

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, September 11, 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 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 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** – Application #2024-046, a request by Mark Runyon and the New Life Christian Academy for Conditional Use Permit approval to allow the operation of a private school on property located at 411 E. Utah Avenue in the R1-7, Residential zoning district.
Jared Hall, City Planner presenting
4. **Public Hearing and Recommendation** – Application #2024-040, a request by Amy Johnson to amend the Land Use Map designation of 4.91 acres of property located at approximately 105 East 1000 North from Regional Commercial to Mixed Use.
Jared Hall, City Planner presenting
6. **City Council Reports**
7. **Review and Approval** – Planning Commission Minutes for the meeting held on August 28, 2024.
8. **Land Use Training** – Subdivision and Site Plan Development and Review.
Andrew Aagard, Community Development Director presenting
9. **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

September 6, 2024

To: Tooele City Planning Commission
Business Date: September 11, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: New Life Christian Academy – Conditional Use Permit Request, Religious Facility

Application No.: 2024-046
Applicant: Mark Runyon
Project Location: 411 E. Utah Avenue
Zoning: R1-7, Residential
Acreage: 0.6 acres
Request: Conditional Use Permit approval for a Private School

BACKGROUND

The application is to allow the operation of a private elementary school, grades Kindergarten through 6th, inside the existing church buildings on the property. The school would be operated Monday through Friday, during daytime hours.

ANALYSIS

General Plan and Zoning. The subject property is located in the R1-7 Residential zoning district. “Public and Private Schools” are allowed in the R1-7 Zone with conditional use approval. The purpose of the R1-7 zoning district is “to provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live.” Schools and other educational and religious facilities are integral parts of the residential communities in which they are located.

Surrounding Uses and Zoning. The area is largely residential in nature, with several supporting uses, such as the church on the subject property, in the area as well. The zoning of the properties to the north, south, and east is R1-7, like the subject property. To the west, properties are located in the Mixed-Use Broadway (MU-B) zoning district. In spite of the zoning, most properties in the immediate area are residentially used. Staff finds that the proposed use for the church building as a private school during the week is in keeping with the zoning, and compatible with the overall development pattern in the surrounding area. Mapping pertinent to the subject property can be found in Exhibit “A”, attached to this report.

Site Plan Layout. No changes to the site are proposed with this application. The property has frontage on both Fourth Street (to the west) and on Utah Avenue (to the south). The church buildings essentially occupy the western part of the property, with a large parking lot on the east. It is intended that the students will enter the building on the east side, directly from the parking lot. There are sidewalks for students who will come on foot, and parents can pull into the parking lot to drop other students off. The applicant has provided a site plan for review which is attached to this report with Exhibit “B”.

Operations. Current enrollment is very low, less than twenty children. As time goes on those numbers may

increase, but the number of enrolled children would be controlled by building and fire codes as well as the State's requirements for instructors and caregivers per number of children. Currently, church staff and members will provide the instruction.

Parking & Access: The parking area east of the building can accommodate 28-30 vehicles, and can only be accessed from Utah Avenue. Parking and drop-off / pick-up for the children in a private school environment should not be an issue for this property if the numbers remain relatively low. No changes are required or proposed for the existing parking and access. The site plan that the applicant provided indicates that parents would enter and leave the parking lot to drop children off from Utah Avenue, utilizing the east facing entrance of the building. There should be no impact to on-street parking from this use.

Landscaping: No changes to landscaping have been proposed with this application.

Fencing: No changes to fencing have been proposed with this application.

Lighting: No changes to lighting have been proposed with this application. The school will only be in operation during daylight hours. Staff has no concerns with lighting.

Building: The applicants have been in contact with the Fire and Building Departments. Because the building is already used and occupied as a church (considered an "assembly" use, much like schools) the addition of the private school may not necessitate changes. Inspections from both departments will be part of the business license process if the Conditional Use Permit is granted.

