

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 14, 2024** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto [www.youtube.com/@tooelecitey](http://www.youtube.com/@tooelecitey) or searching for our YouTube handle @tooelecitey. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecitey.gov](mailto:pcpubliccomment@tooelecitey.gov) any time 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 Recommendation** – Consideration of amending Tooele City Code 7-16-3, Table 1, Table of uses and Tooele City Code 7-1-5, Definitions regarding Accessory Vehicle Storage Yards. – *Andrew Aagard, Community Development Director presenting.*
4. **Review and Decision** – Consideration of a request by Justin Kimball, representing Kimball Investments for Preliminary Approval for a six-lot commercial subdivision of property located at approximately 1000 North Main Street in the GC, General Commercial zoning district. – *Jared Hall, City Planner presenting.*
5. **City Council Reports**
6. **Review and Approval** – Planning Commission Minutes for the meeting held on January 10, 2024.
7. **Planning Commission Land Use Training**
8. **Adjourn**

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

**STAFF REPORT**

February 8, 2024

**To:** Tooele City Planning Commission  
Business Date: February 14, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, Community Development Director

**Re:** Accessory Vehicle Storage Yards – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-16-3, Table 1, Table of Uses and Tooele City Code 7-1-5, Definitions regarding Accessory Vehicle Storage Yards. Amendments proposed by Tooele City.

**BACKGROUND**

Tooele City is proposing amendments to the Table of Commercial Uses in Tooele City Code 7-16-3, Table 1 and to Tooele City Code 7-1-5, Definitions, regarding the addition of Accessory Vehicle Storage Yards in association with and ancillary to an approved Automobile Sales and Rental Business.

**ANALYSIS**

*Purpose.* There are situations where an established Automobile Sales and Rental Business is need of temporary storage of vehicles in order to prepare a vehicle for sale. Vehicle Storage Yards are currently not permitted in any zone except for the Industrial zone. In order to better facilitate business activity, generate jobs and enable greater flexibility for established automobile dealerships in Tooele City, staff have proposed some amendments that will enable vehicle storage yards associated with an established business in the City’s industrial zoning districts.

*Ordinances Affected.* The following ordinances are those that will be affected by the proposed changes.

1. *Title 7; Uniform Zoning Title of Tooele City, Chapter 7-16-3, Table 1, Table of Uses.*

*Proposed Changes.* Staff is proposing the addition of a new commercial use to the table of uses. The new use is “Accessory Vehicle Storage Yard.” The proposed changes also include language that states “only with Automobile Sales and Rental” and then refers the reader to note #8. The addition of this language permits Accessory Vehicle Storage Yards to occur only in conjunction with an Automobile Sales and Rental Business. This use is not proposed to be permitted without a vehicle sales business as it must be accessory to or ancillary to automobile sales and rental. Therefore, this amendment does not authorize in any way shape or form a stand alone vehicle storage yard in the LI or IS zone. A stand alone storage yard is already permissible in the Industrial zoning district. If the Automobile Sales and Rental business goes away, so does the Accessory Vehicle Storage Yard.

The use is proposed to be a Conditional Use in the LI Light Industrial zone, the IS Industrial Service zone and the I Industrial zone, meaning, before an sales and rental business can utilize a portion of their site for an Accessory Vehicle Storage Yard they must first obtain a Conditional Use Permit from the Planning Commission.

The ordinance amendment also proposes to codify three standards for Accessory Vehicle Storage Yards.

1. The vehicle storage yard shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal. This requirement is established in the code to ensure proper screening of vehicles from adjacent property owners and from public roads and to also deter theft or criminal activities related to the stored vehicles.
2. The vehicle storage yard shall be paved in either concrete or asphalt. This is added to the code to protect against leakage from vehicles. Solid pavement prevents oils, fuels, antifreezes and other fluids that vehicles may leak from percolating into the soil and ultimately into ground water resources.
3. The vehicle storage yard shall not occupy more than 20% of the automobile sales and rental property. That is 1/5<sup>th</sup>. Not more than 1/5<sup>th</sup> of the property can be used specifically for the temporary storage of vehicles not being sold. This is included to ensure that the Automobile Sales and Rental business remains first and foremost a sales and rental business and does not become a vehicle storage yard. These Accessory Vehicle Storage Yards must remain accessory and ancillary to an established sales and rental business.

**2. Title 7; Uniform Zoning Title of Tooele City, Chapter 7-1-5, Definitions.**

Proposed Changes. Staff proposes the addition of “Accessory Vehicle Storage Yards” to the definitions section of the Tooele City code. The purpose of this code section is to set forth the City’s interpretation and determination of what a term means. This determination is then used when applying the City code. The proposed definition of an Accessory Vehicle Storage Yard, if approved, will be:

1. It limits the private storage yard to the storage of vehicles for not longer than 120 days or 4 months.
2. It must be in conjunction with or ancillary to an allowed Automobile Sales and Rental Business.
3. The yard may include storage of vehicles awaiting title clearances for re-possessed vehicles, vehicles awaiting insurance claims and vehicles awaiting general maintenance or repair prior to being sold.

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

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

**REVIEWS**

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendments request and has issued the following comment:

1. Staff's positions on the code amendments are included in the sections listed above. Staff is confident that the ordinance amendments are in the best interest of Tooele City in that the amendments provide Automobile Sales and Rental Businesses the opportunity to expand their services, provide additional services to the community and even increase the number of jobs.
2. Codifies vehicle storage standards and permits a sales and rental business to legally and property store vehicles on a temporary basis.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed amendment to the City Code, consider the comments and input received from the public hearings to render a decision in the best interest of the community.

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

### **STAFF RECOMMENDATION**

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

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

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

## **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Accessory Vehicle Storage Yard text amendment request by Tooele City for the purpose of revising the City Codes to permit Accessory Vehicle Storage Yards associated with Automobile Sales and Rental businesses, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Accessory Vehicle Storage Yard text amendment request by Tooele City for the purpose of revising the City Codes to permit Accessory Vehicle Storage Yards associated with Automobile Sales and Rental businesses, based on the following findings:”

1. List findings ...

**EXHIBIT A**

**ACCESSORY VEHICLE STORAGE YARDS CODE TEXT AMENDMENT LANGUAGE**

**7-16-3 Table 1 Table of Uses**

Use	District								
	MU-B Mixed Use Broadway	MU-G Mixed Use General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C/P <i>See Note 7</i>	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	
<u>Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8).</u>						<u>C</u>	<u>C</u>	<u>C</u>	

**Notes:**

**8. Accessory Vehicle Storage Yards shall comply with the following requirements:**

a. The vehicle storage area shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal.

b. The vehicle storage area shall be paved in either concrete or asphalt.

c. The vehicle storage area shall not occupy more than 20% of the automobile sales and rental property.

