

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, March 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. **Decision** on a Conditional Use Permit Request by the Tooele County School District to Authorize the “Public School” and “Public Educational Facility” Uses 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. **(Continued From February 9, 2022 Meeting)**
4. **Public Hearing and Decision** on a Conditional Use Permit Request by Pride Built Homes to Authorize a “Contractor’s Storage Yard” Use on Property Located at 356 South Tooele Boulevard in the LI Light Industrial Zoning District on Approximately 1.5 Acres.
5. **City Council Reports**
6. **Review and Approval** of Planning Commission Minutes for the Meetings Held on February 9, 2022 and February 23, 2022.
7. **Planning Commission Training** on Open and Public Meetings.
8. **Adjourn**

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

STAFF REPORT

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

The Planning Commission held a public hearing concerning this item on February 9, 2022. During that meeting discussions regarding the construction of road improvements along 2400 North and Berra Boulevard ensued. The Planning Commission tabled this conditional use permit until this date to provide time for an agreement to be reached between Tooele City and the Tooele County School District regarding the construction of those rights-of-way.

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

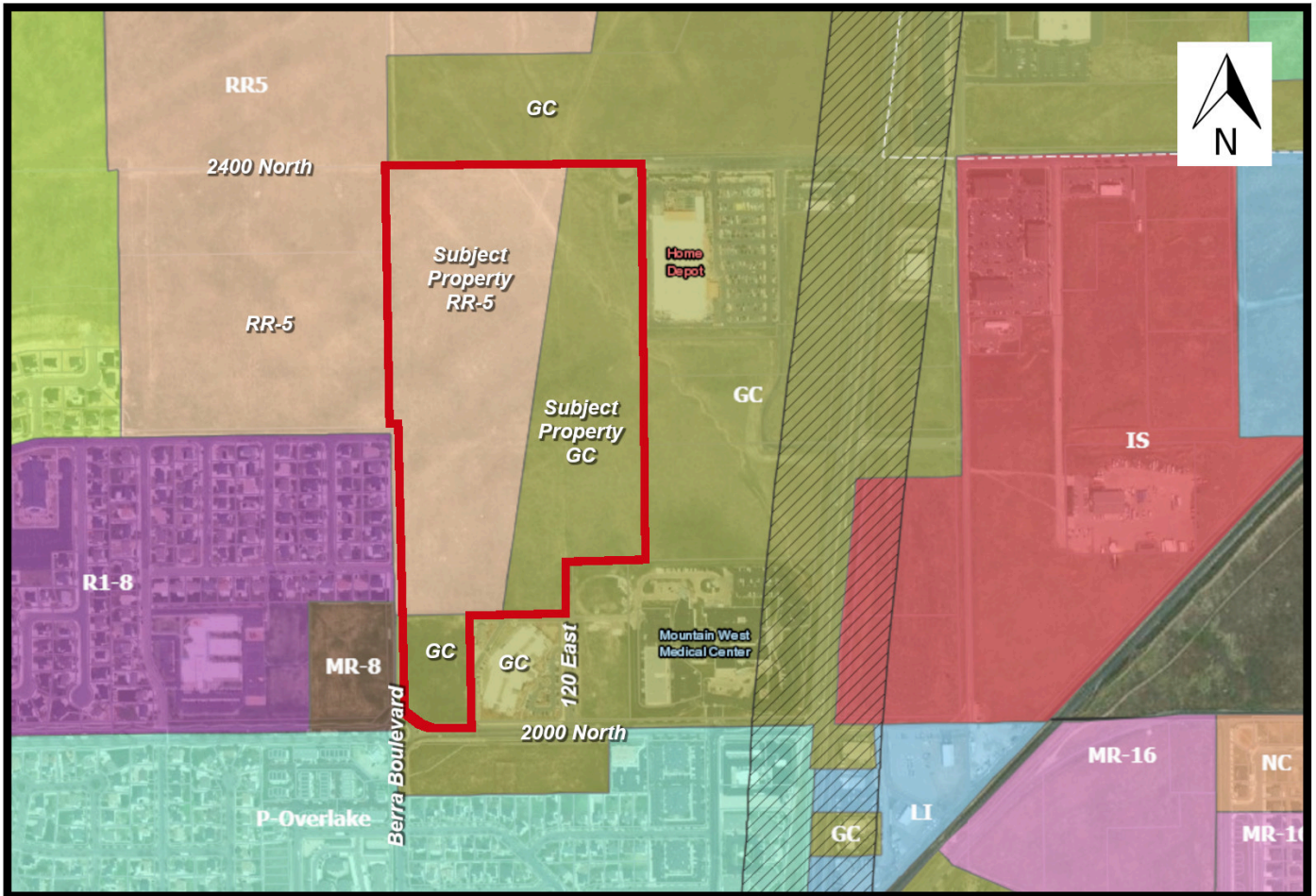
**MAPPING PERTINENT TO THE
DESERET PEAK HIGH SCHOOL CONDITIONAL USE PERMIT**

Deseret Peak High School Conditional Use Permit



Aerial View

Deseret Peak High School Conditional Use Permit



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION




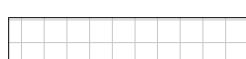
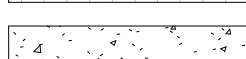
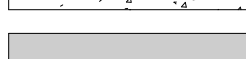

