

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, May 14, 2025** 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/@tooelecitv or searching for our YouTube handle @tooelecitv. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitv.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 Decision** to consider a request by Kyle Mathews & Old Hickory Building and Shed for Conditional Use Approval for "Accessory Outdoor Sales and Display Incidental to an Allowed Use" in the General Commercial Zoning District at 1094 N. Main Street.
4. **Public Hearing and Recommendation** to consider a request by Boyd Brown representing Grow Development, LLC for a Land Use Map Amendment in the General Plan of 11.7 acres from Medium Density Residential (preferred zoning districts R1-7, R1-8, R1-10) to Light Industrial (preferred zoning districts Light Industrial, Industrial Service) for the Fire Station Business Park located at 249 E. 1000 North.
5. **Public Hearing and Recommendation** on proposed text amendments to Tooele City Codes 7-4-4; Number of Parking Spaces, 7-11a-13.1; Parking – Townhouses, Condominiums, 7-11b-5; Design Standards, Mandatory Elements, and Table 4 of 7-14-5; Table of Minimum Residential Dwelling Unit Size regarding the number of parking spaces, guest parking, exception to the garage requirement, garage sizes and the use of garage spaces to count towards required parking.
6. **Public Hearing and Recommendation** proposed amendment to Tooele City Code 7-19-35, Minor Residential Subdivision, Regarding Minor Subdivisions in Commercial and Industrial Zoning Districts
7. **Decision** on a Site Plan Review request by Howard Schmidt representing Ledger Cove, LLC to approve a Multi-Family Residential Site Plan on 15 acres boarding 1000 N. and Franks Drive in the MR-16 zoning district.
8. **Decision** on Preliminary Plat request by Dave Irving representing Zenith Development to approve the Lex Townhomes Lot 105 Subdivision Plat Amendment (Amending Lot 105 of The Lexington at Overlake Subdivision) located at the southwest corner of 1300 North and 680 West in the MR-16 zoning district.

9. City Council Reports

10. Review and Decision – Minutes of the Planning Commission meeting held April 23, 2025.

11. Adjourn

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