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 responses and comments on the potential effects this application, should it be approved, upon adjacent and nearby persons and property:

1. If the application presents the necessity of remodeling resulting from approval, it is important that all construction activities comply with property regulations which can be assured through the City's Engineering, Public Works, Fire Department and Building Division plan reviews, permitting, and inspection processes.
2. The proposed site is located in a largely residential area, but is a quasi-public, institutional use as a church and proposed school. Impacts to the surrounding residential area can be minimized by the limits of the site for occupancy, or use by patrons. It is important that the limits of occupancy established for the building be adhered to. These limits should be established by the building and fire codes.
3. The operation of the school within the limits established by the State should mitigate impacts to the surrounding area.
4. The proposed use for a small private elementary school should not generate heavy vehicular traffic, which will limit any impact to the neighboring properties.

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 with the following comments:

1. The applicant will need to comply with property regulations during any necessary work or remodeling resulting from the implementation of the school.
2. The operation of the school must be limited by the occupancy of the building for those purposes, to be established by the Fire and Building Departments.
3. The operation of the school must be conducted in accordance with the standards set by the State.
4. The applicant should work with parents and students to make sure that vehicular traffic to the school does not create issues for the neighboring properties in the area.

Engineering and Public Works Review. The Tooele City Engineering Division and the Public Works had no comments on this application.

Tooele City Fire Department Review. The Tooele City Fire Department recommends approval with the condition that applicant meet all applicable requirements of the Building and Fire Codes.

NOTICING

Notice of the public hearing has been properly posted and issued as outlined in the City and State Codes. Notices were also sent to adjoining property owners as required. No comments or questions have been received as of the writing of this report, 9/6/24.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for Conditional Use Permit to allow a private school on the property located at 411 E. Utah Avenue in the R1-7 zoning district, subject to the following conditions:

1. The applicant shall meet all City requirements and obtain a Tooele City Business License.
2. The applicant shall obtain Tooele City Building Permit for the necessary changes or remodeling of the property, and shall comply with property regulations for construction activities throughout the process of remodeling.
3. The applicant shall comply with standards of occupancy established for the use of the facility as a private school.
4. The applicant shall comply with all applicable Building and Fire Codes, and with the regulations established by the State for the conduct of a private school.

This recommendation is based on the following findings:

1. With conditions, the proposed use meets the intent, goals, and objectives of the Tooele City General Plan and the R1-7 zoning district.
2. With conditions, the proposed use will meet the requirements and provisions of the Tooele City Code.
3. With conditions, the proposed use will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. With conditions, the proposed use will not negatively impact public services in the area.
5. Potential impacts of the use have been identified in this report. The recommended conditions are intended to mitigate those impacts as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we APPROVE application #2024-046, the request for Conditional Use Permit by Mark Runyon to allow the operation of a private school on the property located at 411 E. Utah Avenue in the R1-7 zoning district, based on the findings of fact and subject to the conditions listed in the Staff Report dated September 6, 2024.”

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

Sample Motion for Denial – “I move we DENY application #2024-046, the request for Conditional Use Permit by Mark Runyon to allow the operation of a private school on the property located at 411 E. Utah Avenue in the R1-7 zoning district, based on the findings of fact and subject to the conditions listed in the Staff Report dated September 6, 2024.”

1. List findings of fact

EXHIBIT A

MAPPING PERTINENT TO THE REQUEST, NEW LIFE CHRISTIAN ACADEMY



1: Subject Property, aerial view



2: Subject Property, 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.gov



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				2024046		
Date of Submission: 8/23/24		Current Zoning: R1-7		Parcel #(s): 2-97-26		
Project Name: NEW LIFE CHRISTIAN ACADEMY				Acres:		
Project Address: 411 E UTAH AVE TOOELE UT 84074				Units:		
Project Description: GRADE SCHOOL						
Current Use of Property: CHURCH						
Property Owner(s): NEW LIFE CHRISTIAN / MARK RUNYON			Applicant(s): MARK RUNYON			
Address: 411 E UTAH AVE			Address: 768 E VINE ST			
City: TOOELE	State: UT	Zip: 84074	City: TOOELE	State: UT	Zip: 84074	
Phone: 435 843 7430			Phone: 435 232 1304			
Contact Person: MARK RUNYON			Address: 768 E VINE ST			
Phone: 435 232 1304			City: TOOELE	State: UT	Zip: 84074	
Cellular:		Fax:		Email: mark@nlot.org		
Signature of Applicant: 						Date: 8/23/24

*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				2240856	
Fee: \$600.00 (213)	Received By: Jade	Date Received: 8/27/24	Receipt #: 1080472		