### 7-1-5 Definitions

**Vehicle Storage** – Public or private storage yard for the temporary storage of automobiles. This use is intended for the storage of automobiles, recreational vehicles, and trailers in a manner similar to or in combination with a Personal Storage Facility where no part extraction from the vehicles stored is permitted. Vehicle storage shall not include the storage of an individual vehicle on the residential property of owner of the vehicle that is incidental to the residential use of the property.

**Accessory Vehicle Storage Yard** – Private storage yard for the storage of automobiles for up to and not to exceed 120 days, in conjunction with and ancillary to an allowed automobile sales and rental business including, but not limited to, temporary storage of re-possessed vehicles, vehicles awaiting insurance claims and vehicles awaiting general maintenance or repair prior to being sold.

**STAFF REPORT**

February 9, 2024

**To:** Tooele City Planning Commission  
Business Date: February 14, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Jared Hall, City Planner / Zoning Administrator

**Re: 10<sup>th</sup> & Main Subdivision**

Application No.: P24-76  
Applicant: Justin Kimball, representing Kimball Investment  
Project Location: Approximately 1000 North Main Street  
Zoning: GC, General Commercial  
Acreage: 32.74 acres  
Request: Request for Preliminary Subdivision Plan Approval

**BACKGROUND**

The proposed 10<sup>th</sup> & Main subdivision is a six-lot, commercial subdivision to support a planned commercial development on the property. The subject property is comprised of four existing parcels totaling 32.74 acres south of 1000 North, between Main Street and 200 West. The property is currently zoned GC, General Commercial. No change of zoning is proposed.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan designates all properties included in the subdivision as “Regional Commercial.” The properties have been assigned the GC, General Commercial zoning classification. The purpose of the GC Zone is to “encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services...” The purpose statement continues to say that “The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers.” The proposed subdivision is intended to facilitate a significant commercial center in an area with good visibility and access from all parts of the city, but which is also located in close proximity to large residential areas to which it can provide more direct access to services. Staff finds that the proposed subdivision is aligned with and supports the purposes of the GC zoning district, and the goals and objectives of the General Plan. Mapping pertinent to the subject property and the zoning can be found in Exhibit “A” attached to this report.

*Process.* The subdivision is an application associated with a master site plan for the property. Most of the lots in the subdivision are intended for the first phase of that development, while Lot 4 and Parcels A and B are intended to develop in a future phase.

After subdivision and site plan approvals, subsequent conditional use permits (CUPs) may be required depending on uses that are developed on the lots. Those CUPs would come before the Planning Commission for approval as well.

*Subdivision Layout.* The proposed subdivision includes six lots as well as two parcels for future

development. The purpose of the subdivision is to support the commercial development of the several properties. Easements for utilities, access, and parking connect all the properties.

- **Lot 1:** 233,057 ft<sup>2</sup>. Lot 1 is intended to provide an interior parking field for the full development.
- **Lot 2:** 391,278 ft<sup>2</sup>. This 8.9-acre lot is situated along the project's south line, and will provide space for a project anchor and other retail spaces between 10,000 and 20,000 ft<sup>2</sup> oriented toward the central parking on Lot 1.
- **Lot 3:** 45,454 ft<sup>2</sup>. Lot 3 is located at the southwest corner of Main Street and 1000 North, adjacent to the existing 7-Eleven and Wendy's building (property not included in the subdivision.)
- **Lot 4:** 69,089 ft<sup>2</sup>. Lot 4 is located adjacent to the north of the 7-Eleven parcel, along Main Street. It is intended for a future phase of development.
- **Lot 5:** 59,278 ft<sup>2</sup>. Lot 5 is essentially a pad site, large enough to house a drive-through or other restaurant or retailer with good visibility from Main Street.
- **Lot 6:** 55,385 ft<sup>2</sup>. Lot 6 is another pad site with good visibility from Main Street. Lot 6 also provides another access from Main Street onto the project site.
- **Parcel A:** 226,342 ft<sup>2</sup>. Parcel A is 5.1 acres at the northwest of the project site, and is intended for a future phase of development. Parcel A is also the site of two large storm water detention basins that serve the full subdivision.
- **Parcel B:** 344,088 ft<sup>2</sup>. Parcel B is 7.8 acres running from 1000 North to the planned central parking on Lot 1, and is intended for a future phase.

Access. Access easements run throughout the proposed subdivisions, allowing all lots in the current and future development to have access to the centralized parking and to multiple planned ingress and egress points.

- **Main Street:** Two accesses are planned. The first between Lots 4 and 5, and the second along the south of Lot 6. Utah Department of Transportation permits are required for access on Main Street.
- **1000 North:** Two accesses are planned. The first at the west of Lot 3 (approximately 344 feet from the intersection of 1000 North and Main Street) and the second between Parcel A and Parcel B.
- **200 West:** One access planned, between Parcel A and Lot 1, aligning with existing Quartz Road at roughly the mid-point of the project.

Grading, Drainage, and Utilities. Preliminary plans for drainage and utilities in the subdivision have been reviewed and accepted by the City Engineer and Public Works. The applicant will need to continue working with the City to prepare plans for Final Subdivision approval and recording. Easements for utilities and drainage run throughout the subdivision.

Parking. Parking is reviewed in the Site Plan, and will also be a consideration of any CUPs that may

need to be reviewed for future tenants of the development. Planned parking is sufficient for the scale of development, and the easements provided throughout the plat will make parking on the site is readily accessible, helping to ensure that the development does not adversely impact adjacent neighborhoods and businesses.

Landscaping. Landscaping is reviewed a part of the Site Plan process. Because the project is adjacent to residential areas on the west and south, landscape buffers for those areas should be carefully planned in implemented.

Criteria for Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

## **REVIEWS**

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan and has issued a recommendation for approval of the request with the condition that the applicant provide landscaping plans for the storm water detention basins and for landscaped buffer areas on the west and south for Final Subdivision approval.