KEYED NOTES

3300.0 FIRE HYDRANT ASSEMBLY

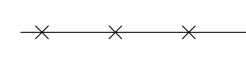
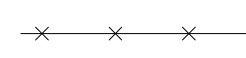
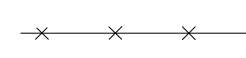
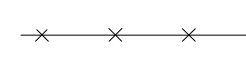
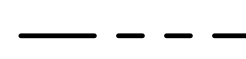






GENERAL SITE PLAN NOTES

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. REMOVE 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.

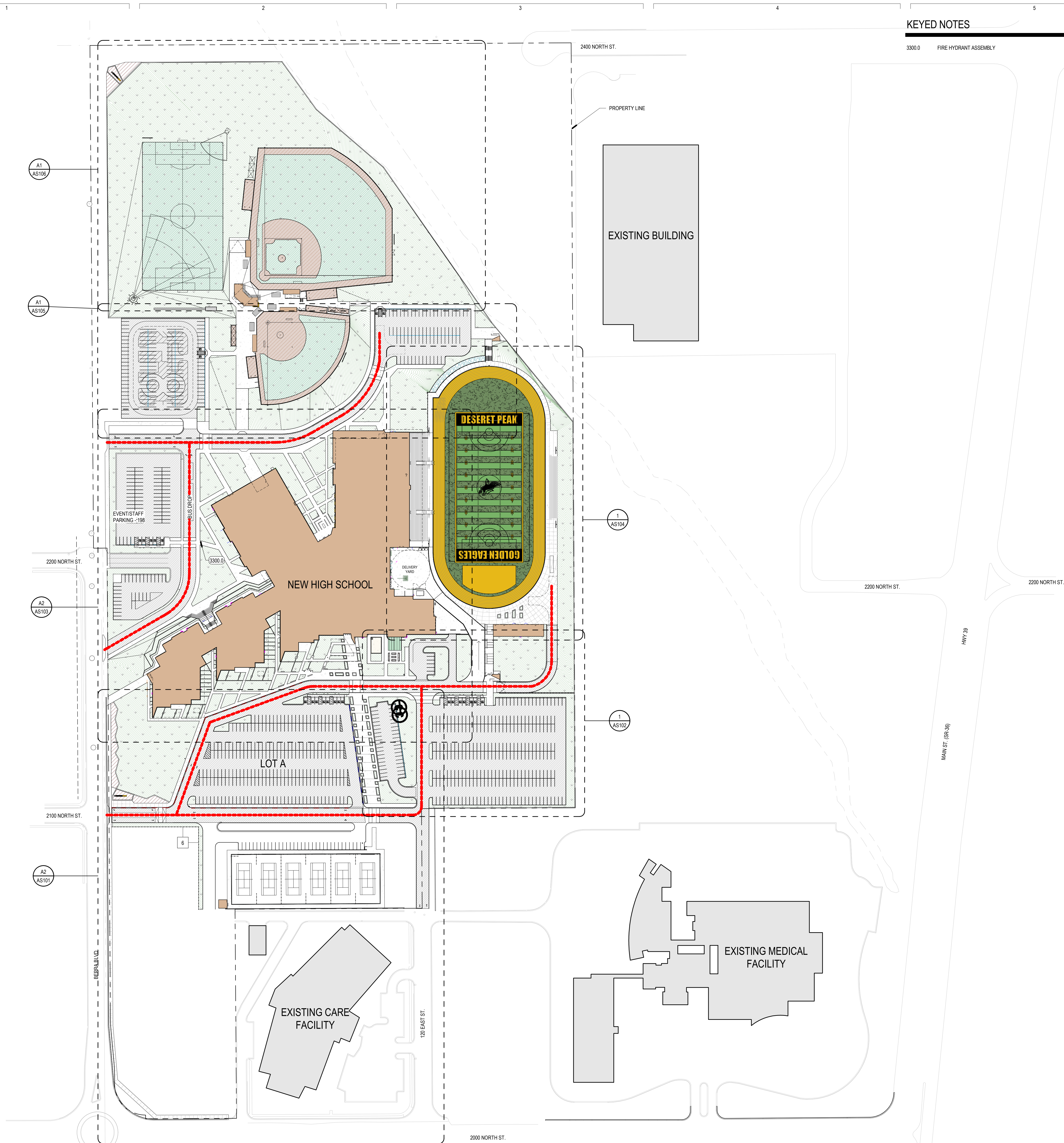
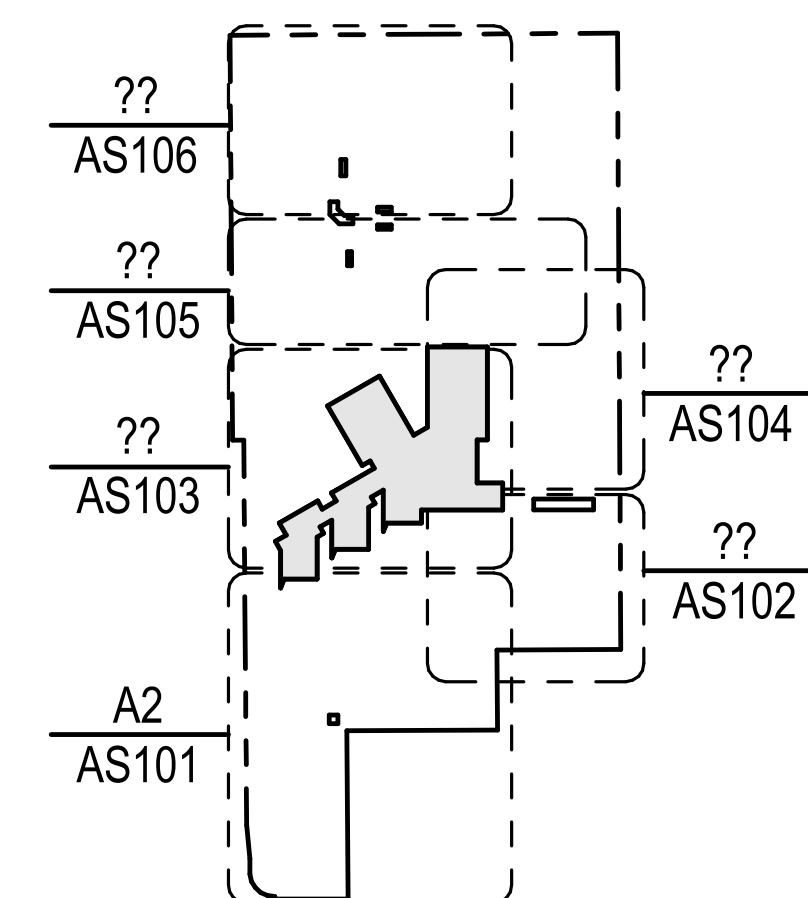
MATERIALS LEGEND

