

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, June 8, 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 a Conditional Use Permit Request by Kishka Ereksen to Authorize the Daycare / Preschool Center Use on Property Located at 494 South Main Street on Approximately 0.96 Acres in the MU-G Mixed Use General Zoning District.
4. **Public Hearing and Decision** on a Conditional Use Permit Request by Cook Builders to Authorize the “Automobile Service and Repair” and “Private Educational Facility” Uses for Property Located at Approximately 600 East 2400 North on 3.0 acres in the GC General Commercial Zoning District.
5. **City Council Reports**
6. **Review and Approval** of Planning Commission Minutes for the Meeting Held on May 25, 2022.
7. **Planning Commission Training** on Ethics.
8. **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

June 1, 2022

To: Tooele City Planning Commission
Business Date: June 8, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Sunny Center Daycare – Conditional Use Permit Request

Application No.: P22-538
Applicant: Kishka Ereksen
Project Location: 494 South Main Street
Zoning: MU-G Mixed Use General Zone
Acreage: .96 Acres (Approximately 41,817 ft²)
Request: Request for approval of a Conditional Use Permit in the MU-G Mixed Use General zone regarding authorization of the use of “Daycare / Preschool Center” to be conducted on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately .96 acres located at 494 South Main Street. The property is currently zoned MU-G Mixed Use General. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of “Daycare / Preschool Center” to occur on the property to facilitate conversion and use of the former restaurant as a commercial daycare center.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the MU-G Mixed Use General zoning classification. Properties to the north, south and west of the subject property are zoned MU-G. Properties to the east are zoned MUG and R1-7 Residential, though, the residential property is actually utilized as a commercial salon. The property to the north is a residential use which use is permitted in the MU-G zoning district. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The applicant has provided a site plan demonstrating the existing conditions of the site. The existing building is a non-conforming building located close to Main Street (SR-36) and 520 South. There is a large parking lot located to the north of the existing building and parking located west of the building. The site has two existing accesses onto Main Street (SR-36) and an existing access onto 520 South. Based upon the submitted site plan the applicant is proposing to fence off the northwest corner of the property and utilize the space for an outdoor play area. This play area will essentially cut off access to the main parking area from 520 South.

The applicant has provided a child drop-off and pick-up traffic flow plan. Vehicles will enter from the north access and will queue through the parking area. The plan indicates there is sufficient space to stack 12 vehicles. It should also be noted that daycares are slightly different from organized pre-schools in that drop-off and pick-up times are dependent upon parent or guardian schedules where pre-school is organized around a schedule of established sessions. Daycares have a more staggered drop-off and pick-up situation where with pre-schools the parents or guardians arrive at the same time. It should also be emphasized that the accesses being utilized are already established accesses and have been used for commercial activity for years.

Parking. Parking requirements are not listed in Tooele City Code 7-4-4; Number of Parking Spaces. When parking requirements are not listed the parking is then determined by the Community Development Director. In the case of a daycare parking is usually limited to those working at the facility and to special situations where a parent or visitor needs to park for extended time during the child transfer process. Even with the removal of the parking area for the playground area there are still 30 parking stalls available with room for a few additional parking stalls on the west side. The applicant has not submitted parking information such as number of employees present at the site at any given time.

Fencing. The applicant will be installing fencing around the playground area, though, the plans do not indicate the type of fencing to be installed.

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 & Public Works Review. The Tooele City Engineering and Public Works Division have not completed a review of the proposed Conditional Use Permit and have not issued comments or recommendations.

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 Kishka Ereksion, application number P22-538, 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 Kishka Erikson, authorizing the use of “daycare / preschool center” for property located at 494 South Main Street, application number P22-538, based on the findings and subject to the conditions listed in the Staff Report dated June 1, 2022:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Kishka Erikson, authorizing the use of “daycare / preschool center” for property located at 494 South Main Street, application number P22-538, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

**MAPPING PERTINENT TO THE
SUNNY CENTER DAYCARE CONDITIONAL USE PERMIT**

Sunny Center Daycare Conditional Use



Aerial View

Sunny Center Daycare Conditional Use



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.

22-538

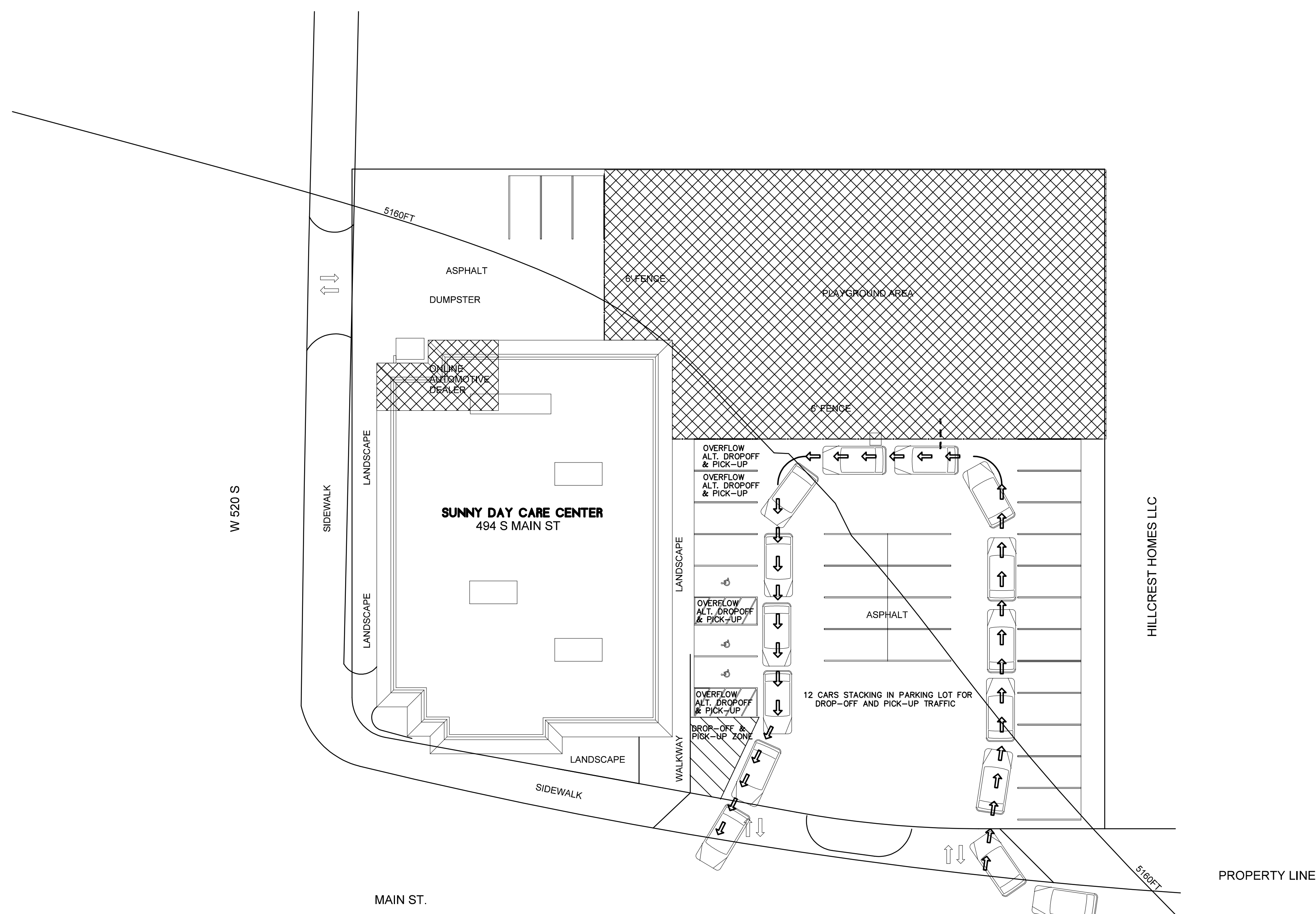
Date of Submission: 5/12/2022		Current Zoning: Multiuse		Parcel #(s): 8-027-0-007; 08-027-0-0012	
Project Name: Sunny Center Daycare				Acres: 0.96 acres	
Project Address: 494 S. Main Tooele UT				Units:	
Project Description: <div style="display: flex; justify-content: space-around;"> Mexican Rest. Daycare </div>					
Current Use of Property: Mexican Rest.					
Property Owner(s): Josie Tovar			Applicant(s): Kishka Ereksob		
Address: 8400 S. 4000 W. # 5			Address: 326 West 700 South		
City: W. Jordan	State: UT	Zip: 84088	City: OREN	State: UT	Zip: 84058
Phone: 801-231-6968			Phone: 801-310-6671		
Contact Person: Kishka Ereksob			Address: 362 West 700 South		
Phone: 801-310-6671			City: OREN	State: UT	Zip: 84058
Cellular: 801-310-6671	Fax:		Email: Kishkae@hobmail.com		
Signature of Applicant: <div style="display: flex; justify-content: space-between; align-items: center;"> Date: 5-12-2022 </div>					

*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.