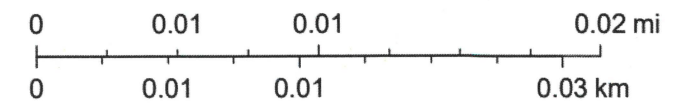
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City Boundary

TCRoads

Class C - Municipality

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STAFF REPORT
September 6, 2024

To: Tooele City Planning Commission
Business Date: September 11, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: Desert Rose Business Lofts – Land Use Map Amendment Request

Application No.: 2024-040
 Applicant: Amy Johnson
 Project Location: 105 East 1000 North
 LU Designation: Regional Commercial
 Current Zoning: RR-1, Rural Residential
 Acreage: 4.9 acres
 Request: Land Use Map Amendment to Mixed Use

BACKGROUND

The applicant is requesting an amendment to the Land Use Map of the General Plan, re-assigning the 4.9-acre subject property from the Regional Commercial (RC) designation to the Mixed Use (MU) designation in order to facilitate a potential change of zoning that would allow development of live-work style townhomes on the property. The MU designation would align with mixed-use zones such as MU-G, Mixed-Use General, which would allow a mix of residential and commercial uses on the property. The applicant’s intent is to construct live-work townhouse style units, where the main floors are commercial spaces and the upper floors are living spaces for use by the same owner. The current zoning of the property is RR-1, Rural Residential, which does not align with the existing land use designation. Some change of zoning is already anticipated by the General Plan.

ANALYSIS

General Plan Considerations. Land Use Map designations are intended in part to help inform and guide decisions related to the zoning of properties. Different land use designations support some zoning types over others. The current Land Use Map designation of the subject property is Regional Commercial, RC. The proposed change is to Mixed-Use, MU. The following table displays the preferred zoning designations for the existing and proposed land use categories.

Preferred Zoning Districts, by Land Use Designation		
REGIONAL COMMERCIAL, RC (Commercial Land Uses Categories)	RC	RD
MIXED-USE, MU (Special Land Uses Categories)	MU-G	MU-B

Zoning districts supported by the existing land use category are Regional Commercial (RC) and Research & Development (RD). Zoning districts supported by the requested Mixed-Use category include the Mixed-Use

General (MU-G) and the Mixed-Use Broadway (MU-B).

Discussion / Comparison of Land Use Categories. In making a determination to alter the Land Use Map, a discussion and analysis of the differences between the existing and proposed categories should be part of the process. The applicant has requested a reassignment of the property from the Regional Commercial (RC) category to the Mixed-Use (MU) category.

- **PROPOSED: Mixed-Use.** In addition to supporting the MU-G and MU-B zoning as shown in the previous section, the General Plan states that the Mixed-Use category “...supports the mix of land uses, primarily single-family and multi-family residential, office, commercial and institutional. It requires a commitment to exceptional levels of quality and a specific plan of development that meets the approval of the City. The intent of this category is to identify underutilized, marginal, or blighted areas that could be rejuvenated, upgraded, or simply be replaced with quality development. Critical features that should be encouraged in these areas include reasonable scale, secondary forms of circulation such as bicycling and walking, well-conceived sites with access to and integration with transit opportunities, well designed buildings that capitalize on the area’s history and values, and quality amenities.”
- **EXISTING: Regional Commercial.** In addition to supporting the RC and RD zoning as shown in the previous section, the General Plan states that the Regional Commercial category is “...intended to provide for general commercial opportunities that include a wide range of uses that serve the community and the region. This category permits the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores, and offices. Specific uses in this land use category include a wide range of retail businesses, personal services, food and beverage establishments, hotel and other tourist uses, automotive sales and repair, professional offices, and housing. Regional Commercial land uses are primarily located along major transportation corridors.”

Goals & Objectives. The Land Use Map is a part of the Land Use Element of the General Plan. The Land Use Element includes general goals and objectives as well as several more goals that are more specific to the requested and existing categories. In reviewing the Land Use Element, staff suggests that the following goals and objectives could be considered as they relate to the current proposal.

- From the Special Land Use (Mixed-Use) Category, Goal #1: “Provide a broad variety of land uses that create a high level of synergy within mixed-use areas.”