-  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

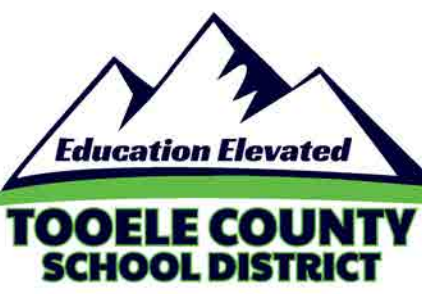
-  4' - 0" CHAINLINK FENCE
-  6' - 0" CHAINLINK FENCE
-  8' - 0" CHAINLINK FENCE
-  10' - 0" CHAINLINK FENCE
-  PROPERTY LINE
-  M1 12" WIDE CONCRETE MOW STRIP
-  M2 24" WIDE CONCRETE MOW STRIP
-  CL CONSTRUCTION LIMIT LINE
-  IMAGINARY LINE INDICATING FIRE ACCESS LANES
-  FL RED PAINTED CURB WITH WHITE '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"



REV	DATE	DESCRIPTION

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

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

STAFF REPORT

March 2, 2022

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Pride Built Office – Conditional Use Permit Request

Application No.: P22-163
Applicant: Brandon Nay, representing Pride Built Homes
Project Location: 356 South Tooele Boulevard
Zoning: LI Light Industrial Zone
Acreage: 1.5 Acres (Approximately 65,340 ft²)
Request: Request for approval of a Conditional Use Permit in the LI Light Industrial zone authorizing the use of “Contractor’s Storage Yard” for the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.5 acres located at approximately 356 South Tooele Boulevard. The property is currently zoned LI Light Industrial. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of the property as a “Contractor’s Storage Yard” for the purpose of storing home building equipment, vehicles and other associated materials in conjunction with office space for Pride Built Homes.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Light Industrial land use designation for the subject property. The property has been assigned the LI Light Industrial zoning classification. Properties to the north of the subject property are currently zoned LI Light Industrial. Properties to the east and to the south are zoned RD Research and Development. Properties to the west are zoned IS Industrial Service. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant is a home-builder, Pride Built Homes, and they wish to construct an office building on the site. Associated with the office building will be a large storage area where construction related materials and vehicles will be stored. Business and professional office uses are a permitted use within the zoning district. Contractor’s storage yards, however, require a conditional use permit, approved by the Planning Commission, after a public hearing is conducted.