Engineering Review & Public Works. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Preliminary Subdivision Plan by Kimball Investments, application number P24-76, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions 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 Building Division 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 Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. 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.
5. The developer shall submit a landscape plan for the storm water detention basins and buffering areas on the west and south of the property for review during the final plat subdivision application.

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.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we APPROVE the request by Kimball Investments for Preliminary Subdivision Plan, application number P24-76, based on the findings and subject to the conditions listed in the Staff Report dated February 9, 2024:”

1. List any additional findings and conditions...

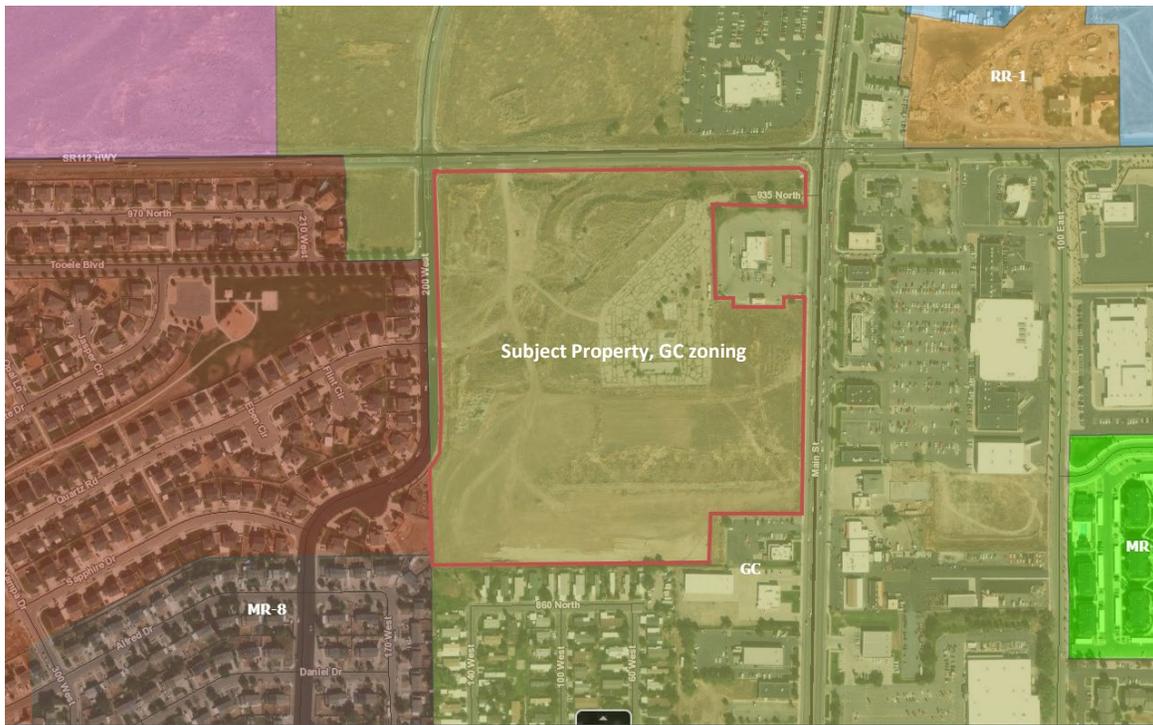
Sample Motion for a Negative Recommendation – “I move we DENY the request by Kimball Investments for Preliminary Subdivision Plan, application number P24-76:”

1. List any findings...

**EXHIBIT A**  
**MAPPING PERTINENT TO 10<sup>TH</sup> & MAIN SUBDIVISION**



1: Subject Property, Aerial



2: Subject Property, Zoning

**EXHIBIT B**

PROPOSED PRELIMINARY SUBDIVISION PLAN AND  
APPLICANT SUBMITTED INFORMATION

# Subdivision - Preliminary Plan Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.org](http://www.tooelecity.org)



*Notice:* The applicant must submit copies of the preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

<b>Project Information</b>					
Date of Submission:	Submittal #: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	Acres: <b>32.741</b>	Parcel #(s): <b>24-76</b> 02-004-0-0066 02-004-0-0070 02-004-0-0063 02-004-0-0062	
Project Name: <b>10th and Main SUBDIVISION</b>					
Project Address: <b>1000 North Main Street</b>					
Project Description:			Phases: <b>1</b>	Lots: <b>6</b>	
Property Owner(s): <b>VICTOR KIMBALL</b>			Applicant(s): <b>JUSTIN KIMBALL</b>		
Address: <b>1000 S. MAIN ST SK 104</b>			Address: <b>1000 S. MAIN ST SK 104</b>		
City: <b>SLC</b>	State: <b>UT</b>	Zip: <b>84101</b>	City: <b>SLC</b>	State: <b>UT</b>	Zip: <b>84101</b>
Phone: <b>801 355 4300</b>	Email: <b>Victor@KimballInvestment.com</b>		Phone: <b>801 355 4300</b>	Email: <b>Justin@KimballInvestment.com</b>	
Contact Person: <b>JUSTIN KIMBALL</b>			Address: <b>1000 S. MAIN ST SK 104</b>		
Phone: <b>801 355 4300</b>			City: <b>SLC</b>	State: <b>UT</b>	Zip: <b>84108</b>
Cellular: <b>801 652 0867</b>	Fax:		Email: <b>Justin@KimballInvestment.com</b>		
Engineer & Company: <b>CIR ENGINEERING</b>			Surveyor & Company: <b>BRIAN MITCHELL</b>		
Address: <b>10718 S. BECKSTRAD LANE SK 102</b>			Address: <b>SAME</b>		
City: <b>SOUTH JORDAN</b>	State: <b>UT.</b>	Zip: <b>84095</b>	City:	State:	Zip:
Phone: <b>801 391 0081</b>	Email: <b>Brian@CIREngineering.com</b>		Phone:	Email:	

\*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.

<b>For Office Use Only</b>					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
<b>Fire Flow Test</b>					
Location:		Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):	
Performed By:		Date Performed:	Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: <input type="checkbox"/> Yes <input type="checkbox"/> No	





**Description "A" - Storm Drain Easement** (in favor of Lots 1-6, Parcels A & B, and "Denny's" Parcel No. 02-004-0-0064)

Beginning at a northerly line of Parcel A, which is 2593.20 feet S. 89°43'42" W. along the Section line and 62.30 feet South from the Northeast Corner of Section 21, also being 7.28 feet N. 89°45'56" E. from a northwesterly corner of said Parcel A; thence N. 89°45'56" E. 10.59 feet; thence S. 88°41'36" E. 272.90 feet; thence N. 89°45'57" E. 71.08 feet; thence N. 45°45'43" E. 14.39 feet; thence N. 89°45'57" E. 466.40 feet; thence S. 66°19'55" E. 8.02 feet; thence South 10.92 feet; thence N. 66°19'55" W. 10.98 feet; thence S. 00°25'02" W. 57.63 feet; thence S. 88°49'56" E. 11.23 feet; thence South 10.72 feet; thence N. 68°49'56" W. 11.26 feet; thence South 357.72 feet; thence West 10.00 feet; thence North 425.67 feet; thence S. 89°46'29" W. 443.11 feet; thence South 163.13 feet; thence S. 66°53'53" E. 10.87 feet; thence South 10.87 feet; thence N. 66°53'53" W. 21.74 feet; thence North 86.69 feet; thence S. 89°45'57" W. 93.30 feet; thence N. 45°14'03" W. 8.23 feet; thence N. 04°40'11" E. 67.75 feet; thence N. 88°41'41" W. 261.05 feet; thence S. 03°36'25" E. 419.45 feet; thence East 108.73 feet; thence S. 44°23'25" E. 12.32 feet; thence S. 00°36'35" W. 110.71 feet; thence East 66.07 feet; thence S. 59°31'29" E. 152.71 feet; thence N. 05°23'18" E. 158.28 feet; thence S. 84°36'42" E. 10.00 feet; thence S. 05°23'18" W. 161.67 feet; thence S. 78°13'09" E. 219.88 feet; thence East 120.38 feet; thence N. 85°10'39" E. 185.11 feet; thence N. 85°12'16" E. 132.28 feet; thence S. 10°34'29" E. 55.33 feet; thence S. 52°47'50" E. 112.78 feet; thence S. 82°03'18" E. 66.77 feet; thence S. 01°32'48" W. 118.47 feet; thence N. 88°27'12" W. 10.00 feet; thence N. 01°32'48" E. 109.53 feet; thence N. 82°03'18" W. 60.44 feet; thence N. 52°47'50" W. 119.25 feet; thence N. 11°32'07" W. 50.25 feet; thence S. 85°12'16" W. 116.16 feet; thence S. 17°17'05" E. 27.09 feet; thence West 10.47 feet; thence N. 10°17'11" W. 26.18 feet; thence S. 85°10'39" E. 151.51 feet; thence West 114.30 feet; thence S. 19°07'18" E. 92.29 feet; thence N. 87°37'02" E. 106.17 feet; thence S. 74°46'51" E. 69.00 feet; thence S. 05°00'29" E. 235.85 feet; thence S. 62°53'07" E. 89.42 feet; thence N. 89°44'10" E. 117.50 feet; thence N. 75°51'40" E. 9.75 feet; thence N. 88°28'38" E. 45.90 feet; thence S. 75°51'40" W. 55.77 feet; thence S. 89°44'10" W. 115.41 feet; thence S. 05°24'25" W. 61.73 feet; thence N. 89°14'13" W. 5.25 feet; thence S. 01°43'17" W. 14.19 feet; thence N. 84°35'35" W. 5.68 feet; thence N. 05°24'25" E. 77.45 feet; thence N. 62°53'07" W. 92.78 feet; thence N. 05°00'29" W. 234.41 feet; thence N. 74°46'51" W. 60.48 feet; thence S. 87°37'02" W. 112.06 feet; thence N. 19°07'18" W. 103.91 feet; thence N. 78°13'09" W. 222.86 feet; thence N. 59°31'29" W. 158.67 feet; thence West 182.62 feet; thence S. 47°45'32" E. 93.72 feet; thence S. 06°03'04" W. 281.35 feet; thence S. 79°09'01" E. 25.30 feet; thence S. 79°56'34" E. 142.36 feet; thence S. 80°00'00" E. 82.92 feet; thence S. 57°47'56" W. 14.89 feet; thence N. 80°00'00" W. 71.90 feet; thence N. 79°56'34" W. 142.43 feet; thence N. 79°09'01" W. 25.93 feet; thence S. 20°44'36" W. 109.85 feet; thence S. 02°06'33" W. 197.06 feet; thence S. 73°38'23" E. 91.17 feet; thence S. 82°00'22" E. 109.81 feet; thence S. 85°50'51" E. 3.40 feet; thence S. 10°02'39" W. 10.05 feet; thence N. 85°50'51" W. 2.71 feet; thence N. 82°00'22" W. 110.88 feet; thence N. 73°38'23" W. 99.68 feet; thence N. 02°06'33" E. 206.47 feet; thence N. 20°44'36" E. 115.13 feet; thence N. 08°03'04" E. 280.26 feet; thence N. 47°45'32" W. 105.02 feet; thence N. 24°58'06" E. 8.85 feet; thence N. 00°12'22" W. 106.65 feet; thence N. 45°00'00" E. 12.55 feet; thence N. 03°36'13" W. 426.63 feet; thence N. 00°06'14" W. 4.99 feet to the **Point of Beginning**.

Contains 77,268 sq. ft. or 1.773 acres, more or less.

