposed Land Use Map Amendment.

Public Works Review. The Tooele City Public Works Division have completed their reviews of the Land Use Map Amendment submission and completed their review without providing comments.

Building Division Review. The Tooele City Building Division have completed their reviews of the Land Use Map Amendment submission and completed their review without providing comments.

Noticing. The applicant has expressed their desire to re-assign the land use designation of the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele Valley Pumping Land Use Map Amendment Request by Jared Stewart, representing the Tooele City RDA re-assigning the land use for the 3 acre parcel to Light Industrial, application number P21-1357, based on the findings listed in the Staff Report dated February 3, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele Valley Pumping Land Use Map Amendment Request by Jared Stewart, representing the Tooele City RDA re-assigning the land use for the 3 acre parcel to Light Industrial, application number P21-1357, based on the following findings:”

1. List findings...

EXHIBIT A

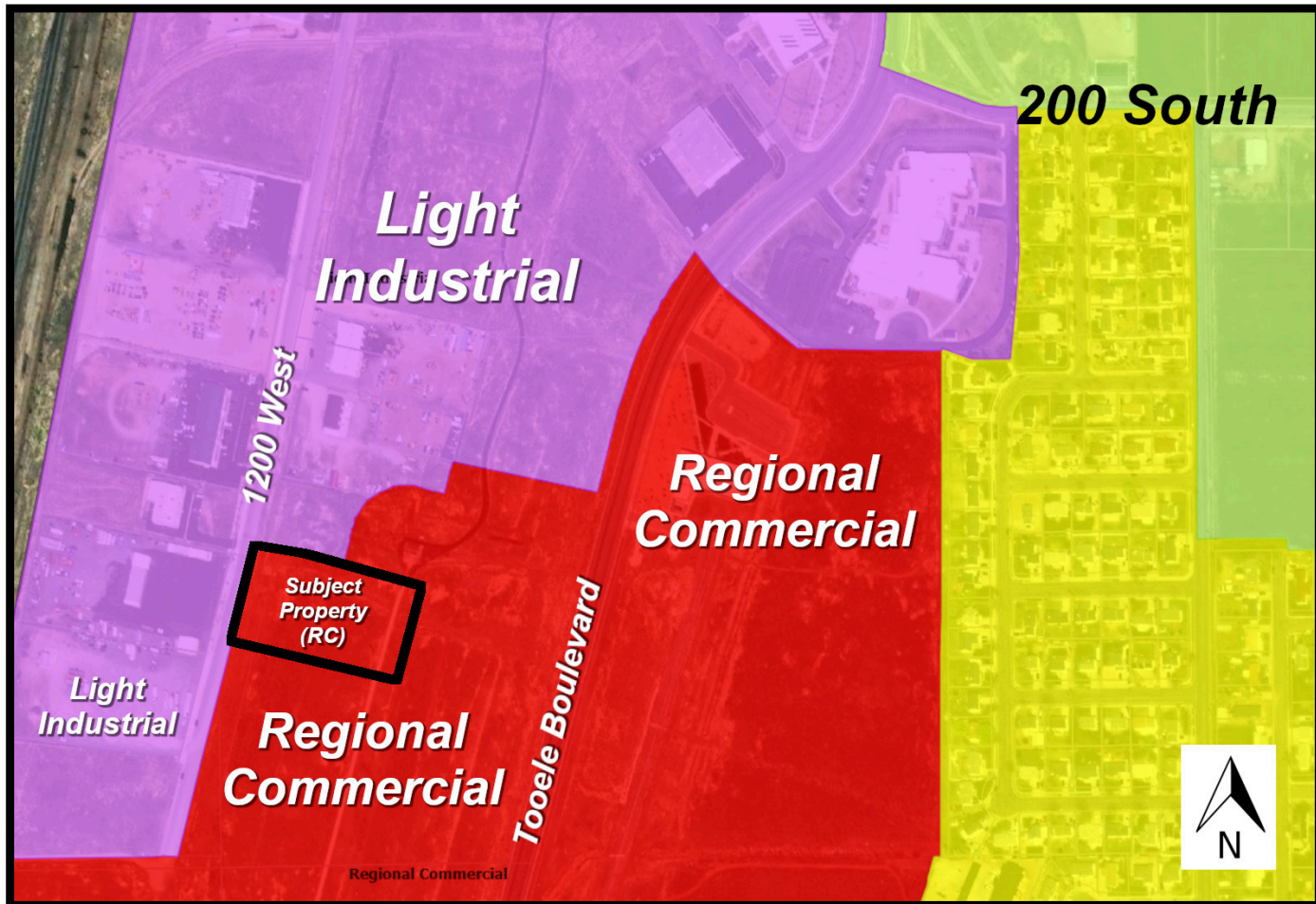
MAPPING PERTINENT TO THE TOOEELE VALLEY PUMPING LAND USE MAP AMENDMENT

Tooele Valley Pumping Land Use Map Amendment



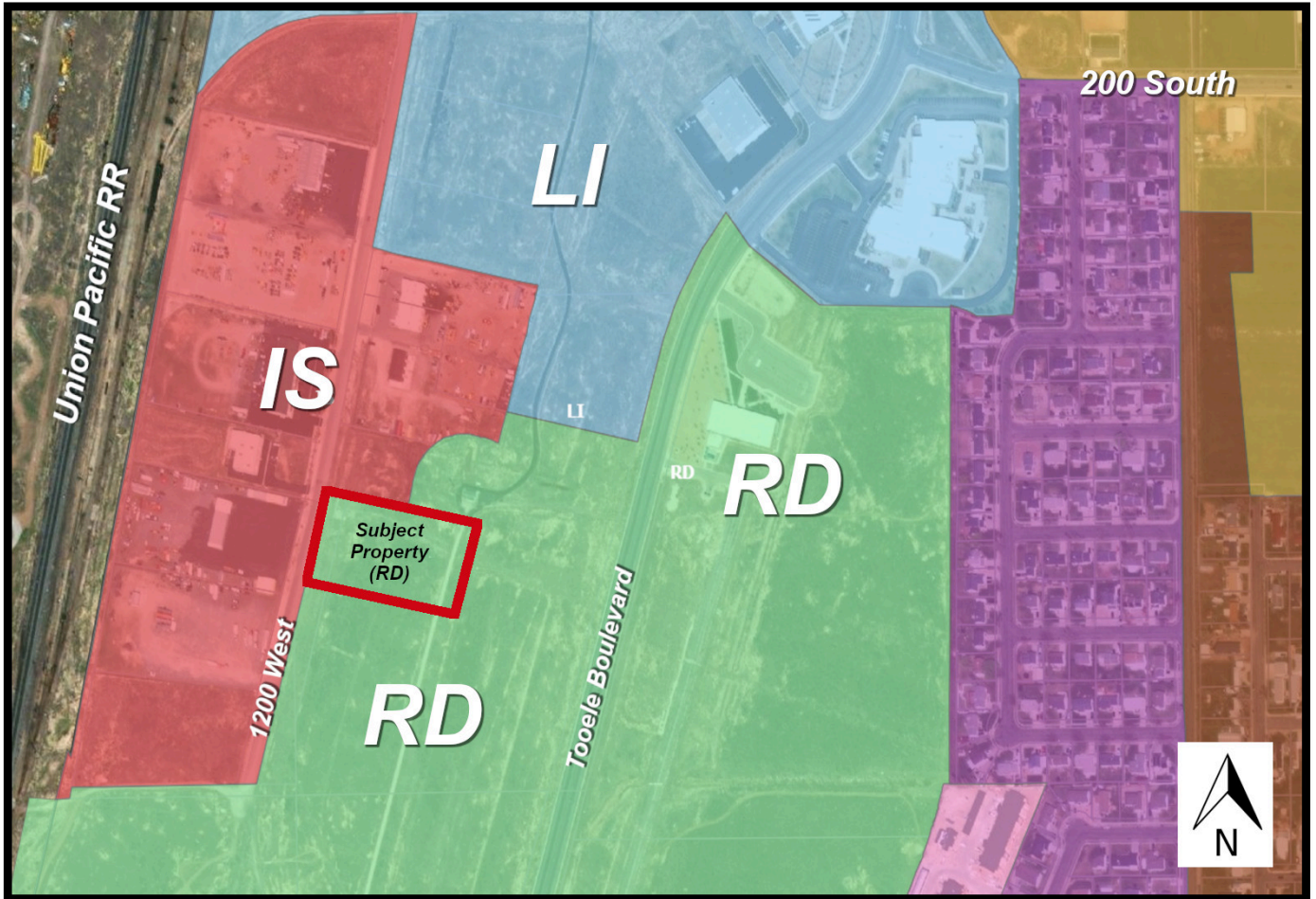
Aerial View

Tooele Valley Pumping Land Use Map Amendment



Current Land Use

Tooele Valley Pumping Land Use Map Amendment



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Zoning, General Plan, & Master Plan Map Amendment 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 map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

P21-1357

Project Information					
Date of Submission: 12/22/2021		Current Map Designation: Regional Commercial		Proposed Map Designation: Light Industrial	
Project Name: Tooele Valley Pumping Land Use map amendment				Parcel #(s): 02-009-0-0092 02-009-0-0061	
Project Address: 385 S 1200 W				Acres: 3.0	
Proposed for Amendment: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: <u>Land Use Map</u>					
Brief Project Summary: This property was recently sold to Tooele Valley Pumping by the Tooele City RDA. The property will be used as a storage yard for vehicles & equipment and for pre-treatment (pending text amendment). Benefits of this project include new business in Tooele City & property tax value increases.					
Property Owner(s): Caleb Knoblauch			Applicant(s): Tooele City RDA		
Address: 214 Cimmarion Way			Address: 90 N Main Street		
City: Erda	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-840-6688			Phone: 435-843-2169		
Contact Person: Jared Stewart			Address: 90 N Main St.		
Phone: 435-843-2169			City: Tooele	State: UT	Zip: 84074
Cellular: 801-834-3858	Fax: _____		Email: Jared.S@tooelecity.org		