Site Plan Layout. The applicant has submitted a site plan application and that application is currently being reviewed by City Staff. A copy of the proposed site plan has been provided for the conditional use permit hearing, however, staff must emphasize that this site plan is included with the conditional use permit for the Planning Commission’s reference purposes only. This application is not to approve or otherwise review the site plan but is, instead, to review the use of the property as a “Contractor’s Storage Yard” and to identify any possible impacts generated by the use to surrounding properties and to craft conditions of approval to mitigate those impacts.

Fencing. Fencing around a contractor’s storage yard may be necessary to block or obscure views into the site of unsightly piles of materials, waste, vehicles and so forth. The site plan submitted by the applicant indicates they

are proposing to construct a 5 foot chain link fence. The detail in the plans mentions a “chain link fabric” which may be included for screening purposes. If the Planning Commission determines that fencing is necessary to mitigate an impact generated by the contractors storage, it may require whatever kind of fencing that will properly mitigate the identified impact.

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 request.

Engineering Review. The Tooele City Engineering and Public Works Divisions have not reviewed this Conditional Use Permit submission and have not issued a recommendation.

Noticing. The applicant has expressed their desire to obtain a 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.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Brandon Nay, representing Pride Built Homes, application number P22-163, 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 Brandon Nay, representing Pride Built Homes to authorize the use of “contractors storage yard” for 1.5 acres located at 356 South Tooele Boulevard, application number P22-163, based on the findings and subject to the conditions listed in the Staff Report dated March 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 Brandon Nay, representing Pride Built Homes to authorize the use of “contractors storage yard” for 1.5 acres located at 356 South Tooele Boulevard, application number P22-163, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