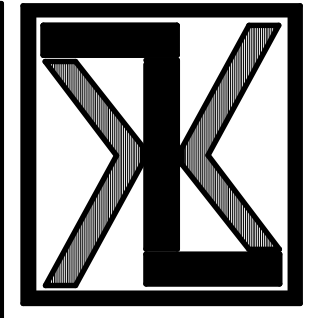
2220546

Fee: \$600.00 received by: Hunter
 Date received: 5/10/22 receipt #: 00479672



DROP OFF & PICK-UP TRAFFIC FLOW PLAN

SCALE: 1" = 20'-0"



STAFF REPORT

June 2, 2022

To: Tooele City Planning Commission
Business Date: June 8, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Ford Performance Racing School – Conditional Use Permit Request

Application No.: P22-522
Applicant: Austin Andersen, representing Cook Builders
Project Location: Approximately 600 East 2400 North
Zoning: GC General Commercial Zone
Acreage: 3 Acres (Approximately 130,680 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorizing the uses of “automobile service and repair” and “private educational facility” to occur on the property

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 3 acres located at approximately 600 East 2400 North. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to authorize the uses of “automobile service and repair” and “private educational facility” to occur on the property. Authorization of the uses facilitates the construction of a business that specializes in storing vehicles and educating drivers on Ford off-road vehicles such as the Ford Raptor.

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 the GC General Commercial zoning classification. Properties to the west of the subject property are zoned GC General Commercial. Properties to the north are zoned RD Research and Development. Properties to the east are zoned LI Light Industrial and properties to the south are zoned LI Light Industrial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant, Cook Builders, is representing Ford Performance Racing, a business that specializes in training new owners of the Ford Raptor performance truck, a very specialized off-road truck, on how to drive the vehicle in various situations. The facility will house multiple land uses such as offices for the employees and possible small scale retail. These uses are permitted within the GC zoning district. The facility will also be storing sample vehicles that will be used during the driver training sessions. The vehicles will be stored indoors and will not be kept outside of the building. These vehicles are very expensive and it is the applicant’s intent to keep the vehicles stored safely inside of the facility.

Anytime vehicles are needed for a business there is a need for automobile repair, service and general maintenance. In order to ensure the applicant can do the work necessary to maintain their fleet of Raptors they are requesting a conditional use permit to authorize “automobile service and repair” for the site.

The business specializes in the training and education of those who have recently purchased one of these

vehicles. In order to ensure the applicant can hold classes and training sessions in the facility and be in compliance with the zoning ordinance they are also requesting the conditional use permit to authorize a “private educational facility” on the site.

Site Plan Layout. The applicant provided site plan and concept building elevations. These are included only for reference purposes and have not been reviewed for ordinance compliance.

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 & Public Works Review. The Tooele City Engineering and Public Works Divisions do not review conditional use permits and therefore have not issued any comments or recommendations for this proposed conditional use permit.

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.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Austin Andersen, representing Cook Builders, application number P22-522, 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 Austin Andersen, representing Cook Builders to authorize the uses of “automobile service and repair” and “private educational facility” for 3 acres located at approximately 600 East 2400 North, application number P22-522, based on the findings and subject to the conditions listed in the Staff Report dated June 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 Austin Andersen, representing Cook Builders to authorize the uses of “automobile service and repair” and “private educational facility” for 3 acres located at approximately 600 East 2400 North, application number P22-522, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

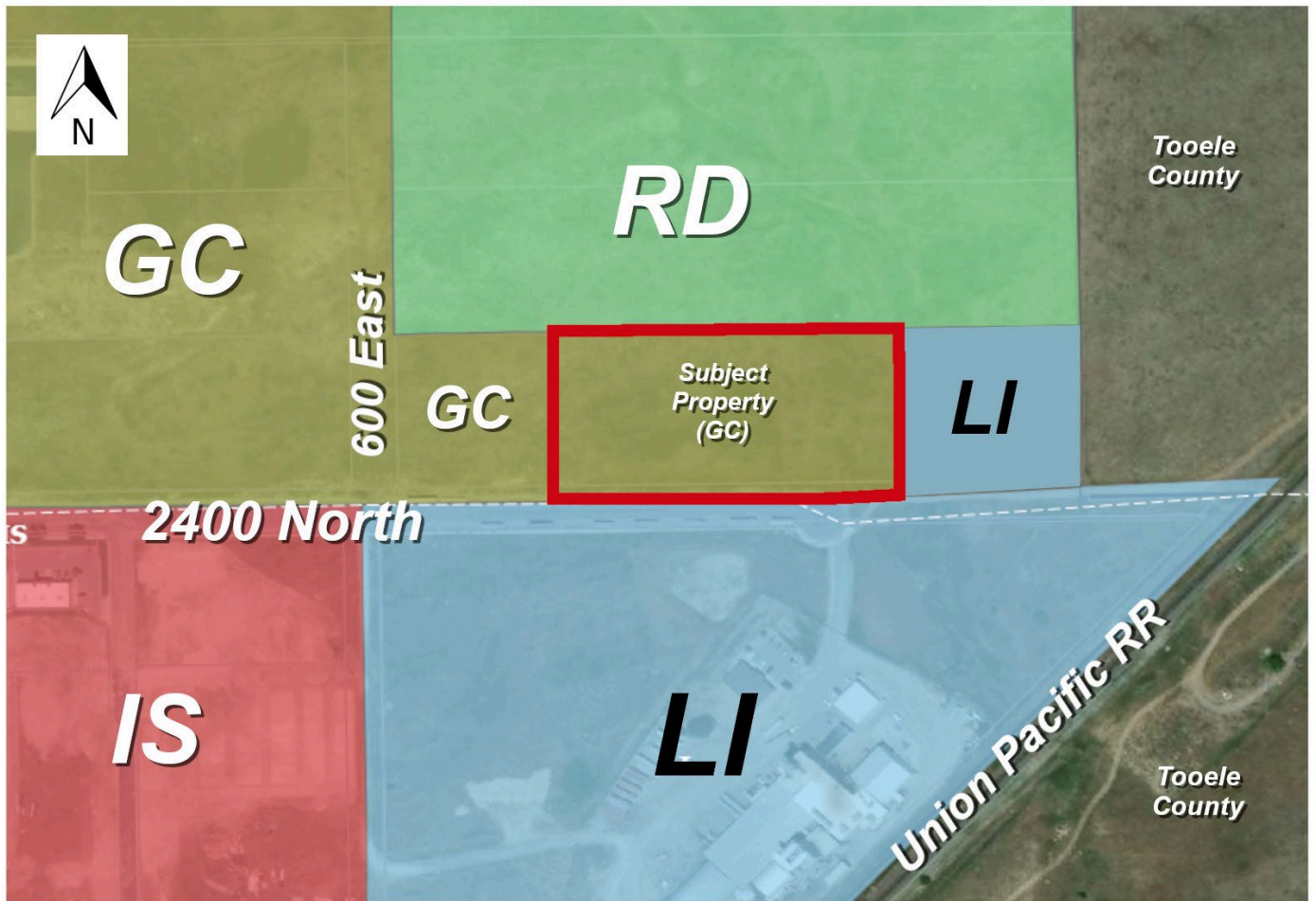
**MAPPING PERTINENT TO THE
FORD PERFORMANCE RACING SCHOOL CONDITIONAL USE PERMIT**

Ford Performance Racing School Conditional Use



Aerial View

Ford Performance Racing School Conditional Use



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.