**Description "B" - Waterline Easement** (in favor of Lots 1-6 and Parcels A & B)

Beginning at a point on the westerly line of Parcel A, which is 2600.70 feet S. 89°43'42" W. along the Section line and 365.43 feet S. 00°12'22" E. from the Northeast Corner of Section 21, said point also being 303.14 feet S. 00°12'22" E. 303.14 feet from the northwesterly corner of said Parcel A; thence East 396.21 feet; thence North 85.87 feet; thence N. 45°00'00" E. 26.17 feet; thence East 427.37 feet; thence North 150.81 feet; thence N. 45°00'00" E. 43.03 feet; thence East 311.87 feet; thence S. 45°00'00" E. 33.49 feet; thence S. 00°35'45" W. 68.36 feet; thence S. 89°59'40" W. 12.02 feet; thence North 66.94 feet; thence N. 45°00'00" W. 21.35 feet; thence West 303.59 feet; thence S. 45°00'00" W. 34.75 feet; thence South 622.59 feet; thence East 234.08 feet; thence North 26.22 feet; thence East 10.00 feet; thence South 26.22 feet; thence East 101.11 feet; thence S. 01°32'45" W. 10.00 feet; thence West 34.47 feet; thence S. 01°30'24" W. 9.78 feet; thence West 25.68 feet; thence N. 01°30'24" E. 9.78 feet; thence West 328.94 feet; thence S. 67°30'00" W. 37.26 feet; thence West 699.35 feet; thence South 129.38 feet; thence S. 11°15'00" W. 340.70 feet; thence S. 33°45'00" E. 77.79 feet; thence S. 78°45'00" E. 190.45 feet; thence East 522.41 feet; thence N. 67°30'00" E. 39.20 feet; thence N. 58°15'00" E. 48.69 feet; thence N. 11°15'00" E. 107.11 feet; thence N. 78°45'00" W. 18.39 feet; thence N. 11°15'00" E. 10.00 feet; thence S. 78°45'00" E. 18.39 feet; thence N. 11°15'00" E. 20.88 feet; thence North 51.85 feet; thence N. 33°45'00" W. 38.36 feet; thence N. 78°45'00" W. 102.43 feet; thence S. 11°15'00" W. 7.55 feet; thence N. 78°45'00" W. 10.00 feet; thence N. 11°15'00" E. 7.55 feet; thence N. 78°45'00" W. 90.76 feet; thence S. 11°15'00" W. 17.45 feet; thence N. 77°38'06" W. 24.78 feet; thence N. 11°15'00" E. 16.97 feet; thence N. 78°45'00" W. 37.98 feet; thence S. 10°00'00" W. 18.23 feet; thence N. 80°00'00" W. 10.00 feet; thence N. 10°00'00" E. 18.45 feet; thence N. 78°45'00" W. 133.60 feet; thence S. 10°00'00" W. 20.36 feet; thence N. 80°00'00" W. 10.00 feet; thence N. 10°00'00" E. 20.58 feet; thence N. 78°45'00" W. 61.96 feet; thence S. 10°00'00" W. 22.63 feet; thence N. 80°00'00" W. 10.00 feet; thence N. 10°00'00" E. 22.84 feet; thence N. 78°45'00" W. 154.75 feet; thence S. 10°00'00" W. 17.35 feet; thence N. 80°00'00" W. 10.00 feet; thence N. 10°00'00" E. 17.57 feet; thence N. 78°45'00" W. 131.35 feet; thence N. 11°15'00" E. 10.00 feet; thence S. 78°45'00" E. 791.76 feet; thence S. 33°45'00" E. 45.53 feet; thence South 40.22 feet; thence East 250.56 feet; thence N. 01°30'24" E. 16.76 feet; thence N. 88°26'38" E. 10.01 feet; thence S. 01°30'24" W. 17.03 feet; thence East 52.31 feet; thence S. 01°32'45" W. 10.00 feet; thence West 312.60 feet; thence South 5.64 feet; thence S. 11°15'00" W. 143.12 feet; thence S. 56°15'00" W. 53.82 feet; thence S. 67°30'00" W. 42.18 feet; thence West 525.39 feet; thence N. 78°45'00" W. 195.57 feet; thence N. 33°45'00" W. 86.07 feet; thence N. 11°15'00" E. 343.86 feet; thence North 128.40 feet; thence West 62.68 feet; thence N. 00°12'22" W. 10.00 feet; thence East 770.08 feet; thence N. 67°30'00" E. 37.29 feet; thence East 36.17 feet; thence North 465.91 feet; thence West 423.23 feet; thence S. 45°00'00" W. 17.89 feet; thence South 487.53 feet; thence West 10.00 feet; thence North 220.06 feet; thence West 3.32 feet; thence North 10.00 feet; thence East 3.32 feet; thence North 145.74 feet; thence West 386.17 feet; thence N. 00°12'22" W. 10.00 feet to the **Point of Beginning**.

Contains 65,139 sq. ft. or 1.495 acres, more or less.

**Description "C" - Access Easement** (in favor of Lots 1-6 and Parcels A & B)

Beginning at a point on the westerly line of Parcel A, which is 2600.70 feet S. 89°43'42" W. along the Section line and 615.34 feet S. 00°12'22" E. from the Northeast Corner of Section 21, said point also being 553.05 feet S. 00°12'22" E. from the northwesterly corner of said Parcel A; thence East 266.86 feet; thence S. 49°10'11" E. 76.50 feet; thence N. 40°49'49" E. 77.54 feet; thence North 548.60 feet; thence N. 89°45'57" E. 30.00 feet; thence South 186.53 feet; thence East 10.00 feet; thence South 29.50 feet; thence West 10.00 feet; thence South 343.86 feet; thence S. 40°49'49" W. 118.70 feet; thence N. 49°10'11" W. 95.33 feet; thence West 197.52 feet; thence S. 02°22'00" W. 21.46 feet; thence S. 16°41'34" E. 87.68 feet; thence S. 06°53'58" W. 30.04 feet; thence S. 10°03'08" W. 213.17 feet; thence S. 03°36'59" W. 55.29 feet; thence S. 07°17'33" E. 33.00 feet; thence S. 80°00'00" E. 143.58 feet; thence S. 61°46'06" E. 31.29 feet; thence N. 89°44'35" E. 499.52 feet; thence N. 86°59'55" E. 92.48 feet; thence N. 69°22'33" E. 22.31 feet; thence N. 29°15'22" E. 24.04 feet; thence N. 10°04'29" E. 141.00 feet; thence N. 68°18'33" W. 121.43 feet; thence N. 80°00'00" W. 679.11 feet; thence N. 06°53'58" E. 30.04 feet; thence S. 80°00'00" E. 683.81 feet; thence S. 68°18'33" E. 21.96 feet; thence N. 10°00'00" E. 203.66 feet; thence North 98.40 feet; thence West 401.40 feet; thence N. 49°10'11" W. 98.39 feet; thence N. 40°49'49" E. 30.00 feet; thence S. 49°10'11" E. 87.22 feet; thence East 435.25 feet; thence N. 28°37'22" W. 42.04 feet; thence North 431.10 feet; thence West 10.00 feet; thence North 30.00 feet; thence East 9.97 feet; thence N. 00°09'40" E. 187.70 feet; thence N. 89°46'01" E. 29.52 feet; thence S. 00°00'08" W. 641.26 feet; thence S. 28°37'22" E. 37.03 feet; thence N. 70°24'53" E. 24.50 feet; thence East 67.16 feet; thence North 11.00 feet; thence East 30.00 feet; thence South 5.00 feet; thence East 200.63 feet; thence S. 01°32'45" W. 36.01 feet; thence West 199.66 feet; thence South 5.00 feet; thence West 30.00 feet; thence North 5.00 feet; thence West 61.98 feet; thence S. 70°24'53" W. 60.13 feet; thence S. 89°33'55" W. 14.22 feet; thence South 101.02 feet; thence S. 10°00'00" W. 212.49 feet; thence S. 68°18'33" E. 120.79 feet; thence S. 89°14'10" E. 57.69 feet; thence North 6.77 feet; thence East 30.10 feet; thence South 6.97 feet; thence S. 89°14'10" E. 38.10 feet; thence N. 85°08'19" E. 40.80 feet; thence S. 89°14'10" E. 110.52 feet; thence S. 01°32'45" W. 36.00 feet; thence N. 89°14'10" W. 188.41 feet; thence South 36.58 feet; thence N. 89°14'13" W. 30.00 feet; thence North 36.58 feet; thence N. 89°14'10" W. 87.57 feet; thence S. 10°04'29" W. 148.23 feet; thence S. 29°15'43" W. 23.65 feet; thence S. 68°44'41" W. 22.60 feet; thence S. 86°59'55" W. 117.03 feet; thence S. 89°44'35" W. 500.25 feet; thence N. 85°07'28" W. 36.27 feet; thence N. 80°00'00" W. 161.73 feet; thence N. 15°32'41" W. 32.10 feet; thence N. 03°42'16" W. 35.94 feet; thence N. 02°44'37" E. 33.54 feet; thence N. 06°23'55" E. 19.38 feet; thence N. 10°03'08" E. 232.75 feet; thence N. 16°41'34" W. 89.63 feet; thence N. 02°44'33" E. 218.47 feet; thence West 29.12 feet; thence N. 00°12'22" W. 30.00 feet to the **Point of Beginning**.