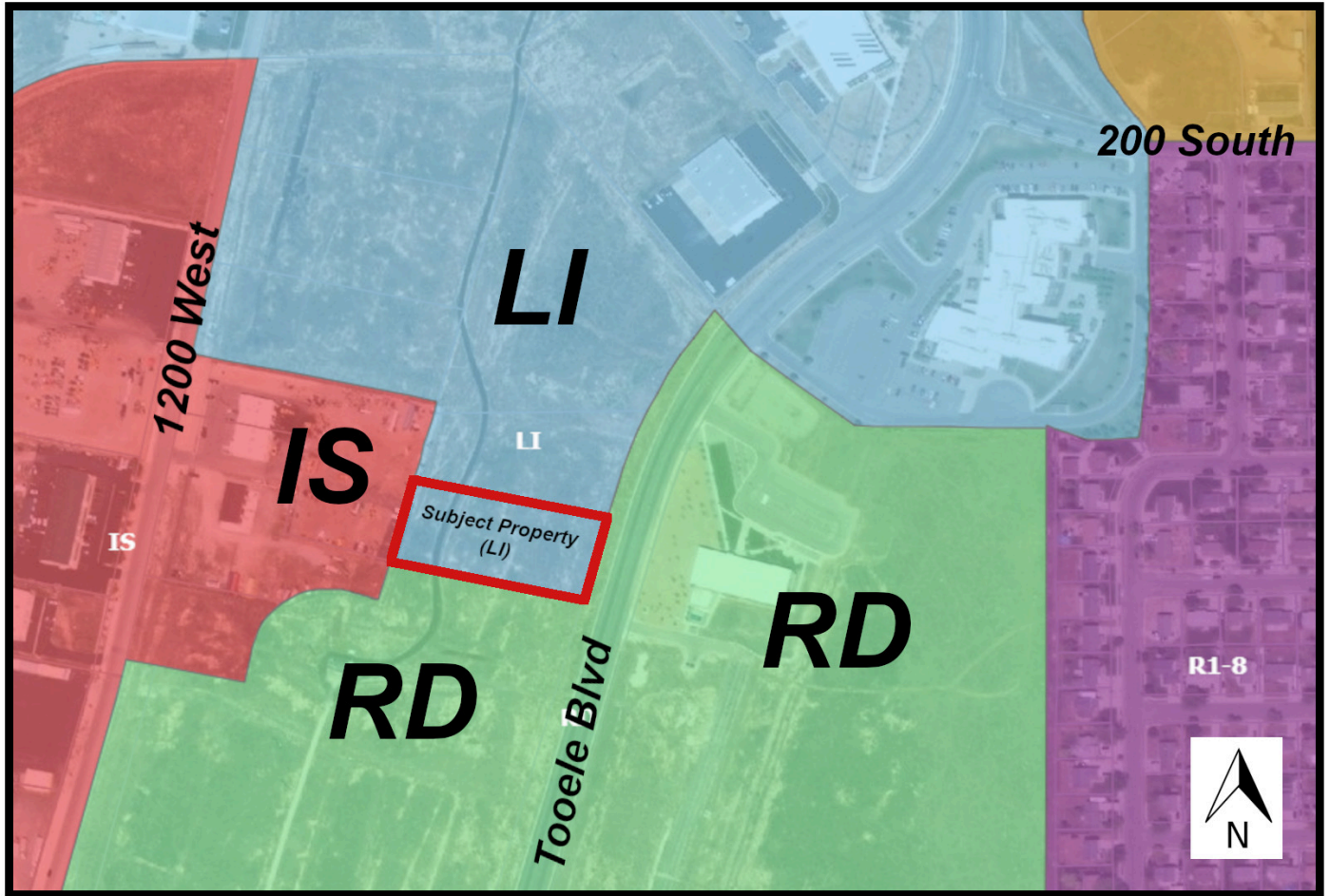
**MAPPING PERTINENT TO THE
PRIDE BUILT OFFICE CONDITIONAL USE PERMIT**

Pride Built Homes Office Conditional Use



Aerial View

Pride Built Homes Office Conditional Use



Current Zoning

EXHIBIT B

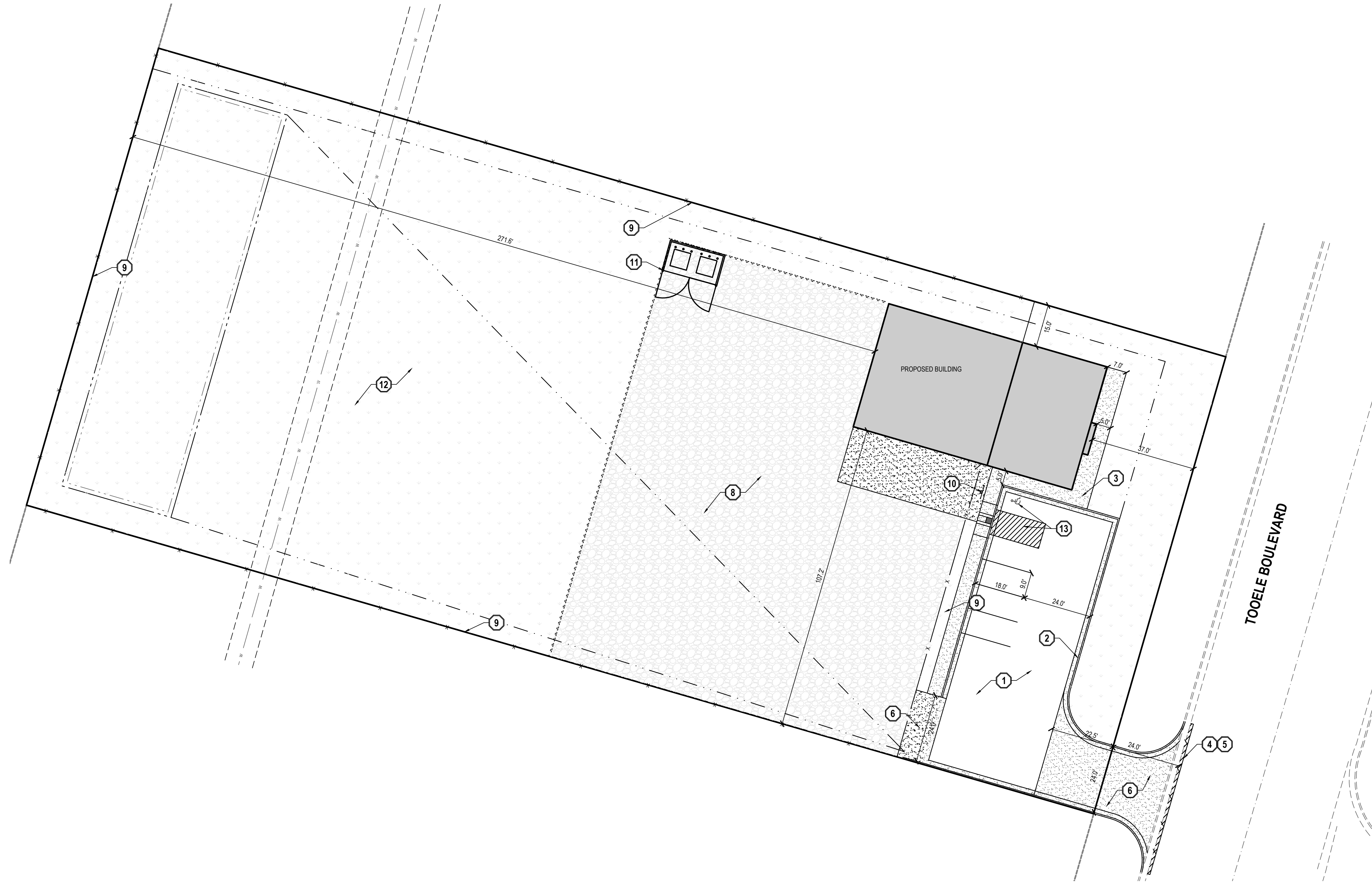
APPLICANT SUBMITTED INFORMATION

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

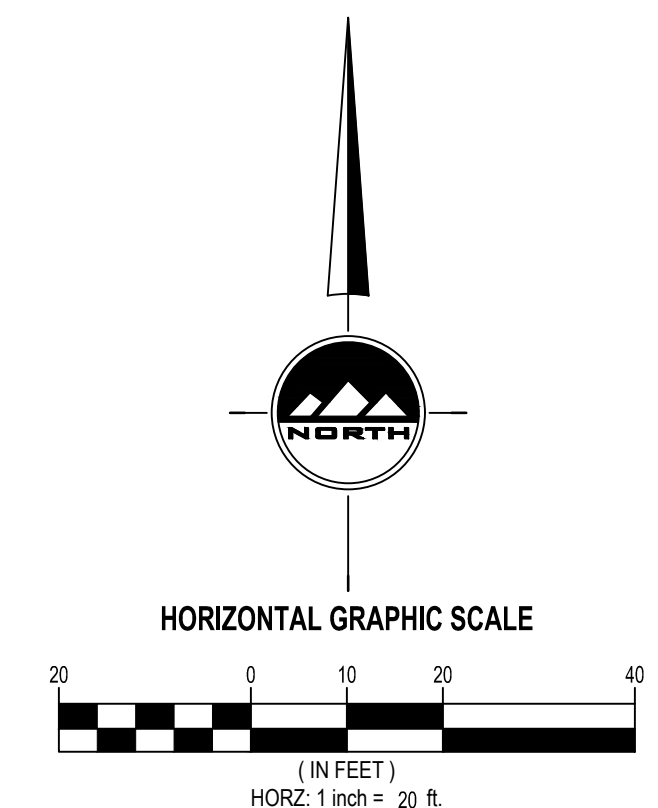
BENCHMARK

SOUTHWEST QUARTER CORNER OF SECTION
29, TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4773.29'



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE TOOELE CITY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS, BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 7. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER TOOELE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 8. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. 3" ASPHALT PER DETAIL 1/C-500.
 2. 24" TYPE "E" CURB AND GUTTER PER TOOELE CITY STANDARD AND SPECIFICATIONS.
 3. 4" THICK CONCRETE SIDEWALK PER TOOELE CITY STANDARD AND SPECIFICATIONS.
 4. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 5. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 6. DRIVE APPROACH PER TOOELE CITY STANDARD AND SPECIFICATIONS.
 7. 4" CONCRETE PAD PER DETAIL 2/C-500.
 8. GRAVEL PER DETAIL 3/C-500.
 9. FENCE PER DETAIL 4/C-500.
 10. VAN ACCESSIBLE PARKING SIGN PER DETAIL 5/C-500.
 11. DUMPSTER AND DUMPSTER ENCLOSURE PER DETAIL 14/C-500 AND 15/C-500.
 12. PLANT NATIVE GRASSES.
 13. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT ON THIS SHEET.



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
PRIDE BUILT HOMES
820 EAST 1120 NORTH
TOOELE, UTAH 84074

CONTACT:
BRANDON NAY
PHONE: 801-518-4664

**PRIDE BUILDERS
OFFICE BUILDING
TOOELE BOULEVARD
TOOELE, UTAH 84074**

For Review
01/06/2022 2:58:29 PM

SITE PLAN

PROJECT NUMBER: 11079 PRINT DATE: 12/1/21
DRAWN BY: H. CARTER CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

C-100

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, February 9, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Nathan Thomas
Chris Sloan
Matt Robinson
Tyson Hamilton
Weston Jensen
Paul Smith
Melodi Gochis
Alison Dunn

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

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

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 Commissioner Hammer.

2. Roll Call

Melanie Hammer, Present
Nathan Thomas, Present
Chris Sloan, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Paul Smith, Present

Melodi Gochis, Present
Alison Dunn, Present

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.

Mr. Aagard provided information on a Conditional Use Permit by the Tooele County School District. The property is zoned Residential and General Commercial. Utah State requirements exempt the City from many things on the site plan. The property’s sports fields and parking lot take up 75% of land, with 4 points of access and the Northeast corner being a FEMA drainage corridor.

Mr. Baker reviewed information about the zoning area split and clarified information on curb and gutter.

The Planning Commission discussed the following:
Traffic, roads and roundabouts,

Mr. Hansen addressed the Planning Commission’s concerns about the traffic study being provided by the school district, storm drain with the existing line of FEMA drainage area, water rights, and a secondary water study.

