
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, November 17, 2021, at 5:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Member's Report**
5. **Discussion** on the National Opioid Litigation Settlement
Presented by Roger Baker, City Attorney
6. **Discussion** on a Proposed City Code Text Amendment to Table 2 of Chapter 7-16 of the Tooele City Code Regarding Building Heights in the GC General Commercial Zoning District
Presented by Jim Bolser, Community Development Director
7. **Discussion** on a Proposed Land Exchange to Facilitate Construction of the Berra Water Storage Reservoir
Presented by Paul Hansen, City Engineer
8. **Closed Meeting**
- Litigation, Property Acquisition, and/or Personnel
9. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to The Americans With Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, At 435-843-2111 Or Michellep@Tooelecity.Org, Prior To The Meeting.

Ordinance, General Plan, & Master Plan Text Amendment Application

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



Notice: The applicant must submit copies of the text amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a text amendment proposal are submitted, the proposal is subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the proposal is found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted text amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a text 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:		Applicant Name: John Potter c/o NovaSource	
Address: 4700 S. Highland Drive, Salt Lake City, UT 84117			
Phone: 801-484-3440		Alternate Phone:	Email: ssmoot@novasource.net
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____			
<p>Brief Summary of Proposal: Applicant desires to develop a 4 story hotel with complementary restaurant/retail uses on a 4+ acre parcel located at the NWC of 1000 N. and 200 W (the "Property"). The Property is located within a General Commercial Zone and within the Westgate Overlay Zone, which restricts building height to 50 ft or 4 stories (Section 7-16-4 Table 2). Due to evolving design standards from Marriott, Hilton and other hotel brands, the height of each hotel floor and the parapet and other architectural design features have caused the height of hotels to increase, making it impossible to construct a 4 story hotel within the City's 50ft building height restriction. Applicant proposes an amendment to Section 7-16-4 Table 2 of the City's Development Code to increase the maximum building height within the GC Zone to 65ft.</p>			

*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:

Ordinances, the General Plan, and other master plans are made by ordinance. Any change to the text of the ordinance or plan is an amendment the ordinance establishing that document for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the text 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. #:



November 3, 2021

Mayor Debbie Winn
Tooele City
90 N Main St
Tooele, UT 84074

Via email: dwinn@tooelecitey.org

Re: *Request by John Potter (“Applicant”) c/o NovaSource for a Text Amendment to the Tooele City Code pertaining to the Maximum Building Heights in the GC zone.*

Dear Mayor Winn:

NovaSource represents the Applicant with regards to the enclosed application to amend the maximum building height within the General Commercial zone, as currently defined in Section 7-16-4 Table 2 of the Tooele City Code (the “Code”). See Exhibit “A” attached hereto.

Applicant is under contract to purchase 4+ acres of land located at the northwest corner of 1000 N. and 200 W. in Tooele (the “Property”). The Property is located within the General Commercial zone along with the Westgate Overlay zone. Applicant desires to develop a 4 story hotel with complementary restaurant/retail uses on the Property. Attached hereto as Exhibit “B” attached hereto is a conceptual site plan of the Property with the desired uses.

Due to evolving design standards from Marriott, Hilton and other hotel brands, the height of each hotel floor and the parapet and other architectural design features of hotels have caused their height to increase, making it impossible to construct a 4 story hotel within the City's 50ft building height restriction.

Applicant proposes an amendment to Section 7-16-4 Table 2 of the City's Development Code to increase the maximum building height within the GC Zone to 65ft. Attached hereto as Exhibit “C” is a proposed amendment to the Code for your review and consideration.

We look forward to working with you on this development and appreciate your consideration. If you should have any questions or comments, please contact me directly at 801-484-3440.

Sincerely,

/s/ Shane D. Smoot, President
NovaSource Management, Inc.

EXHIBIT “A”

SECTION 7-16-4 TABLE 2

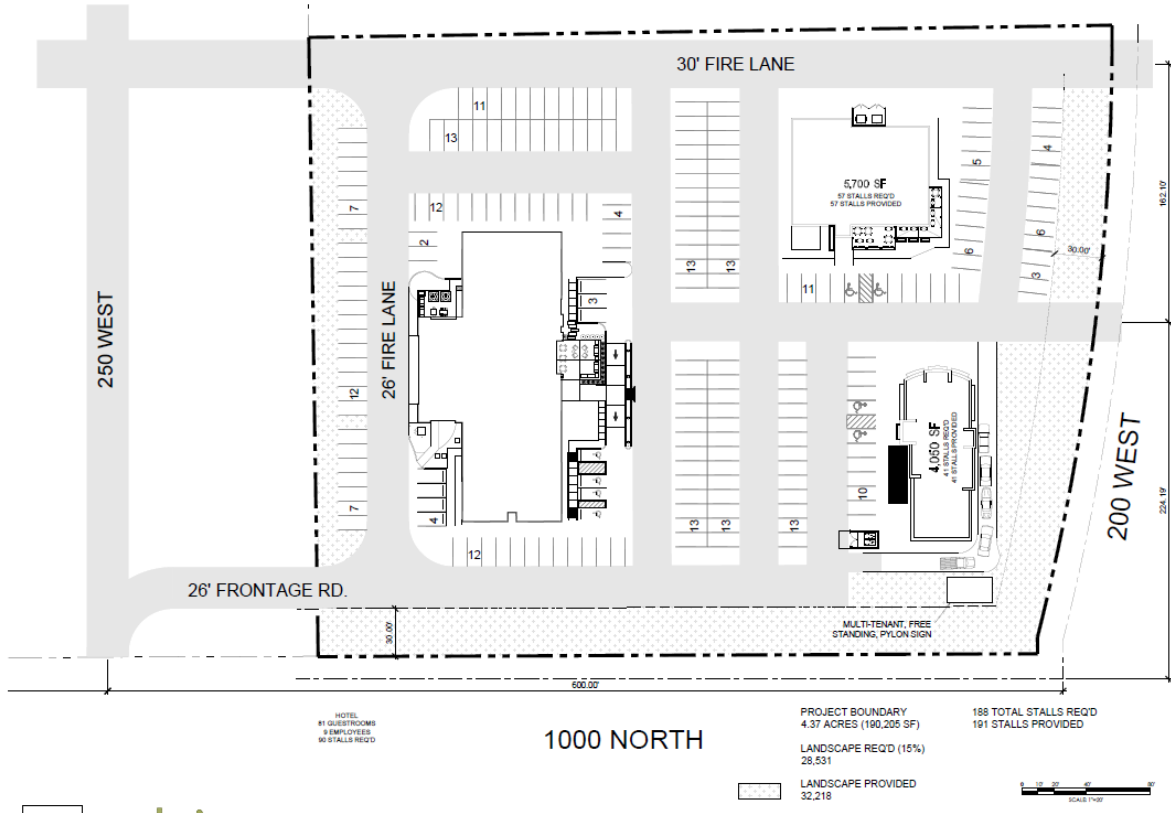
DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Required Landscape Area (percentage of total site area which may include required landscaping within parking areas)	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	10% See Note F1	15% See Note F1	See Note F2	See Note F2	See Note F2	10% See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	15%, provided a greater percentage may be required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1
Maximum/Minimum Building Height	35 Feet or Two Stories for new construction /1 story	35 Feet or Two stories/1 story	50 Feet or 4 stories/1 story	70 Feet or 6 stories/1 story	50 Feet or 4 stories/1 story	50 Feet or 4 stories/1 story	70 Feet or 6 stories/1 story	50 Feet or 4 stories/1 story	45 Feet or 3 stories/1 story	As required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code

(August 20, 2021)

7-65.4

EXHIBIT "B"

CONCEPTUAL SITE PLAN



aeurbia
architects and engineers

HOTEL - TOOELE, UT
PROPOSED SITE PLAN V5 18 AUG 2021 (AE2021.315)

EXHIBIT “C”