Contains 174,211 sq. ft. or 3.999 acres, more or less.

**Description "D" - Sewer Easement** (in favor of Lot 3, Parcel B)

Beginning at a point on the westerly line of Parcel A, which is 2600.70 feet S. 89°43'42" W. along the Section line and 334.42 feet S. 00°12'22" E. from the Northeast Corner of Section 21, said point also being 276.13 feet S. 00°12'22" E. from the northwesterly corner of Parcel A; thence N. 89°59'47" E. 379.42 feet; thence N. 00°00'13" W. 100.05 feet; thence N. 89°59'47" E. 446.73 feet; thence S. 57°47'56" W. 14.75 feet; thence N. 79°31'01" E. 328.22 feet to a point of non-tangency with a 230.00-foot radius curve to the left, concave westerly (Radius point bears N. 77°53'12" E. 20.00 feet North 10.00 feet along the arc of said curve, through a central angle of 02°29'29" (Chord bears N. 10°52'04" E. 10.00 feet) to the **Point of Beginning**.

Contains 3,336 sq. ft. or 0.076 acre, more or less.

**Description "E" - Sewer Easement** (in favor of Lot 2)

Beginning at a point on the westerly line of Parcel A, which is 2600.70 feet S. 89°43'42" W. along the Section line and 934.48 feet South from the Northeast Corner of Section 21, said point also being 304.14 feet S. 00°12'22" E. along the westerly line of said Lot 1 and 3.38 feet West from the northwesterly corner of said Lot 1; thence S. 79°31'01" E. 338.99 feet; thence S. 57°47'56" W. 14.75 feet; thence N. 79°31'01" E. 328.22 feet to a point of non-tangency with a 230.00-foot radius curve to the left, concave westerly (Radius point bears N. 77°53'12" E. 20.00 feet North 10.00 feet along the arc of said curve, through a central angle of 02°29'29" (Chord bears N. 10°52'04" E. 10.00 feet) to the **Point of Beginning**.

Contains 1,216 sq. ft. or 0.027 acre, more or less.

**Description "F" - Sewer Easement** (in favor of Lot 6)

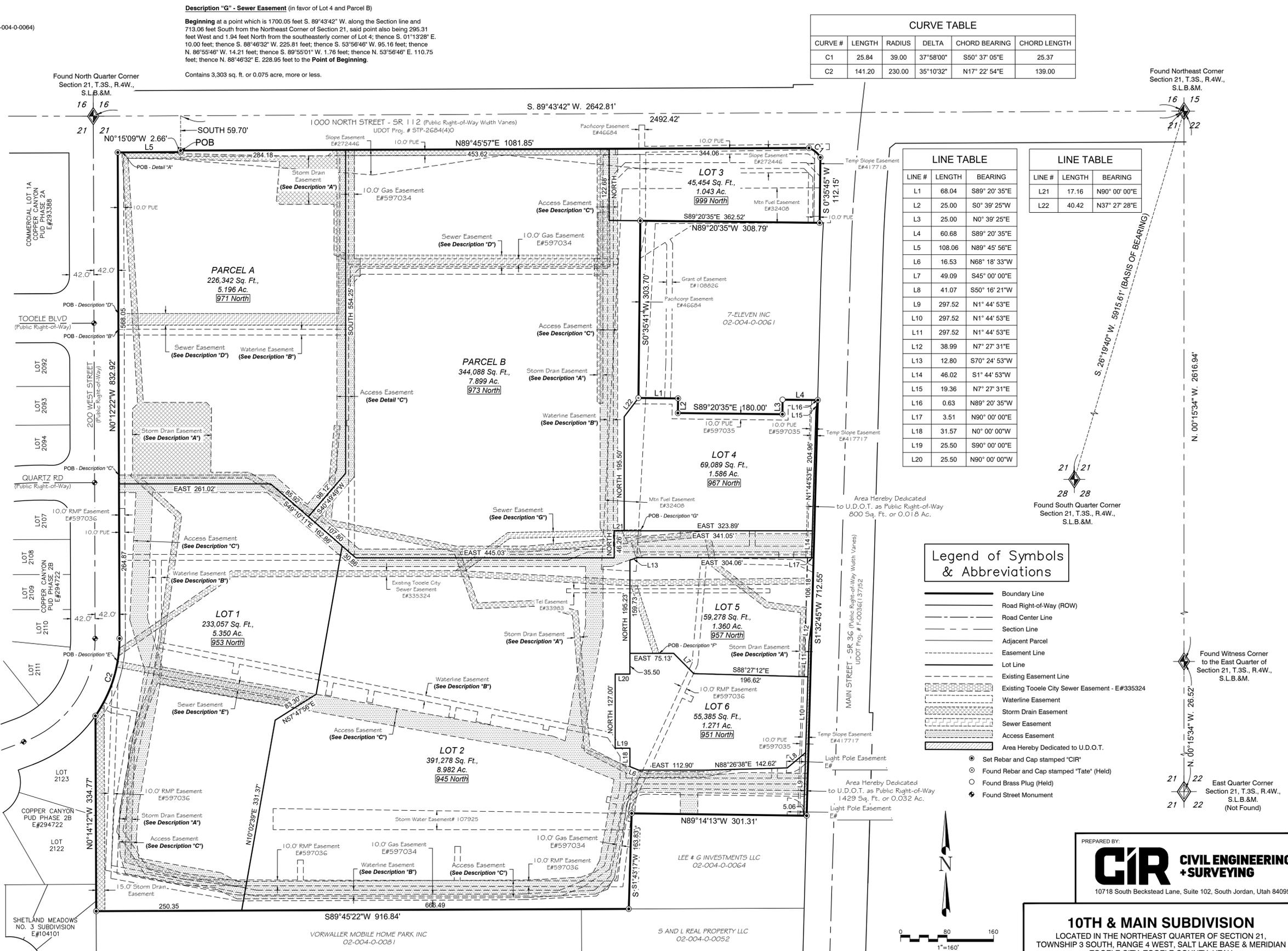
Beginning at a point on a South line of Lot 5, which is 1668.71 feet S. 89°43'42" W. along the Section line and 925.17 feet South from the Northeast Corner of Section 21, said point also being 55.05 feet East from a southwesterly corner of said Lot 5; thence West 10.51 feet along said southerly line of Lot 5; thence N. 17°56'03" W. 121.69 feet; thence S. 86°55'46" E. 3.60 feet; thence N. 89°21'10" E. 6.95 feet; thence S. 17°56'03" E. 121.57 feet to the **Point of Beginning**.

Contains 1,216 sq. ft. or 0.027 acre, more or less.

**Description "G" - Sewer Easement** (in favor of Lot 4 and Parcel B)

Beginning at a point which is 1700.05 feet S. 89°43'42" W. along the Section line and 713.06 feet South from the Northeast Corner of Section 21, said point also being 295.31 feet West and 1.94 feet North from the southeasterly corner of Lot 4; thence S. 01°13'28" E. 10.00 feet; thence S. 89°43'42" W. 225.81 feet; thence S. 53°58'16" W. 95.16 feet; thence N. 86°55'46" W. 14.21 feet; thence S. 89°55'01" W. 1.76 feet; thence N. 53°56'46" E. 110.75 feet; thence N. 88°46'32" E. 228.95 feet to the **Point of Beginning**.

Contains 3,303 sq. ft. or 0.075 acre, more or less.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.84	39.00	37°58'00"	S50°37'05"E	25.37
C2	141.20	230.00	35°10'32"	N17°22'54"E	139.00

LINE TABLE		
LINE #	LENGTH	BEARING
L1	68.04	S89°20'35"E
L2	25.00	S0°39'25"W
L3	25.00	N0°39'25"E
L4	60.68	S89°20'35"E
L5	108.06	N89°45'56"E
L6	16.53	N68°18'33"W
L7	49.09	S45°00'00"E
L8	41.07	S50°16'21"W
L9	297.52	N1°44'53"E
L10	297.52	N1°44'53"E
L11	297.52	N1°44'53"E
L12	38.99	N7°27'31"E
L13	12.80	S70°24'53"W
L14	46.02	S1°44'53"W
L15	19.36	N7°27'31"E
L16	0.63	N89°20'35"W
L17	3.51	N90°00'00"E
L18	31.57	N0°00'00"W
L19	25.50	S90°00'00"E
L20	25.50	N90°00'00"W

LINE TABLE		
LINE #	LENGTH	BEARING
L21	17.16	N90°00'00"E
L22	40.42	N37°27'28"E

### Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Road Center Line
- Section Line
- - - - - Adjacent Parcel
- - - - - Easement Line
- Lot Line
- - - - - Existing Easement Line
- [Pattern] Existing Tooele City Sewer Easement - E#335324
- [Pattern] Waterline Easement
- [Pattern] Storm Drain Easement
- [Pattern] Sewer Easement
- [Pattern] Access Easement
- [Pattern] Area Hereby Dedicated to U.D.O.T.
- ⊙ Set Rebar and Cap stamped "CIR"
- ⊙ Found Rebar and Cap stamped "Tate" (Held)
- ⊙ Found Brass Plug (Held)
- ⊙ Found Street Monument

PREPARED BY:  
**CIR CIVIL ENGINEERING + SURVEYING**  
 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

## 10TH & MAIN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

Recorded # \_\_\_\_\_  
 State of Utah, County of Tooele, Recorded and filed at the request of \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Fee \$ \_\_\_\_\_ Tooele County Recorder

SHEET  
 2  
 2

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, January 10, 2024

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

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

**Commission Members Present:**

Tyson Hamilton  
Melanie Hammer  
Chris Sloan  
Weston Jensen  
Melodi Gochis  
Alison Dunn  
Jon Proctor  
Kelly Anderson

**Commission Members Excused:**

Matt Robinson

**City Council Members Present:**

Maresa Manzione  
Ed Hansen

**City Employees Present:**

Andrew Aagard, City Development Director  
Jared Hall, City Planner  
Paul Hansen, City Engineer  
Roger Baker, City Attorney  
Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:05 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Hamilton.

**2. Roll Call**

Melanie Hammer, Present  
Jon Proctor, Present  
Chris Sloan, Present  
Tyson Hamilton, Present  
Weston Jensen, Present

Alison Dunn, Present  
Matt Robinson, Excused  
Kelly Anderson, Excused

**3. Public Hearing and Recommendation, continued from December 13, 2023 – Consideration of Proposed Ordinance 2023-39, amending Tooele City Code, Chapter 2-9 regarding the Landmark Site Designation Process for the Preservation of Significant Historic Properties.**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented an amendment to Tooele City code, chapter 2-9 regarding the landmarks site designation. This item was discussed during the December 13, 2023 meeting. The changes to the proposed ordinance discussed during the last meeting include the age of the structure being 75 years old, the property owner will need to submit to be considered, and clarified what kind of property could be considered. To be considered, the property must be submitted and go through the application process.

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

**Commissioner Sloan motioned to forward a positive recommendation of Ordinance 2023-39, amending Tooele City Code, Chapter 2-9 regarding the Landmark Site Designation Process for the Preservation of Significant Historic Properties based on the findings and subject to the conditions listed in the staff report.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**4. Public Hearing and Decision – Geofortis Utah, LLC requests a Conditional Use Permit for the installation of a new 99.5-foot-tall silo on the 6.88-acre processing plant site located at 1345 K Avenue in the Industrial zoning district**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Conditional Use Permit for a 99.5-foot-tall silo on the property located at 1345 K Avenue in the Industrial Zoning. It is intended to add to storage capacity for Geofortis Utah, LLC. Anything over 75-feet does require a Conditional Use Permit. Engineering will be reviewing the water drainage on the property during the site plan approval. Staff is recommending approval.

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

**Commissioner Hammer motioned to approve a Conditional Use Permit for the installation of a new 99.5-foot-tall silo on the 6.88-acre processing plant site located at 1345 K Avenue in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”,

Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**Commissioner Anderson arrived at this time.**

**5. Public Hearing and Decision – Chad Griffith representing Hoot Owl, LLC requests a Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 650 North 700 West in the Industrial zoning district**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Conditional Use Permit for the Hoot Owl, LLC installation of a cellular monopole on the property located 650 North 700 West. It is a permitted use for the Industrial zoning. The applicant needs a Conditional Use Permit for the height of the tower. This site will still go through the site approval process. With the conditionals listed in the report, staff is recommending approval.

The Planning Commission asked the following questions:  
Will this prohibit a developer from developing in nearby areas?

Mr. Hall addressed the Commission’s questions. Where the cell tower will be placed, it is far enough away it won’t prohibit development.

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

An email was received from Richard Marin. It read as the following: “I live about half a football field away from where the cell tower would be built, and people in my community were eagerly anticipating a park in that location. What happened to those plans? I’m fine with a cell tower being built there, but is there still a way to proceed with the park?”

An email was received from Disa Ests. It read as the following: “The tower that is currently on the property in question is very loud. Will a permanent tower be as loud or louder than the temporary one? Also, we were told there would be a park on this property. Will this new benefit this process?”

Mr. Baker addressed the public comments. Staff and the neighboring residential development have been involved in the discussion of a park in this area, to combine the Copper Canyon park with the City property. The temporary tower is powered by a generator. Permanent power will be placed in the utility easement for the permanent tower.

**Commissioner Proctor motioned to approve the Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 650 North 700 West in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”,

Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**6. Public Hearing and Decision – Chad Griffith, representing Hoot Owl, LLC requests a Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 2400 North 200 East in the General Commercial zoning district.**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Conditional Use Permit for the Hoot Owl, LLC cellular monopole located on northeast of the developing high school property. The site plan is under review including improvement to the property.

The Planning Commission asked the following questions:

Will this prohibit a developer from developing in nearby areas?

Mr. Hall addressed the Commission’s questions. With the setbacks and rights-of-way, it is far enough away it won’t prohibit development.

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

Mr. Baker addressed the Commission. This is not a site plan review, however, by approving the Conditional Use Permit, this does not approve access onto 2400 north, which is a controlled access collector road. Access will be sorted out in the site plan review process.

**Commissioner Jensen motioned to approve the Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 2400 North 200 East in the General Commercial zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**7. Review and Recommendation – Consideration of a request by Matthew Scott, representing Richmond American Homes to amend Lots 237, 238, and 239 of the Drumore at Overlake Phase 2 plat located at 18 E. Broxburn Way, 12 E. Broxburn Way, and 1532 N. Baen Way in the R1-7 zoning district**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Platt Amendment for the existing property Drumore at Overlake Phase 2 located at 18 E. Broxburn Way, 12 E. Broxburn Way, and 1532 N. Baen Way. The change for lot 237 creates a more buildable lot by increasing the right-of-way. Staff is recommending approval.

**Commissioner Proctor motioned to forward a positive recommendation of a request by Matthew Scott, representing Richmond American Homes to amend Lots 237, 238, and 239 of the Drumore at Overlake Phase 2 plat located at 18 E. Broxburn Way, 12 E. Broxburn**

Way, and 1532 N. Baen Way in the R1-7 zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**8. Review and Decision, continued from July 26, 2023 – Consideration of a request by Leitner-Poma to utilize an alternative material for a parking surface on their project located at approximately 600 South Tooele Boulevard in the TCBP zoning district .**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a request by Leitner-Poma to use alternative material for the parking surface. This was discussed during the meeting on July 26, 2023. The engineer of the project has been in contact and discussion with the City Engineer. Their overflow parking is the only designated areas for the alternative materials.

The Planning Commission asked the following questions:

Does the fire department have any concerns?

Will this material effect the nearby well?

Is the primary parking adequate?

Mr. Hansen addressed the Commission’s questions. The fire loop, central areas, and primary parking will be paved. The over flow area will be used mostly for trailers. Staff is satisfied there will not be any issues with the well. The parking is adequate and meets code.

**Commissioner Hammer motioned to approve Consideration of a request by Leitner-Poma to utilize an alternative material for a parking surface on their project located at approximately 600 South Tooele Boulevard in the TCBP zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**9. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting: The Council approved board assignments, with Council Member Hansen and Council Member Manzione being assigned to the Commission. The Council approved the Multi-Family residential building materials and the annexation plan by removing only the parts that are apart of other Cities. They denied the zone change for Markosian Auto but recommended a text amendment instead.

**10. Business Item – Approve scheduled Planning Commission meetings for 2024.**

*Andrew Aagard, Community Development Director presenting.*

Mr. Aagard presented the dates and days for the 2024 Planning Commission meetings.

**Commissioner Sloan motioned to approve the calendar as presented.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**11. Review and Approval – Planning Commission Minutes for the meeting held on December 13, 2023.**

There are no changes to the minutes.

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

**12. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:39 p.m.**

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this \_\_\_\_ day of January, 2024

\_\_\_\_\_  
Tyson Hamilton, Tooele City Planning Commission Chair