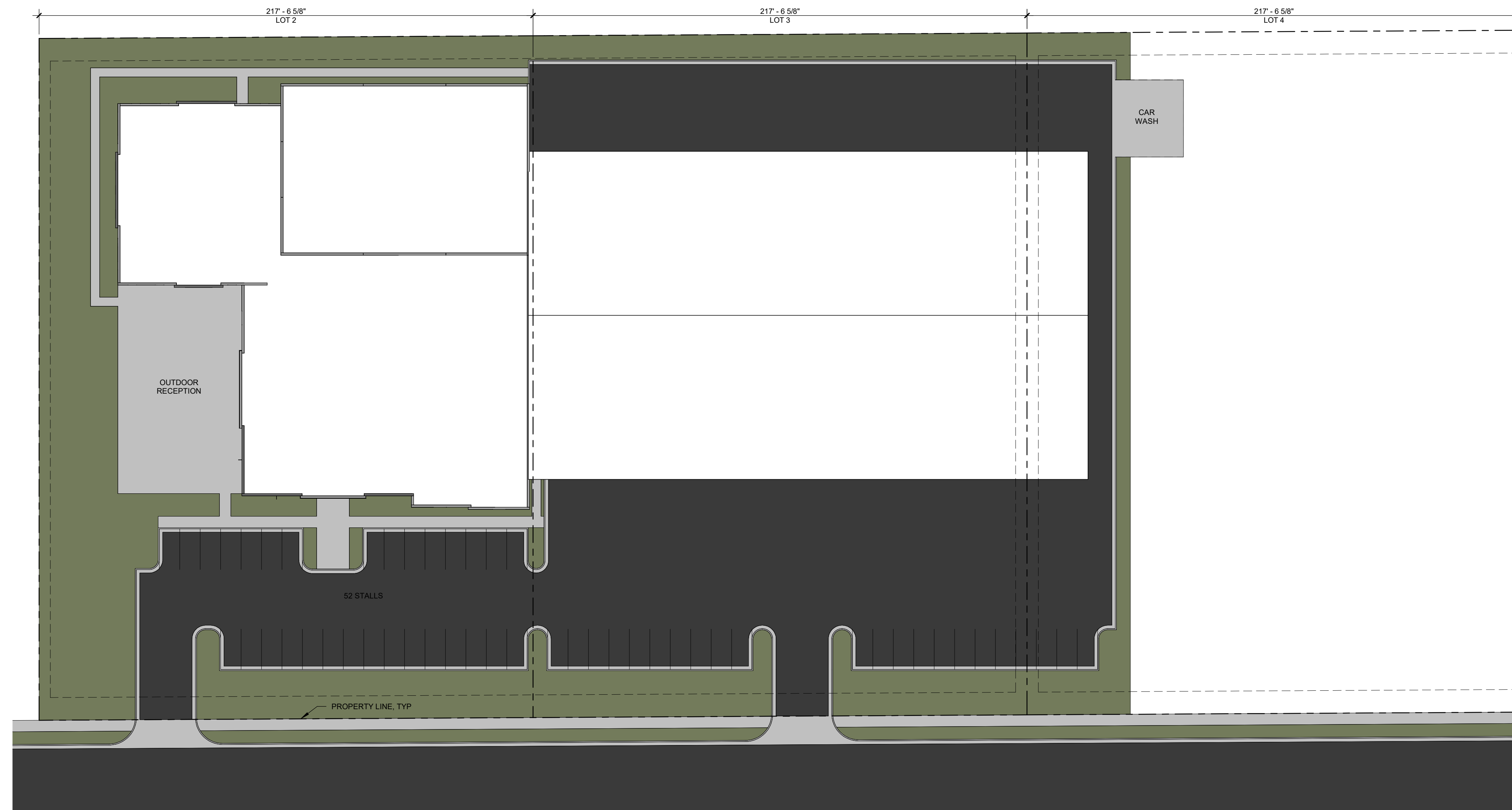
Project Information					
Date of Submission: 4/22/22		Current Zoning: GC		Parcel #(s): 20-097-0-0001	
Project Name: Ford Performance Racing School Facility				Acres: 3	
Project Address: 600 E 2400 N				Units:	
Project Description: 60,000 SF Facility for storing vehicles and educating drivers. (on lots 2,3,4 combined)					
Current Use of Property: Vacant					
Property Owner(s): Off Road Innovations Inc			Applicant(s): Cook Builders		
Address: 200 Campbell Ave			Address: 1231 N. 1300 W. Ste A		
City: Bowdon	State: Georgia	Zip: 30108	City: Centerville	State: UT	Zip: 84014
Phone: (770)258-1554			Phone: 801-295-3060		
Contact Person: Austin Andersen			Address: 1231 N. 1300 W. Ste A		
Phone: 801-295-3060			City: Centerville	State: UT	Zip: 84014
Cellular: 801-462-7362		Fax:		Email: Austin@cookbuilder.com	
Signature of Applicant: <i>Austin Andersen</i>					
Date 4/22/22					

*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: 1600 ⁰⁰ (213)	Received By: #1	Date Received: 5/12/22	Receipt #: 478068



01 SITE PLAN
1" = 30'-0"

**FORD PERFORMANCE
RACING SCHOOL**
600 EAST & 2400 NORTH
TOOELE, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
04/07/2022
ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
A1