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

Note to Applicant:

Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

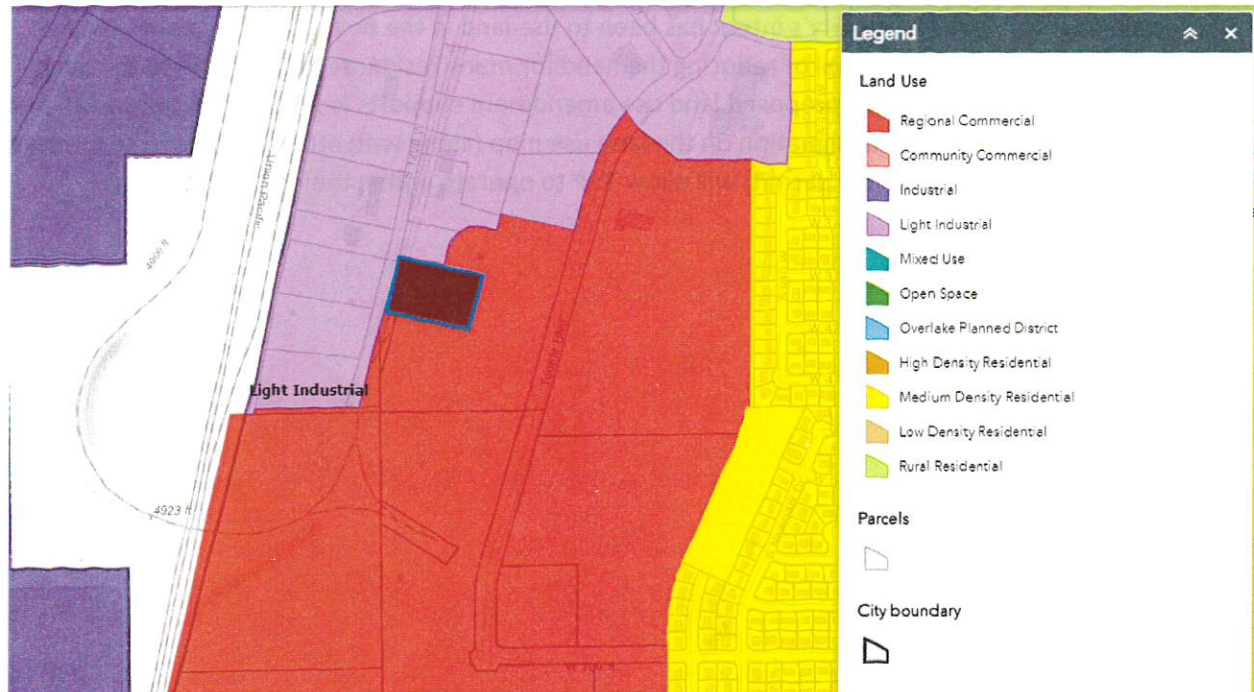
Fees to be paid by RDA

For Office Use Only			
Received By:	Date Received:	Fees: 1300 ⁰⁰	App. #:

Land Use Map Amendment Application: Tooele Valley Pumping Amendment of 3.00 acres)

What is the present land use designation of the subject property?

Currently the General Plan's Future Land Use Map has this property designated as Regional Commercial.



Explain how the proposed land use designation is similar or compatible with the other land use designations in the surrounding area.

The proposed use designation is Light Industrial (LI). The neighboring area of 1200 W, other sections to the north are already designated LI. There are no residential or uses with major conflicts. The LI designation matches plans for development of the property and within the 200+ acres that the Tooele City RDA has for under contract for sale to the south.

What do you anticipate the land being used for?

The RDA has sold 3.0 acres to Tooele Valley Pumping (TVP) for the purpose of economic development and new business expansion. TVP will use the land to construct an office, store vehicles and equipment, and for some pre-treatment of water (pending zoning text amendment).

Explain how the proposed land use designation would affect the property, surrounding properties, and Tooele City.

The land is currently vacant. The proposed use would allow development and expansion of a company already operating within the Tooele Valley. This land use map amendment would provide consistency in the land use map with the recent amendment made on adjacent properties. It would be consistent with development trends in the area and is driven by market interest. The proposed use is expected to

increase property values (tax revenue) and have a positive benefit to surrounding properties and to Tooele City.

Due to the nature of Tooele Valley Pumping's business, property/business owners are prepared (and plan) to mitigate possible impacts through the use of impermeable surfaces and retention basins.

Explain how the proposed land use designation promotes the goals and objectives of Tooele City.