PROPOSED CODE AMENDMENT

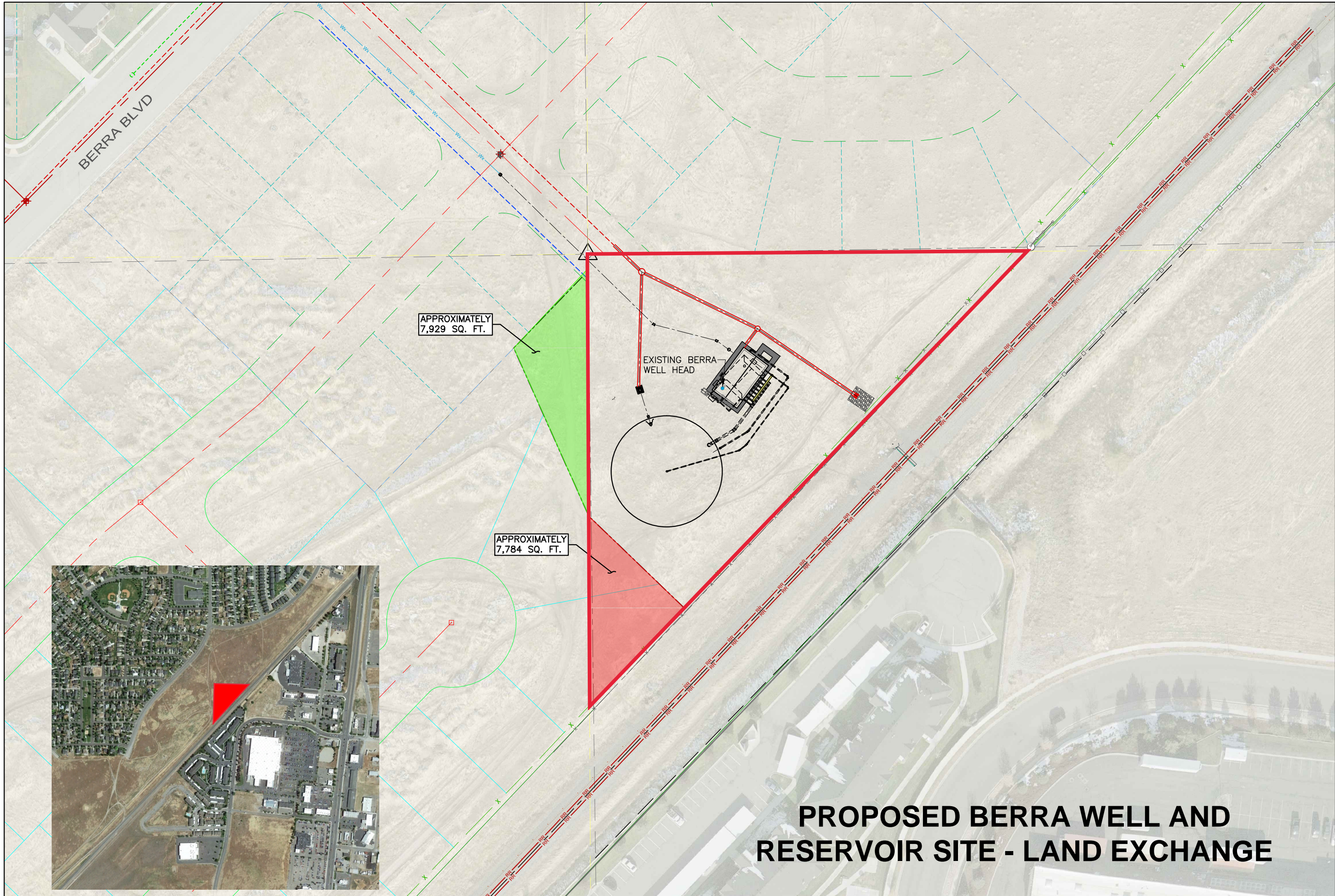
ORDINANCE NO. 2021__

AN ORDINANCE OF TOOELE CITY, UTAH, AMENDING THE TOOELE MUNICIPAL CODE BY AMENDING SECTION 7-16-4 TABLE 2 TO INCREASE THE MAXIMUM BUILDING HEIGHT IN THE GC ZONE; AND BY PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

The Council of Ogden City hereby ordains:

Section 7-16-4 Table 2 of the Tooele Municipal Code is hereby amended to read and provide as follows:

DEVELOPMENT REQUIREMENT	General Commercial (GC)
Maximum/Minimum Building Height	65 Feet or 4 stories/1 story



BERRA BLVD

APPROXIMATELY
7,929 SQ. FT.

EXISTING BERRA
WELL HEAD

APPROXIMATELY
7,784 SQ. FT.

PROPOSED BERRA WELL AND RESERVOIR SITE - LAND EXCHANGE