FORD PERFORMANCE RACING SCHOOL
 600 EAST & 2400 NORTH
 TOOELE, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

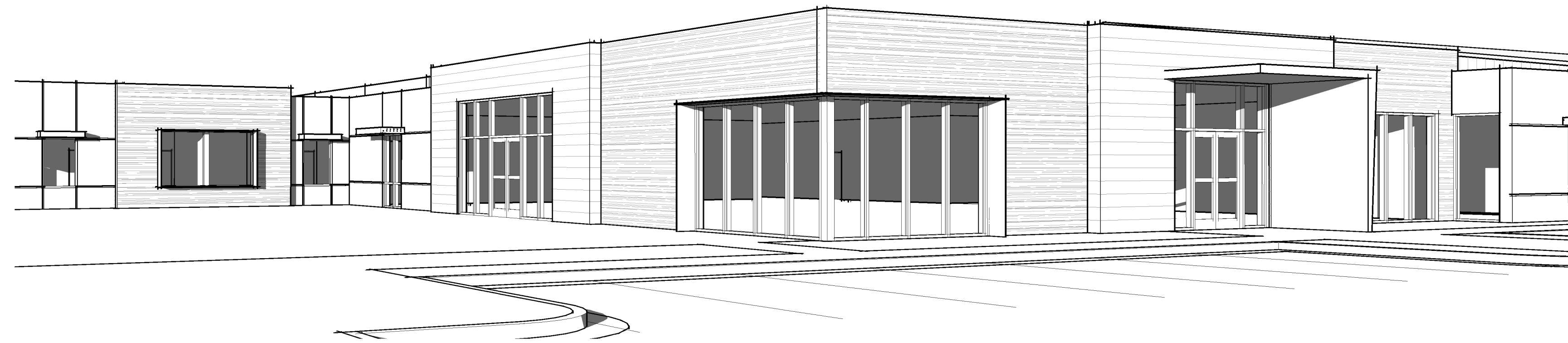
DATE
04/07/2022
 ISSUE

SHEET TITLE
FLOOR PLAN

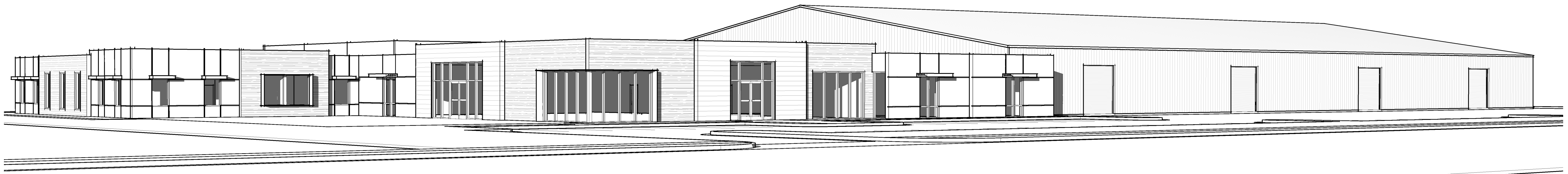
SHEET NO.
A2



01 FLOOR PLAN
 1/16" = 1'-0"



02 ENTRY VIEW



01 3D View 1

STAMP

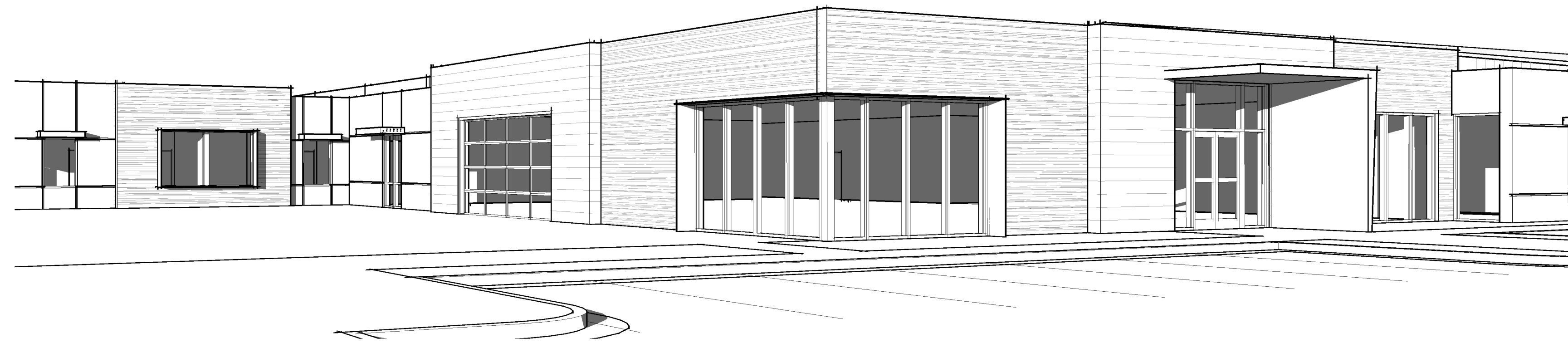
REVISION NO.	DESCRIPTION	DATE

DATE
04/07/2022
 ISSUE

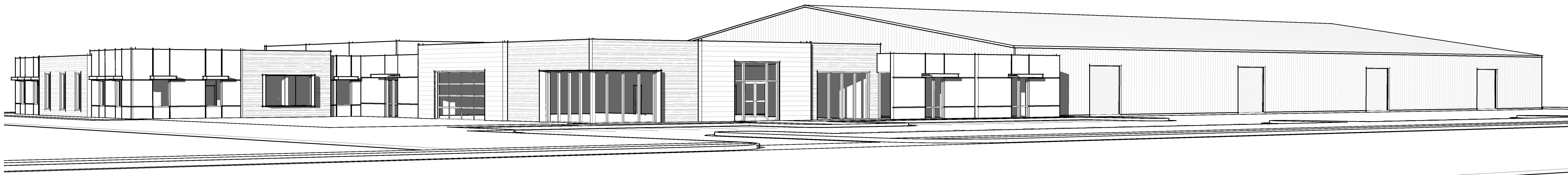
SHEET TITLE
**PERSPECTIVE
 VIEWS**

SHEET NO.

A3



02 ENTRY VIEW



01 3D View 1

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE **04/07/2022**
ISSUE

SHEET TITLE
**PERSPECTIVE
VIEWS**

SHEET NO.

A3

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, May 25, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Chris Sloan
Matt Robinson
Tyson Hamilton
Weston Jensen
Paul Smith

Commission Members Excused:

Melodi Gochis
Alison Dunn

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Paul Hansen, Tooele 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 Chairman Robinson.

2. Roll Call

Melanie Hammer, Present
Chris Sloan, Present
Matt Robinson, Present
Weston Jensen, Present
Paul Smith, Present
Melodi Gochis, Excused
Alison Dunn, Excused

3. Recommendation on a Minor Subdivision request by Pete Mittank representing Double A for the 3- lot Gossamer Place Subdivision proposed to be located at 296 East 600 North on 1.28 acres in the R1-7 Residential zoning district.

Mr. Aagard presented information on a subdivision located at 296 East 600 North proposing to subdivide the 1.3-acre parcel. The property is zoned R1-7 residential. The subdivision plat proposes to subdivide into 3 lots. It is the applicant's intention to construct duplexes, with each lot meet the requirements. There will be an easement for cross access and utilities for lot 1 and 2. There will be frontage improvements along 600 North with no right of way dedication. The staff recommends approval with the basic conditions listed in staff report.

Commissioner Sloan motioned to forward a positive recommendation to the City Council on a Minor Subdivision request by Pete Mittank representing Double A for the 3- lot Gossamer Place Subdivision based on the finding listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

4. Discussion on Planning Commission Assignments to Pre-Development Meetings.

The Planning Commission discussed what months the Commission will attend the pre-development meetings. The list is as follows:

Commissioner Jensen: June

Chairman Robinson: July

Commissioner Hamilton: August

Commissioner Hammer: September

Commissioner Sloan: October

Commissioner Smith: November

Commissioner Sloan: December

5. Discussion on Upcoming Planning Commission Training Topics

The Planning Commission discussed topics for training sessions including ethics, subdivision designs exercises, issues with City code regarding developments, commercial review and building code.

6. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting:

The Council voted to increase water in lieu-fee for commercial developments.

The Legislator passed a policy that requires guidelines for public comment included in policy.

They discussed the garage parking resolution; which will be seen again June 15th.

7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on May 11, 2022.

The following changes need to be made to the minutes:

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

8. Adjourn

Chairman Robinson adjourned the meeting at 7:19 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 June, 2022

Matt Robinson, Tooele City Planning Commission Chair

DRAFT