The proposed change in support of a mixed-use, live-work development supports this goal, and two strategies in this section as well, specifically:

- Incorporate a diverse range of residential and non-residential uses within mixed-use areas.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.

The scale and design of a mixed-use project in this area would be compatible with the surrounding area and the current pattern of land use development, considering the heavier retail and service uses to the west and the more residential development to the east.

- From the General Land Use Goals and Objectives, Goal #1: “Recognize Tooele’s role as a community having an assortment of commerce and housing opportunities.”

Mixed-use developments, and in particular a live-work development, provides an opportunity for a unique type of housing and commerce.

- From the General Land Use Goals and Objectives, Goal #4: “*Maintain a balance of land uses that support a high quality of life, a diverse economic base, and a rich mixture of housing and leisure opportunities.*”

Opportunities for mixed-use developments are limited, but true mixed-use development where both commercial and residential uses are present on the same property or in the same buildings provides diversity in both housing and economics.

The proposed change to the Mixed Use land use category can be viewed as supporting these goals of the General Plan.

Access Considerations. While the Regional Commercial category is not inappropriate, it should be noted that the subject property lacks direct access to Main Street and the heavier traffic there. Traffic volumes such as those on Main Street are important to the kind of large-scale commercial development anticipated by the Regional Commercial category. Additionally, access to the subject property from 1000 North will be limited to right-in and right-out only turning movements by a raised median which is planned for that area. Lacking direct access on Main Street and lacking full access on 1000 North, re-assignment of the subject property to the Mixed Use category may be an opportunity to bring a unique commercial development style to the area, while still supporting the goals of the General Plan.

Zoning. The subject property is currently zoned Rural Residential, RR-1. As discussed previously, the proposed reassignment from RC to MU would support zoning changes to mixed-use zones as opposed to more traditional regional commercial zoning.

Criteria for Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Section 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

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

Applicant Provided Materials. In addition to a narrative answer to the questions posed in the application form, the applicant has provided a conceptual site plan and several concepts of live-work units. Please remember that this application is only for the Land Use Map amendment, and is not itself an application to develop the property. If the application is granted, zoning map amendments and other development applications would be necessary. These plans and elevations have been included only as illustrations of

how a live-work, mixed-use project might be developed on the property. The applicant's narrative arguments, site plan, and elevations have been attached for your review.

REVIEWS

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

1. The proposed change can be viewed as aligned with and supporting objectives and goals of the General Plan regarding diversity of commercial and residential opportunities.
2. The proposed change can be viewed as aligned with and supporting objectives and goals of the General Plan regarding appropriate scale of development and respecting the character of adjacent uses.
3. The proposed change can be viewed as supporting an opportunity for unique development types that fit into the larger area, and capitalize on proximity to the major transportation route, but do not require direct access or immediate adjacency to it.

Engineering Review & Public Works Review. The Tooele City Engineering Division and Public Works Department had no comments about this application.

Fire Department Review. The Fire Department had no comments about this application.

Noticing. Notice of the public hearing has been publicly posted and properly issued to area property owners in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

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

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

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.

6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for application number 2024-040: the request by Amy Johnson to amend the Land Use Map designation of the 4.9-acre property located at 105 East 1000 North from Regional Commercial to Mixed-Use based on the following findings and conditions:”