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

Commissioner Sloan moved to table the Conditional Use permit until an agreement is reached between the School District and the City or by 30 days. Commissioner Thomas seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

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.

Mr. Aagard presented information on a land use map amendment for 3 acres of land being reassigned from Regional Commercial to Light Industrial. It will be utilized as a storage yard. All property owners within 200 feet received a written notification.

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

The Planning Commission shared their concerns regarding odor, cleaning process of their vehicles, and pre-treatment.

Mr. Caleb Canoable addressed the Planning Commission's concerns.

Commissioner Sloan moved to forward a positive recommendation to the City Council based on the findings in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", Commissioner Smith, "Naye", and Chairman Robinson, "Aye".

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.

Mr. Aagard presented information on reassigning 3 acres of property located at 385 South 1200 West from the (RD) Research and Development Zoning District to the (IS) Industrial Service Zoning District for a contractor storage yard.

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

Commissioner Thomas moved to forward a positive 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. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", Commissioner Smith, "Naye", and Chairman Robinson, "Aye".

6. City Council Reports

Council Member Manzione reviewed information from the previous City Council meeting including the following:

Tabling the 3'O'clock drive reassignment to high residential, rezoning the property near the bowling alley to MR-16, and reclassification on McKellar project.

7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on January 12, 2022.

There were no requested changes to the minutes.

Commissioner Hamilton moved to approve the January 12th minutes. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

8. Planning Commission Training on General Powers and Duties

Mr. Bolser reviewed training on general powers and duties in regards to HB 409 and government organization.

9. Adjourn

Chairman Robinson adjourned the meeting at 9:15 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, 2022

Matt Robinson, Tooele City Planning Commission Chair

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, February 23, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Nathan Thomas
Chris Sloan
Matt Robinson
Tyson Hamilton
Paul Smith
Melodi Gochis

Commission Members Excused:

Weston Jensen
Alison Dunn

City Council Members Present:

Ed Hansen
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

2. Roll Call

Melanie Hammer, Present
Nathan Thomas, Present
Chris Sloan, Present
Matt Robinson, Present
Tyson Hamilton, Present
Paul Smith, Present

Melodi Gochis, Present
Alison Dunn, Excused
Weston Jensen, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by Randy's Transmission, LLC, and Gilley fab Enterprises, LLC, to Authorize the "Automobile Service and Repair" Use on Property Located at 1518 North Pine Canyon Road in the GC General Commercial Zoning District on Approximately 1.9 Acres

Mr. Aagard presented information on a Conditional Use Permit involving the 1.9-acre parcel located 1518 North near the movie theater. It is Zoned General Commercial. The business will be for automobile service and repair and requires a conditional use permit to operate. The staff recommended conditions that are typical for on sight storage and repair facilities. It can be viewed from the overpass, with a condition listed in the staff report for a full covered fence. Notices were sent to property owners within 200 feet of the area. The staff is recommending approval with the five conditions listed in the staff report.

The Planning Commission voiced concerns on additional parking and fencing type.

Mr. Aagard addressed the Planning Commission's concerns. There is no parking plan, but they will provide additional parking if they need to. The permit allows the use of the property; if they expand building then it is a different process.

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

The applicant, Mr. Gamuseo, addressed the Planning Commission. The business will maintain the building they are in. During the expansion phase, they will work with the City to come up with additional parking.

The Planning Commission shared additional concerns with the applicant including parking at the new building, what they are selling in the retail side, dual occupancy, leaks, and what repairs are going to be done in the new building.

Mr. Gamuseo addressed the Planning Commission concerns. There will be a fence around the property to both protect and help the outside visual of the company. The company has ample trucks and tools to move vehicles. In the retail side of the business, they will sell truck parts, automotive improvement, ATV, enhancing diesel trucks, and add ons. There will not be dual occupancy and will be moving into the building immediately. Randy's Transmission is a state disposal unit and comply to all state and City guidelines. The original builder is handling modifications to the property.

The Planning Commission had a discussion on what conditions to include in the motion to prevent drain leaks to the sewer, following the City code.

Commissioner Sloan moved to approve the Conditional Use Permit based on the conditions and findings listed in the staff report and abiding by the City’s treatment ordinance that vehicles be maintained on a pervial surface. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gochis, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

4. Public Hearing and Decision on Conditional Use Permit Request by Tooele City Corporation to Authorize the “Public Building and Facility” Use for a new Culinary Water Well on Property Located at 68 South First Street in the R1-7 Residential Zoning District on Approximately 2.0 Acres.

Mr. Aagard presented information on a two-acre parcel zoned R1-7, Residential. Tooele City wants to build a well, well house, and infrastructure. The well house structure will be done with limestone and surrounded with a six-foot chain-link fence. Notices were issued to property owners within 200 feet of the subject property. Staff is recommending approval with the five conditions listed in the staff report.

Commissioner Gochis shared concerns about removing the use of the baseball field.

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

Commissioner Hamilton moved to approve the Conditional Use Permit Request by Tooele City Corporation to Authorize the “Public Building and Facility” Use for a new Culinary Water Well on Property Located at 68 South First Street based on the findings in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Gochis, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

5. Public Hearing and Decision on a Conditional Use Permit Request by Tooele City Corporation to Authorize the “Public Building and Facility” Use for a New Culinary Water Well and Reservoir on Property Located at 2 West Aiden Way in the R1-7 Residential Zoning District on Approximately 3.6 Acres

Mr. Aagard presented information on a new culinary well and storage reservoir located near 1300 North. It is zoned R1-7 residential. The culinary well and storage fall under public building and facility and require a permit. A detailed site plan was provided showing crushed limestone covering the property with earth and rock surrounding the reservoir. Fencing will include eight-foot masonry fence wall on two sides of the property and a six-foot chain-link fence on the other sides of the property. Staff is recommending approval with basic conditions listed in the staff report.

The Planning Commission shared concerns including the lifespan of the tank, the exterior esthetics, and the noises for the surrounding neighbors.

Mr. Hansen addressed the Planning Commission's concerns. The design lifetime is 50 years, but they tend to see the lifespan of the wells last much longer. The structures are built for functionality of the system. There will be a land exchange with the neighboring property to ensure the land usable and efficient. Everything is located inside the building, with the exception of the emergency generator.

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

Commissioner Hammer moved to approve the Conditional Use permit for Public Hearing and Decision on a Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a New Culinary Water Well and Reservoir on Property Located at 2 West Aiden Way based on the findings listed in the staff report. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Gochis, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", Commissioner Smith, "Aye", and Chairman Robinson, "Aye".

6. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City for Ordinance 2022-04, an Ordinance of the Tooele City Council Proposing Amendments to Tooele City Code Chapters 7-1-5 and 7-2-19 Regarding Musical Instruction Home Occupations

Mr. Baker presented information on amending an Ordinance of the Tooele City Code Chapters 7-1-5 and 7-2-19 regarding Musical Instruction Home Occupations. It is a two-tiered system; one to seven students are permitted use and eight to sixteen students require a conditional use permit. The change is mirrored off of the daycare and preschool numbers.

The Planning Commission had concerns on the parking and drop off within the neighborhoods.

Mr. Baker addressed the Planning Commission's concerns regarding traffic and impact. A weekly music lesson doesn't bring much traffic for one-on-one lessons. The Planning Commission can evaluate and discuss adding conditions before approving permits.

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

Commissioner Hamilton motioned to make a positive recommendation to the City Council on City Code Text Amendment Request by Tooele City for Ordinance 2022-04, an Ordinance of the Tooele City Council Proposing Amendments to Tooele City Code Chapters 7-1-5 and 7-2-19 Regarding Musical Instruction Home Occupations. Commissioner

Hammer seconded the motion. The vote was as follows: Commissioner Gochis, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

7. Decision on a Multi-Family Residential Site Plan Design Review Request by DR Horton for Phase 1 of the Western Acres Subdivision Located Southwest of Pine Canyon Road and Copper Canyon Road in the MR-16 PUD Zoning District on 12.49 Acres

Mr. Aagard presented information on the proposed site plan, phase 1, of the Western Acres subdivision. The site plan will authorize plan for 130 individual town homes with private driveways and grass and a public area. There will be three entrances; one on Pine Canyon and two entrances on the East. All roads are privately owned and maintained by an HOA. Exterior facing units are rear-loading and interior facing units are front loading with a driveway for two vehicles. There will be 32 parking stalls for guest parking spread throughout the subdivision. It is in compliance with Tooele City’s guidelines and requirements. The staff is recommending approval with the basic conditions listed in the staff report and the added conditions of a monument sign on every entrance.

The Planning Commission shared concerns regarding the drainage channel, the traffic study, and amenities in phase one.

Mr. Hansen addressed the Planning Commission concerns. They are beginning work to realign and rework the drainage channels allowing homes to be built outside flood plains. A traffic study has been done and is public record that can be reviewed.

Commissioner Sloan moved to approve the Site Plan Design Review Request by DR Horton for Phase 1 of the Western Acres Subdivision Located Southwest of Pine Canyon Road and Copper Canyon Road based on the findings listed in staff report and including monument signs. table the Conditional Use permit until an agreement is reached between the School District and the City or by 30 days. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gochis, “Naye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

8. City Council Reports

Council Member Manzione informed the Planning Commission the City Council meeting was canceled.

9. Adjourn

Chairman Robinson adjourned the meeting at 8:25 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 March, 2022

Matt Robinson, Tooele City Planning Commission Chair