The Tooele City RDA and Tooele City's intent has been to use land in the Business Park area to create new jobs for residents with the goal of reducing the need for many residents to commute to the Salt Lake Valley for employment. This proposed land use amendment supports local business expansion and job creation. A Light Industrial designation on the land use map (along with other amendments to zoning and the necessary conditional use permit) will allow TVP to operate within their intended scope.

STAFF REPORT

February 3, 2022

To: Tooele City Planning Commission
Business Date: February 9, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Tooele Valley Pumping – Zoning Map Amendment Request

Application No.: P21-1358
Applicant: Jared Stewart, representing Tooele City RDA
Project Location: 385 South 1200 West
Zoning: RD Research and Development Zone
Acreage: 3 Acres (Approximately 130,680 ft²)
Request: Request for approval of a Zoning Map Amendment in the RD Research and Development zone requesting re-assignment of the zoning to the IS Industrial Services zoning district.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 3 acres located approximately 385 South 1200 West. The property is currently zoned RD Research and Development. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the zoning to the IS Industrial Service zoning district.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property (an application has been submitted to change the land use designation to Light Industrial and is on the same meeting agenda). The property has been assigned the RD Research and Development zoning classification. The RD Research and Development zoning designation is identified by the current General Plan as a preferred zoning classification for the Regional Commercial land use designation. Properties to the north and west are currently zoned IS Industrial Service. Properties to the south and east are currently zoned RD Research and Development. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The purpose of the RD zoning district is intended to combine certain elements of the General Commercial and Light Industrial zoning districts while excluding other elements. The intent of the RD zone is to allow for a professional business park within the City where businesses may locate in an environment that allows a mix of certain small commercial and light industrial uses. It is not intended for large commercial or industrial uses or for intensive retail or manufacturing activities. The prevalence of the RD zoning district in the area is a result of what was, at one time, going to be a large Utah State University Tooele Campus. Those plans have not come to fruition and it is not known if Utah State University has abandoned those plans. What is known is that the University has not expanded into those areas previously intended for the school’s growth.

The applicant is requesting that the property be rezoned to the IS Industrial Service zone. The purpose of

the Industrial Service (IS) District is to provide locations for more intensive service type uses for the benefit of the community and regional area. Despite the more intensive nature, this District still encourages clean uses which provide employment opportunities for city residents, strengthen the city's tax base, and diversify the local economy. The IS zone rests in between the RD and LI zoning districts. It is oriented on uses that are more industrial rather than commercial but doesn't permit many of the heavier commercial uses that require the LI and I zoning districts.

Although staff often avoids focusing on a specific use that triggers the need for a zoning map amendment, it should be noted that the applicant, the Tooele City RDA, is seeking to sell the property to a pumping company that wishes to use the property as a contractor's storage yard for the storage of business related trucks and materials. The use is prohibited in the RD district but requires a CUP in the IS Industrial Service zoning district.

It should also be noted that when changing the zoning of a property from one specific zone to another specific zone that the change in the zoning also brings along every potential use that can occur in that zone. Even though this application is specific to one business, every use permitted in the IS zoning district can occur on this property.

Surrounding land uses are predominantly light industrial, heavy commercial and educational facilities. The nearest residential uses are located approximately 1000 feet to the east.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Zoning Map Amendment submission and has issued the following comments:

1. There are no residential uses within 1000 feet of the subject property.

Engineering Review. The Tooele City Engineering Division did not issue any comments regarding the proposed Zoning Map Amendment.

Public Works Review. The Tooele City Public Works Division have completed their reviews of the Zoning Map Amendment submission and completed their review without providing comments.

Building Division Review. The Tooele City Building Division have completed their reviews of the Zoning Map Amendment submission and completed their review without providing comments.

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

As of the date this report was written staff has not received any comments from those within the 200 foot noticing radius.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele Valley Pumping Zoning Map Amendment Request by Jared Stewart, representing the Tooele City RDA to re-assign the zoning for 3 acres located at approximately 385 South 1200 West from RD Research and Development to IS Industrial Service, application number P21-1358, based on the findings listed in the Staff Report dated February 3, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele Valley Pumping Zoning Map Amendment Request by Jared Stewart, representing the Tooele City RDA to re-assign the zoning for 3 acres located at approximately 385 South 1200 West from RD Research and Development to IS Industrial Service, application number P21-1358, based on the following findings:”

1. List findings...

EXHIBIT A

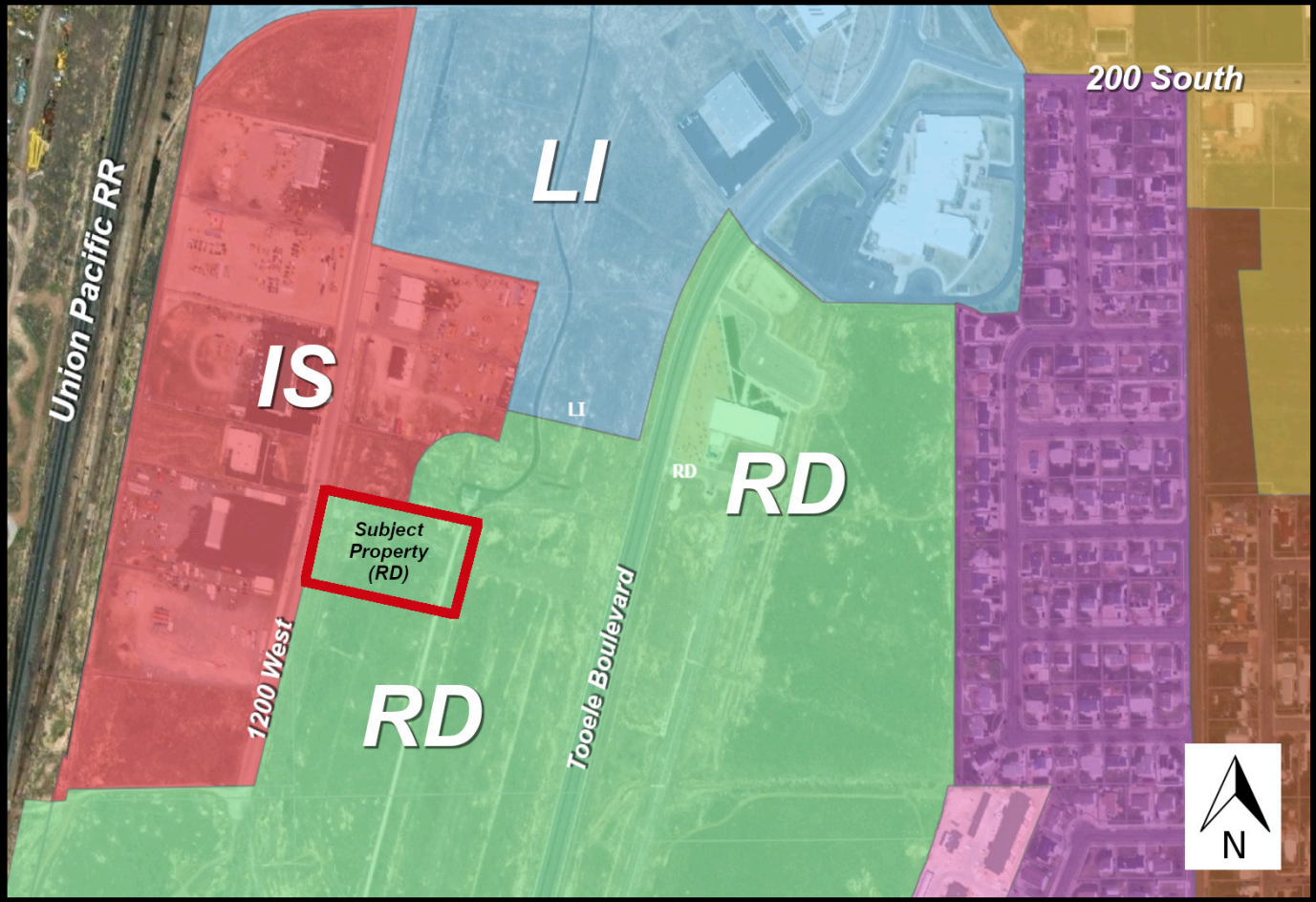
MAPPING PERTINENT TO THE TOOEELE VALLEY PUMPING ZONING MAP AMENDMENT

Tooele Valley Pumping Zoning Map Amendment



Aerial View

Tooele Valley Pumping Zoning Map Amendment



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Zoning, General Plan, & Master Plan Map Amendment 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 map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

P21-1358

Project Information					
Date of Submission: 12/22/2021		Current Map Designation: RD		Proposed Map Designation: IS	
Project Name: Tooele Valley Pumping Re-Zone				Parcel #(s): 02-009-0-009 02-009-0-0061	
Project Address: Approx 385 S 1200 W				Acres: 3.00	
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: <input checked="" type="checkbox"/> Zoning Map					
Brief Project Summary: The Tooele City RDA recently sold this 3.0 acre property to Tooele Valley Pumping for the purpose of business expansion and economic development. The property will be used as a storage yard for vehicles & equipment and for some pre-treatment (pending text amendment).					
Property Owner(s): Caleb Knoblauch			Applicant(s): Tooele City RDA		
Address: 214 W Cinnamon Way			Address: 90 N Main St		
City: Erda	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-840-6688			Phone: 435-843-2169		
Contact Person: Jared Stewart			Address: 90 N Main St		
Phone: 435-843-2169			City: Tooele	State: UT	Zip: 84074
Cellular: 801-844-3858	Fax: _____		Email: JaredS@TooeleCity.org		

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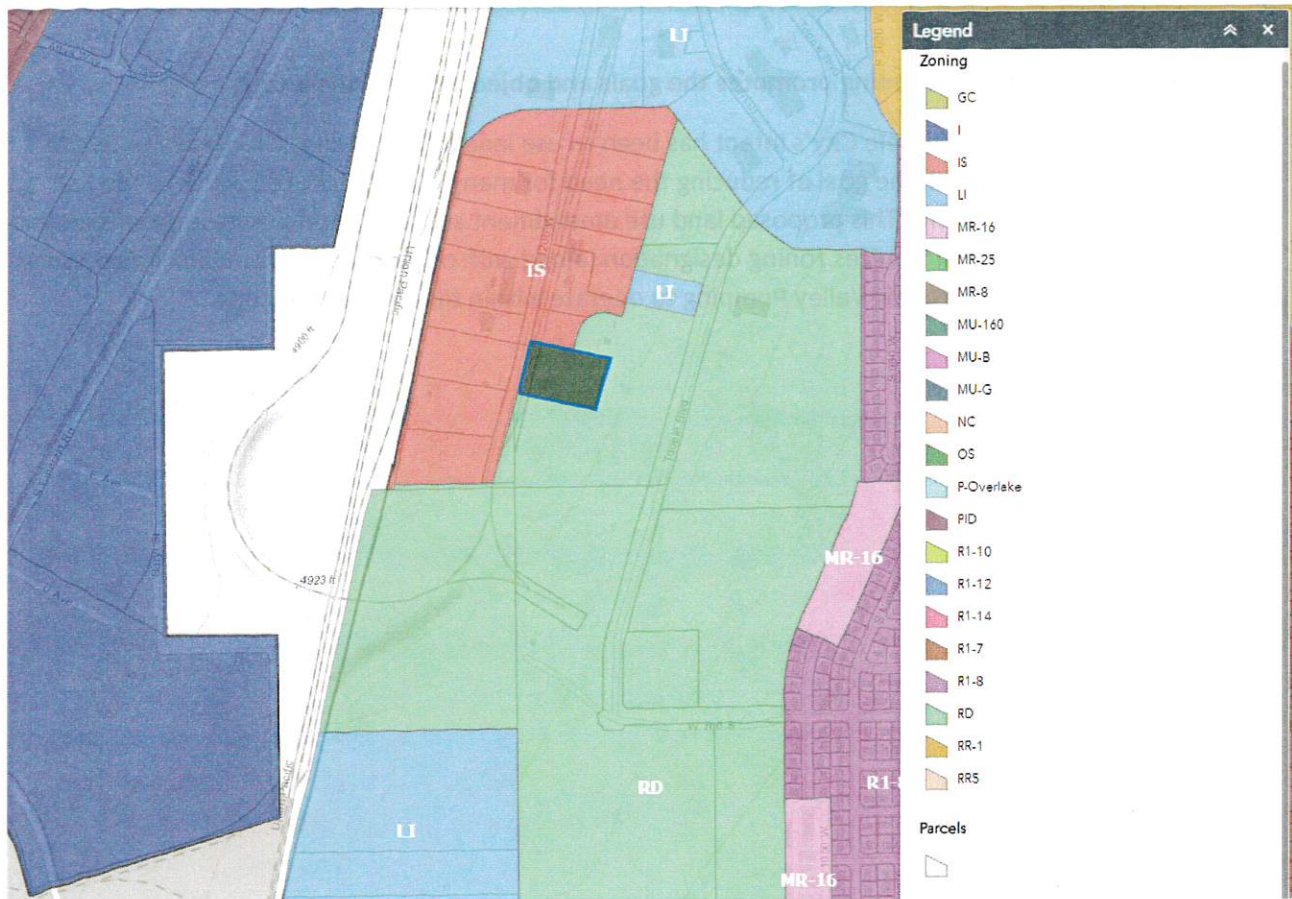
Fees to be paid by RDA

For Office Use Only			
Received By:	Date Received:	Fees: 1300.00	App. #:

Zoning Map Amendment Application: Tooele Valley Pumping Amendment of 3.00 acres

What is the present zoning of the subject property?

Currently the zoning map has this property designated as Research and Development.



Explain how the proposed zoning is consistent with the current land use designation.

The proposed zoning is Industrial Services. This is consistent with the proposed land use amendment of Light Industrial (see separate application).

Explain how the proposed zoning is similar or compatible to the current zoning in the surrounding area.

The neighboring area of 1200 W is already zoned Industrial Services. There are no neighboring residential or uses with major conflicts. The Industrial Services designation reflects compatible and similar uses occurring on 1200 W.

Explain how the proposed zoning is suitable for the existing uses of the subject property(s).

Currently, this property is vacant. The proposed zoning would allow Tooele Valley Pumping to use the site as desired for an office, storage of equipment and vehicles, and for pre-treatment of water (pending conditional use permits, a zoning text amendment, and a future land use map amendment). These uses are compatible with the Industrial Services zone and suitable for 1200 W. Due to the nature of the business, the property/business owner is prepared (and plans) to mitigate impacts through the use of impermeable surfaces, retention basins, and other means as necessary through the conditional use permit process.

Explain how the proposed zoning promotes the goals and objectives of Tooele City.

The Tooele City RDA and Tooele City's intent has been to use land in the Business Park area to create new jobs for residents with the goal of reducing the need for many residents to commute to the Salt Lake Valley for employment. This proposed land use amendment supports local business expansion and job creation. An Industrial Services zoning designation (along with other proposed and aforementioned amendments) will allow Tooele Valley Pumping to operate within their intended scope.

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, January 12, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Paul Smith
Tyson Hamilton
Matt Robinson
Chris Sloan
Nathan Thomas
Weston Jensen
Melodi Gochis

Commission Members Excused:

Melanie Hammer

City Council Members Present:

Ed Hansen

City Council Members Excused:

Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, Tooele Engineer
Roger Baker, Tooele City Attorney

Minutes prepared by Katherin Yei.

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson.

2. Roll Call

Tyson Hamilton, Present
Matt Robinson, Present
Paul Smith, Present
Nathan Thomas, Present

Weston Jensen, Present
Chris Sloan, Present
Melodi Gochis, Present
Melanie Hammer, Excused

3. Recommendation on the Grand Storage Minor Subdivision Request by Sam Clegg to Subdivide 10 Acres of Property Located at 77 North 1100 West in the RR-1 Residential and LI Light Industrial Zoning Districts.

Mr. Aagard stated the minor subdivision includes 10-acre parcel. He stated the property is North of Vine Street and bares two zoning districts. He stated the storage units are LI, Light Industrial and the remaining acre is RR-1, Residential. He stated the applicant proposes to carve off one-acre parcel. He stated both lots meet or exceed minimum requirements and meet in compliance with the zoning district. The staff is recommending approval.

Commissioner Sloan moved to forward a positive recommendation to City Council Grand Storage Minor Subdivision Request by Sam Clegg to Subdivide 10 Acres of Property Located at 77 North 1100 West in the RR-1 Residential and LI Light Industrial Zoning Districts. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

4. Recommendation on the TP Tooele Minor Subdivision Request by Rod Engar to Subdivide 18 Acres of Property Located at Approximately 250 West 1000 North in the GC General Commercial Zoning District.

Mr. Aagard stated the minor subdivision is located North of 1000 North and West of 200 West near the bowling alley. He stated the property is zoned GC, General Commercial as are the properties to the East. The subdivision proposes to split lots into 2 lots. He stated each lot meets or exceeds the requirements. The staff is recommending approval with conditions listed in staff report.

Commissioner Gochis asked if the entrance on 300 West is a right-in, right-out. Mr. Aagard stated UDOT provided access at that location but they decide what kind of entrance it will be.

Commissioner Gochis asked if there is access to lot 1 by using lot 2. Mr. Aagard stated they encourage lot connection. Mr. Bolser stated there is cross access language on the Plat that allows access from 1-2 and 2-1.

Commissioner Thomas moved to forward a positive recommendation to City Council on the TP Tooele Minor Subdivision Request by Rod Engar to Subdivide 18 Acres of Property Located at Approximately 250 West 1000 North in the GC General Commercial Zoning

District with the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

5. Decision on a Site Plan Design Review Request by Larry Jacobsen for the 50th Place Residential Development Proposed to be Located at 350 North 50 West for 0.55 Acres in the MR-8 Multi-Family Residential Zoning District.

Mr. Aagard stated the multi-family residential located 350 North 50 West is zoned MR-8. The application is proposing four attached town-homes, each unit having access to 50 West. He stated the main exterior material is stone. He stated the staff have reviewed the plans and they are recommending approval with the findings in the staff report.

Commissioner Gochis asked about the storm water drains.

Mr. Hansen stated 50 West is exempt from the storm and water gutter. He stated the applicant is proposing to put curb and gutter in.

Commissioner Gochis asked if there is storm water through there.

Mr. Hansen stated that 50 West was exempt from storm water requirements and roadway related improvements.

Commissioner Gochis asked if the fence surrounds the exterior of the property.

Mr. Aagard stated there will be fence on the exterior property.

Commissioner Gochis asked about the additional parking in the back.

Mr. Aagard stated visitor parking is on the south side.

Mr. Hansen stated there is one per four units, they are providing 2 and comply with the City code.

Commissioner Hamilton moved to approve Site Plan Design Review Request by Larry Jacobsen for the 50th Place Residential Development Proposed to be Located at 350 North 50 West for 0.55 Acres in the MR-8 Multi-Family Residential Zoning District based on the findings in the staff report. Chairman Robinson seconded the motion.

The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Robinson, “Aye”. The motion passed.

6. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots.

Mr. Bolser stated this is a text amendment to the City code regarding parking lots. He stated it identifies routes that have to be wider for safety, but it is a blanket rule that complies to all. He

stated the ordinance proposes to examine a more effective way by looking at different types of development that would be most common for the needs, separating between multi-family residential and non-residential. He stated within multi-family, building greater than two stories there would be a wider safety public way required. They would be required if the drive aisle is close to the building and if there was a covered area close to the building. For non-residentials, there are the same considerations of height and size of the building, but also dealing with danger or hazardous material. He stated Section C is a restatement of what has been stated and the graphic will be removed.

Commissioner Hamilton stated he won't understand the code without a picture.
Mr. Bolser stated it is written well because of the Fire Chiefs.

Commissioner Jensen asked if it effects existing structures if they decide to change this.
Mr. Bolser stated it works in the inverse, if it is already there it would not be held to that.

Commissioner Jensen asked if they would permit a building to hold something of it required a wider drive aisle.
Mr. Bolser stated if it is an allowed use in the ordinance they are obligated to, as far as ordinance is towards new developments.

Chairman Robinson opened the public hearing. No one came forward. He closed the public hearing.

Commissioner Sloan moved to forward a positive recommendation to City Council on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots.

Commissioner Smith seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye", Commissioner Smith, "Aye", Commissioner Jensen, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", and Chairman Robinson, "Aye". The motion passed.

7. Recommendation on a City Code Text Amendment Request by Zenith Tooele, LLC to Revise the Terms of Section 7-11a-18 of the Tooele City Code Regarding Exterior Building Material Requirements for Multi-Family Residential Development. (Continued from the December 8, 2021 Planning Commission Meeting)

Mr. Bolser stated this was tabled during the December 8th Planning Commission meeting. He stated the applicant notified the staff they were not ready to come back and wanted to do some additional research before presenting.

Commissioner Thomas asked if he was absent during the last discussion.
Commissioner Robinson stated they discussed the change but the applicant was unsure of what they wanted. He stated what is in the packet is exactly what it was last time.

Mr. Bolser stated it sounds like the applicant wants to come back.

Mr. Baker stated the materials that were submitted had a number of allegations about the City that were explained as not correct, and rebutted under correct understanding and facts.

Commissioner Sloan asked if it is time sensitive for anyone else.
Mr. Bolser stated not that he is aware.

Commissioner Smith stated his opinion is for a negative recommendation,

Commissioner Thomas stated they don't want to change how nice houses could be, but potentially, would like to see what builders decide.

Commissioner Jensen stated he would like to hear what the applicant has to say.

Commissioner Hamilton stated he would also like to see what they came up with.

Commissioner Thomas asked what procedurally what's next.
Chairman Robinson stated once the discussion is over, they need to make a motion.

Commissioner Gochis stated sometimes they want to change design standards to save money but not beneficial for those purchasing or renting the homes.

Commissioner Sloan stated he would like to table.

Commissioner Smith stated the Commission should decide date when the applicant comes back.

Mr. Bolser stated the Commission can make it date certain where they intend to hear from the applicant, and the applicant would be made aware. The other option is to table to a condition-certain where they would state the condition. He stated he recommends they state the condition as the applicant should resubmit the application when they are ready.

Commissioner Hamilton stated if they don't do that it just goes away.

Commissioner Sloan stated he agrees with Commissioner Smith. He stated they have ample time to get things sorted and come back to the Commission.

Commissioner Hamilton moved to table it on a conditional basis until the applicant is ready to present to the Commission again. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye", Commissioner Smith, "Aye", Commissioner Jensen, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye," and Chairman Robinson, "Aye". The motion passed.

8. City Council Reports

Council Member Hansen stated they got new Chair and Vice-Chair, the Fire-Chiefs were sworn in, and they have an application for new alternate of Planning Commission.

Commissioner Sloan stated his appreciation to Council Member Hansen and Council Member Manzione for staying with the Planning Commission.

9. Review and Approval of Planning Commission Minutes for the Business Meeting Held on December 8, 2021 and the Special Business Meeting Held on December 14, 2021.

There are no changes to the minutes.

Commissioner Hamilton moved to approve the minutes. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Smith, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,” and Chairman Robinson, “Aye”. The motion passed.

Commissioner Thomas asked if there is an update on the Skyline property by Deer Hollow, specifically plans for the drainage area.

Mr. Bolser stated they are preparing plans for a plat.

Commissioner Thomas stated when they presented, he had concerns about the drainage and if they would be accessible to the public.

Mr. Bolser stated there is no benefit for them being access to public, but there is preservation in it.

Commissioner Thomas asked if the HOA cleanup takes care of it

Mr. Bolser stated individual property owners keep those clean.

Commissioner Thomas stated he is always looking for access to trails and asked if they will have it fenced.

Mr. Bolser stated it is a non-buildable area.

10. Adjourn

Chairman Robinson adjourned the meeting at 7:35 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 January, 2022

Matt Robinson, Tooele City Planning Commission Chair