1. List findings and any conditions

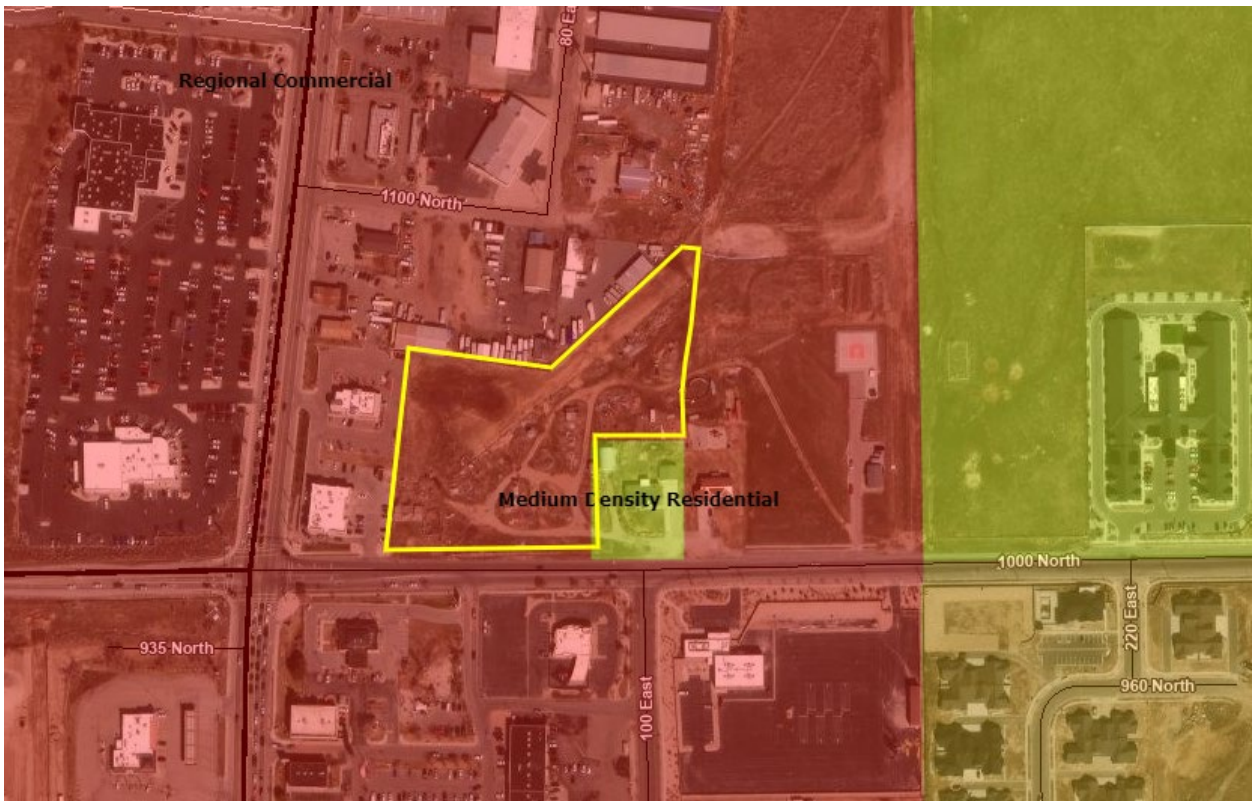
Sample Motion for a Negative Recommendation – I move we forward a negative recommendation to the City Council for application number 2024-040: the request by Amy Johnson to amend the Land Use Map designation of the 4.9-acre property located at 105 East 1000 North from Regional Commercial to Mixed-Use based on the following findings and conditions:”

1. List findings and any conditions

EXHIBIT A: MAPPING PERTAINING TO THE REQUESTED AMENDMENT



Subject Property, Aerial



Subject Property, Land Use Map

EXHIBIT B: APPLICANT PROVIDED MATERIALS

Land Use Map Amendment Application

Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2132 Fax (435) 843-2139
www.tooelecity.gov



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

Project Information					
Date of Submission: 7/26/2024		Current Land Use Designation: R-1		Proposed Land Use Designation: Mixed Use	
Project Name: Desert Rose Business Lofts				Parcel #(s): 02-127-0-0059	
Project Address: 105 East 1000 North Tooele, UT 84074				Acres: 4.917	
Brief Project Summary: We are proposing a mixed-use development designed to blend residential and commercial spaces seamlessly. The development will consist of townhomes with the following layout: Front: A dedicated office space designed to accommodate small businesses or professional services, enhancing the street's commercial activity. Top: A residential townhouse providing modern, comfortable living spaces with all necessary amenities. Back: A garage, ensuring convenient and secure parking for residents. This integrated approach aims to foster a vibrant, walkable community that supports both living and working environments, contributing to the area's economic and social vitality.					
Property Owner(s): The Skinner Johnson Family			Applicant(s): Amy Johnson		
Address:			Address: 24 East Main Street		
City:	State:	Zip:	City: American Fork	State: UT	Zip: 84003
Phone:			Phone: 801-309-6485		
Contact Person: Amy Johnson			Address: 24 East Main Street		
Phone: 801-309-6485			City: American Fork		
Cellular:			Fax:		Email: amyj@ystreetcapital.com

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

Note to Applicant:

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

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

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)ss
COUNTY OF TOOELE)

I/we, Andy Johnson, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

Andy Johnson
(Property Owner)

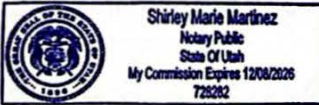
Joe Martinez
(Property Owner)

Subscribed and sworn to me this 25 day of July, 2024

Shirley Marie Martinez
(Notary)

Residing in Utah County, Utah

My commission expires: 12/08/2026



AGENT AUTHORIZATION

I/we, Andy Johnson, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Andy Johnson, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Andy Johnson
(Property Owner)

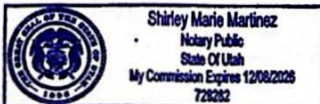
Joe Martinez
(Property Owner)

Dated this 25 day of July, 2024 personally appeared before me Shirley Marie Martinez the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

Shirley Marie Martinez
(Notary)

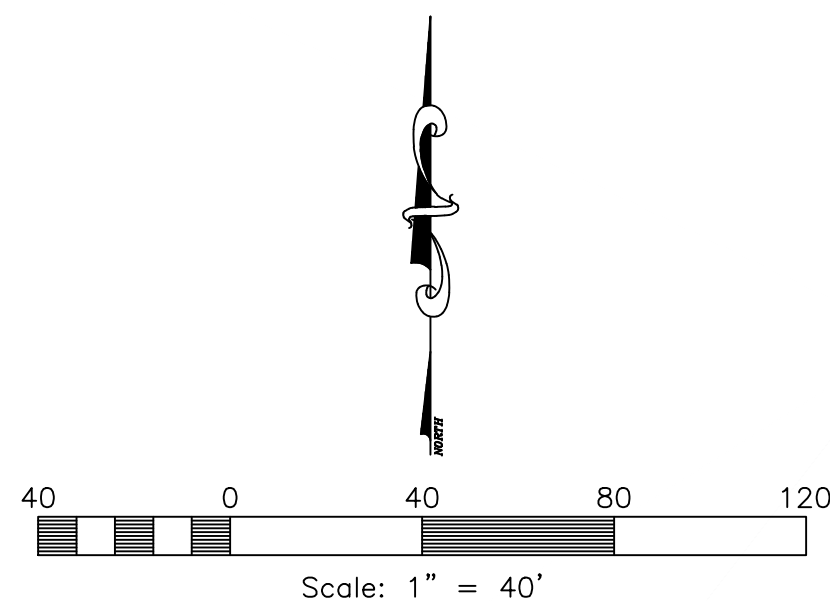
Residing in Utah County, Utah

My commission expires: 12/08/2026



Zoning Map

1. Present zoning: R-1
2. The proposed zoning change from R-1 to mixed-use is consistent with the current land use designation because the surrounding and bordering areas are already designated for commercial use. This alignment supports a seamless transition and integration of mixed-use development within the existing commercial context, promoting a cohesive and efficient land use strategy that enhances the overall functionality and appeal of the area. The mixed-use zoning will allow for a combination of residential and commercial activities, which is compatible with and complementary to the neighboring commercial zones.
3. The proposed zoning change to mixed-use is compatible with the current zoning in the surrounding area, which predominantly consists of commercial use. Mixed-use zoning allows for a blend of residential and commercial activities, aligning well with the existing commercial zones. This compatibility ensures that the new zoning will integrate smoothly with the surrounding area, fostering a dynamic and diverse community that supports both living and business needs. The transition to mixed-use will enhance the area's vitality and economic potential while maintaining the commercial character of the neighborhood.
4. The proposed zoning to mixed-use is highly suitable for the existing uses of the subject property. The land is already annexed into the city and is part of the commercial plan, aligning it with the broader development strategy. We have identified a higher need for a unit type that serves both commercial and residential purposes. The planned townhouses will feature a commercial office in the front, with a townhouse and garage attached in the back, thereby efficiently utilizing the space to meet both commercial and residential needs. This mixed-use approach enhances the functionality of the property and maximizes its potential, making it a fitting choice given its existing commercial designation.
5. The proposed zoning change to mixed-use aligns with Tooele City's goals and objectives by fostering sustainable growth, enhancing community development, and supporting economic development. This zoning will promote strong, vibrant neighborhoods by integrating residential and commercial spaces, encouraging positive and orderly growth within the existing commercial plan. The mixed-use development will maintain a high quality of life for residents by providing efficient use of space and resources, supporting local businesses, and attracting new investments, thereby contributing to the city's overall economic vitality and infrastructure needs.



Skinner Johnson Property

Tooele City, Tooele County, Utah

Developer:
 Y Street Capital Management, LP
 24 E Main Street
 American Fork, UT 84003
 (801) 309-6485

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-5666 WWW.REEVE.CO
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Skinner Johnson Property
 PART OF THE SE 1/4 OF SECTION 16 T.35. R.6W. S.L.B. & M., U.S. SURVEY
 TOOELE CITY, TOOELE COUNTY, UTAH

Concept Plan

Project Info.

Engineer:	N. Reeve
Planner:	C. Cave
Designer:	
Date:	7-9-2024
Name:	XXXXXXXX
Number:	8379-01

Sheet	1
1	Sheets

TOWNHOUSE WITH COMMERCIAL



TOWNHOUSE WITH COMMERCIAL

NOTICE COMMERCIAL ENTRANCES ARE WHITE DOORS



TOWNHOUSE WITH COMMERCIAL

THESE ARE THE BACK OF THE TOWNHOUSE /COMMERCIAL



**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 28, 2024

Time: 7:00 p.m.

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Weston Jensen
Kelley Anderson
Matt Robinson
Jon Proctor
Jon Gossett

Commission Members Excused:

Alison Dunn
Melanie Hammer

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
Paul Hansen, City Engineer

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Jon Gossett, Present
Jon Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Matt Robinson, Present
Weston Jensen, Present
Kelley Anderson, Present

Alison Dunn, Excused
Melanie Hammer, Excused

3. Public Hearing and Decision – Application #2024-038, a request by Natsu Healthcare for Conditional use Permit approval to allow the operation of a medical clinic including social and medical detoxification services on property located at 1959 N. Aaron Drive in the Overlake Highway Commercial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for Natsu Health allowing social and medical detoxification on the property located at 1959 N. Aaron Drive in the Overlake Highway Commercial zoning district. There are eighteen beds available in the facility with plenty of parking. They will have to make some fire and building code changes.

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

The Planning Commission asked the following questions:
Is this open to anyone or just Tooele community?

Mr. Garcia with Natsu Healthcare shared the need for this service in the community. The program is open for everyone. It is typically a quick turn around program, three to fourteen days.

Commissioner Robinson motioned to approve Application #2024-038, a request by Natsu Healthcare for Conditional use Permit approval to allow the operation of a medical clinic including social and medical detoxification services on property located at 1959 N. Aaron Drive in the Overlake Highway Commercial 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 Gossett, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Public Hearing and Decision Application #2024-031, a request by Julia Laboriel and GL Home Investments to amend the Land use Map designation of 9.81 acres of property located at approximately 300 East 1000 North from Medium Density Residential to High Density Residential

Presented by Jared Hall, City Planner

Mr. Hall presented a Land Use Map amendment for the property located at 300 East 1000 North. The property is vacant. It is designated Medium Density Residential, MDR. The applicant is asking for High Density Residential. The zoning is Rural Residential. The application is intending to build town homes on the property.

The Planning Commission asked the following questions:
Would the road near the new fire station tie back into another road?

Mr. Hall addressed the Commission's questions. This development may help bring additional roads into this area.

The public hearing was opened.

Denise Graham shared concerns of high-density housing causing higher taxes and low resources.

The public hearing was closed.

Commissioner Proctor motioned forward a positive recommendation to the City Council on Application #2024-031, a request by Julia Laboriel and GL Home Investments to amend the Land use Map designation of 9.81 acres of property located at approximately 300 East 1000 North from Medium Density Residential to High Density Residential based on the findings and subject to the conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Gossett, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

5. City Council Reports

Council Member Manzione reported the following from the City Council meeting:

The City Council had a discussion on the Land Use Map designation on 300 East 1000 North. They discussed business lofts in the same area. Staff will put together information on what kind of housing is actually needed in Tooele City. The annexation petition was approved. The Golf Course and England Acres will be receiving additional work. The Council will not have a meeting the first Wednesday of September.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Jensen motioned to approve the minutes. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Gossett, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:27 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 September, 2024

Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT