

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 23, 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 [@tooelecitey](https://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. **Review and Decision** – Application #2024-049. A request by Smith's Food & Drug Centers for Preliminary Subdivision Plan approval for the Peak at Compass Point, a commercial subdivision of 35.75 acres located at the northwest corner of 2400 North and Main Street in the GC, General Commercial zoning district.
4. **Review and Decision** – Application #2024-041. A request by Flyway Holdings for Site Plan and Design Review approval for 50th Place, a four-unit multi-family residential project on property located at 350 N. 50 West in the MR-8, Multi-Family zoning district.
5. **City Council Reports**
6. **Review and Decision** – Minutes of the Planning Commission meeting held October 9, 2024
7. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director prior to the meeting at (435) 843-2132.

STAFF REPORT

October 18, 2024

To: Tooele City Planning Commission
Business Date: October 23, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: **The Peak at Compass Point, Preliminary Subdivision Plan**

Application No.: 2024-049
Applicant: Smith's Food & Drug Centers, Inc.
Project Location: Northwest corner, 2400 N. Main Street
Zoning: GC, General Commercial
Acreage: 35.75 acres
Request: Request for Preliminary Subdivision Plan Approval

BACKGROUND

Smith's Food & Drug Centers is requesting Preliminary Plan approval for an 11-lot commercial subdivision as a part of the planned development of a commercial shopping center on the subject property. The subject property is currently a single 35.75-acre parcel of vacant land situated at the northwest corner of 2400 North and Main Street in the GC, General Commercial zoning district. The applicant will occupy proposed Lot 1, and other lots will be leased or sold to commercial tenants and other interests.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates all properties included in the subdivision as "Regional Commercial." The property has 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 of growth, with good visibility and access. 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 application is associated with site and development plans for the property. Not all lots will develop at once. As the development plans come in, those lots for uses requiring conditional use permits such as drive-thru facilities will be brought before the Planning Commission.

Subdivision Layout. The proposed subdivision includes 11 lots for future development and one parcel that will be used for storm water detention. Easements for utilities, access, and parking will connect all the properties.

Lot 1: 10.24 acres. Lot 1 is will see the development of the Smith's Market Place and a large parking

field.

Lots 2 - 7: These lots range in size from 32,312 ft² to 73,205 ft². All are pad sites for future developments.

Lot 8: 74,511 ft². Lot 8 will be developed as the fuel service associated with the Smith's Market Place.

Lot 9: 128,141 ft². Lot 9 is a pad site intended for a multi-tenant commercial building.

Lot 10: 49,577 ft². Lot 10 is a pad site for future development.

Lot 11: 2.11 acres. Lot 11 is intended for development as a multi-tenant building for mid-size commercial tenants.

Parcel A: 2.51 acres. Parcel A will be used for storm water detention.

Access. Two points of access are planned on both 2400 North and on Main Street. Access easements run throughout the proposed subdivision, allowing all lots in current and future development to have access to the centralized parking. The applicant has provided a Traffic Impact Study and worked with City Staff to assure that the planned accesses will maintain the safe and reasonable flow of traffic as the area continues to grow.

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. Based on site plan reviews thus far, 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.

Landscaping. Landscaping will be reviewed as a part of the site plan process.

Criteria for Approval. The procedure for approval or denial of a Preliminary Subdivision Plan, 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.

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 with the condition that addresses are corrected for the final plat, and that all Utah Department of Transportation Right-of-Way requirements are met.

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 Smith's Food & Drug Centers Inc., application 2024-049, 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 subdivision shall meet Utah Department of Transportation Right-of-Way requirements.
6. Addresses shall be corrected for the Final Plat

This recommendation is based on the following findings:

1. The proposed subdivision plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed subdivision plans meet the requirements and provisions of the Tooele City Code.
3. The proposed subdivision 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 subdivision conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the development of the proposed subdivision.

MODEL MOTIONS

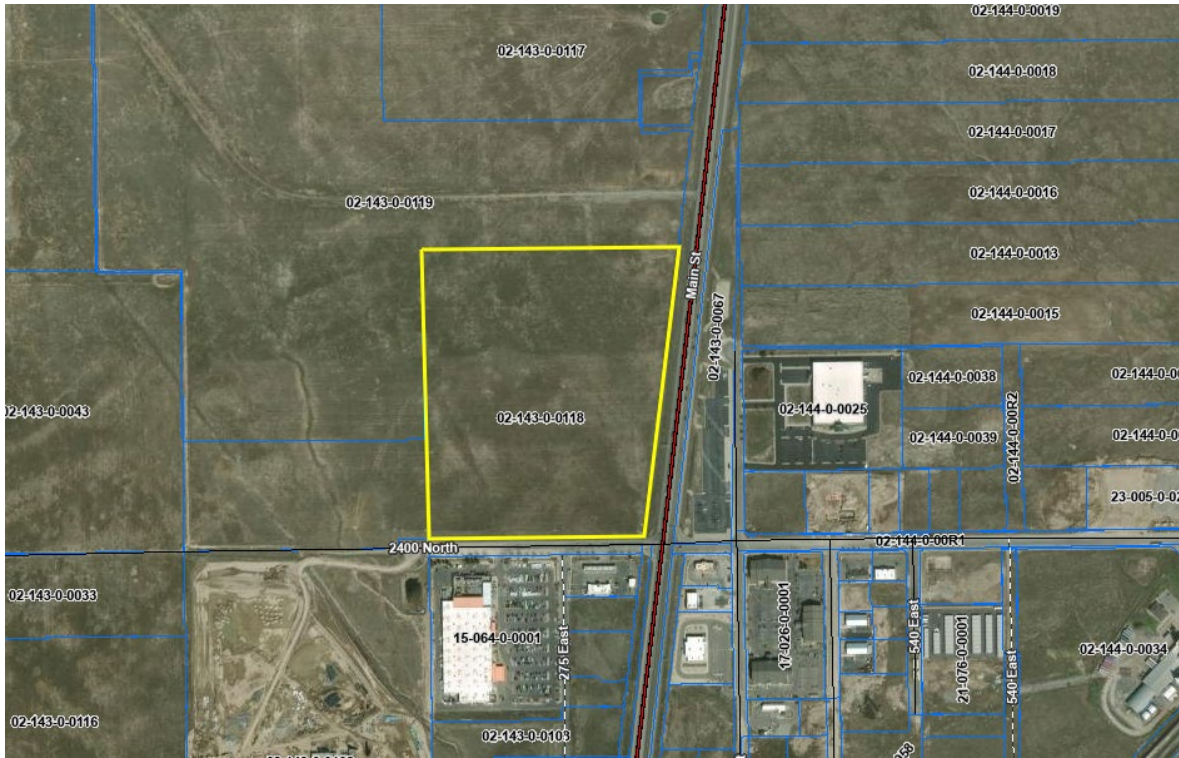
Sample Motion for a Positive Recommendation – “I move we APPROVE the request by Smith's Food & Drug Centers for Preliminary Subdivision Plan, application 2024-049, based on the findings and subject to the conditions listed in the Staff Report dated October 18, 2024:”

1. List any additional findings and conditions...

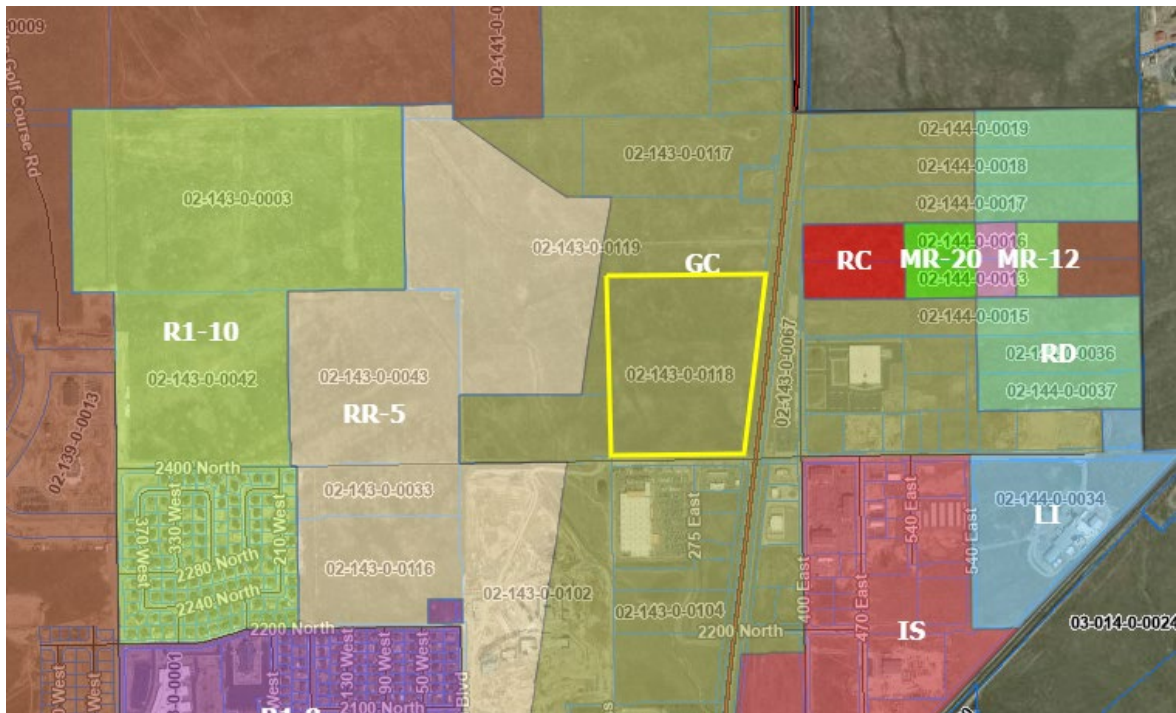
Sample Motion for a Negative Recommendation – “I move we DENY the request Smith’s Food & Drug Centers for Preliminary Subdivision Plan, application 2024-049:”

1. List any findings...

EXHIBIT A **MAPPING PERTAINING TO THE PEAK AT COMPASS POINT, PRELIMINARY SUBDIVISION PLAN**



Subject Property, aerial view



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.gov



Project Information						2024049	
Date of Submission:	Submittal #:	Zone:	Acres:	Parcel #(s):			
	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	GC	35.75	02-143-0-0118			
Project Name: Compas Point Commercial Center							
Project Address: Northwest Corner 2400 N & Main St (SR 36)							
Project Description: Subdivision for commercial grocer and retail center						Phases:	Lots:
						1	12 Lots
Property Owner(s): LH Perry Investments, LLC				Applicant(s): Smith's Food & Drug Centers, Inc.			
Address: 17 E Winchester				Address: 1550 S Redwood Rd			
City: Murray	State: UT	Zip: 84107	City: Salt Lake City		State: UT	Zip: 84104	
Phone:	Email:		Phone: 801-974-1529		Email: rogergough@sfdc.com		
Contact Person: Troy Wolverton				Address: 2010 N Redwood Rd			
Phone: 801-410-8519				City: Salt Lake City		State: UT	Zip: 84116
Cellular: 801-831-2255	Fax:		Email: troyw@awaeng.com				
Engineer & Company: AWA				Surveyor & Company: AWA			
Address: 2010 N Redwood Rd				Address: 2010 N Redwood Rd			
City: Salt Lake City	State: UT	Zip: 84116	City: Salt Lake City		State: UT	Zip: 84116	
Phone: 801-410-8519	Email: troyw@awaeng.com		Phone: 801-410-8530		Email: davidh@awaeng.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.

For Office Use Only						2240958	
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:		
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:		
Fire Flow Test							
Location:		Residual Pressure:		Flow (gpm):		Min. Required Flow (gpm):	
Performed By:		Date Performed:		Corrections Needed:		Comments Returned: Date:	
				<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	

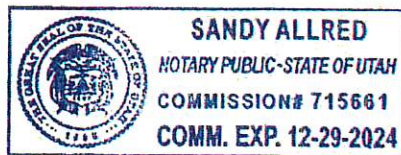
AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, William Perry, 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.

Subscribed and sworn to me this 21st day of August, 2024



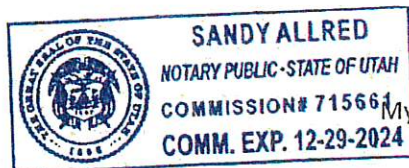
[Signature]
(Property Owner)
[Signature]
(Property Owner)

Sandy Allred
(Notary)
Residing in Salt Lake County, Utah
My commission expires: 12/29/24

AGENT AUTHORIZATION

I/we, William Perry, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), AWA, 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.

Dated this 21st day of August, 2024, personally appeared before me William Perry, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

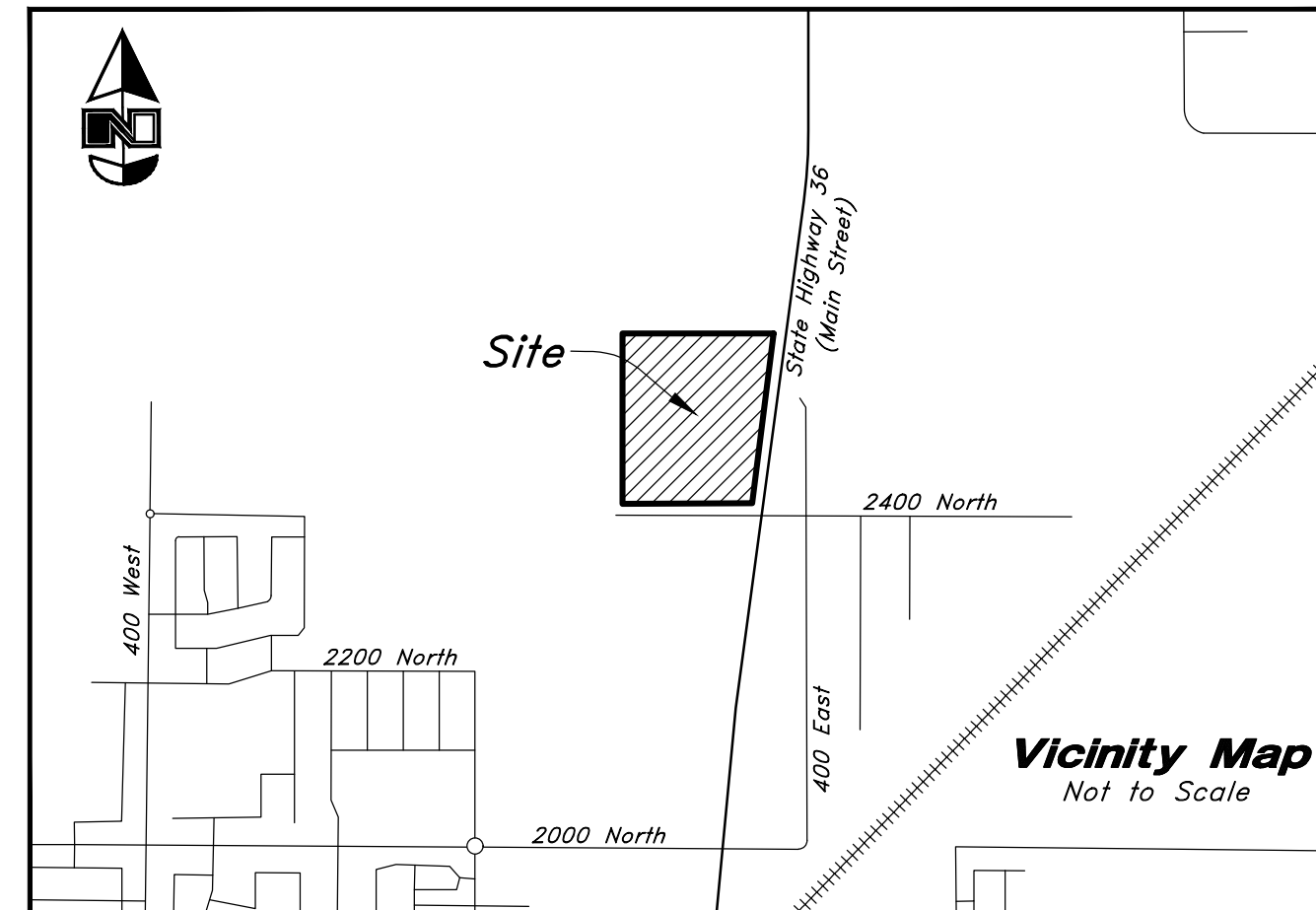
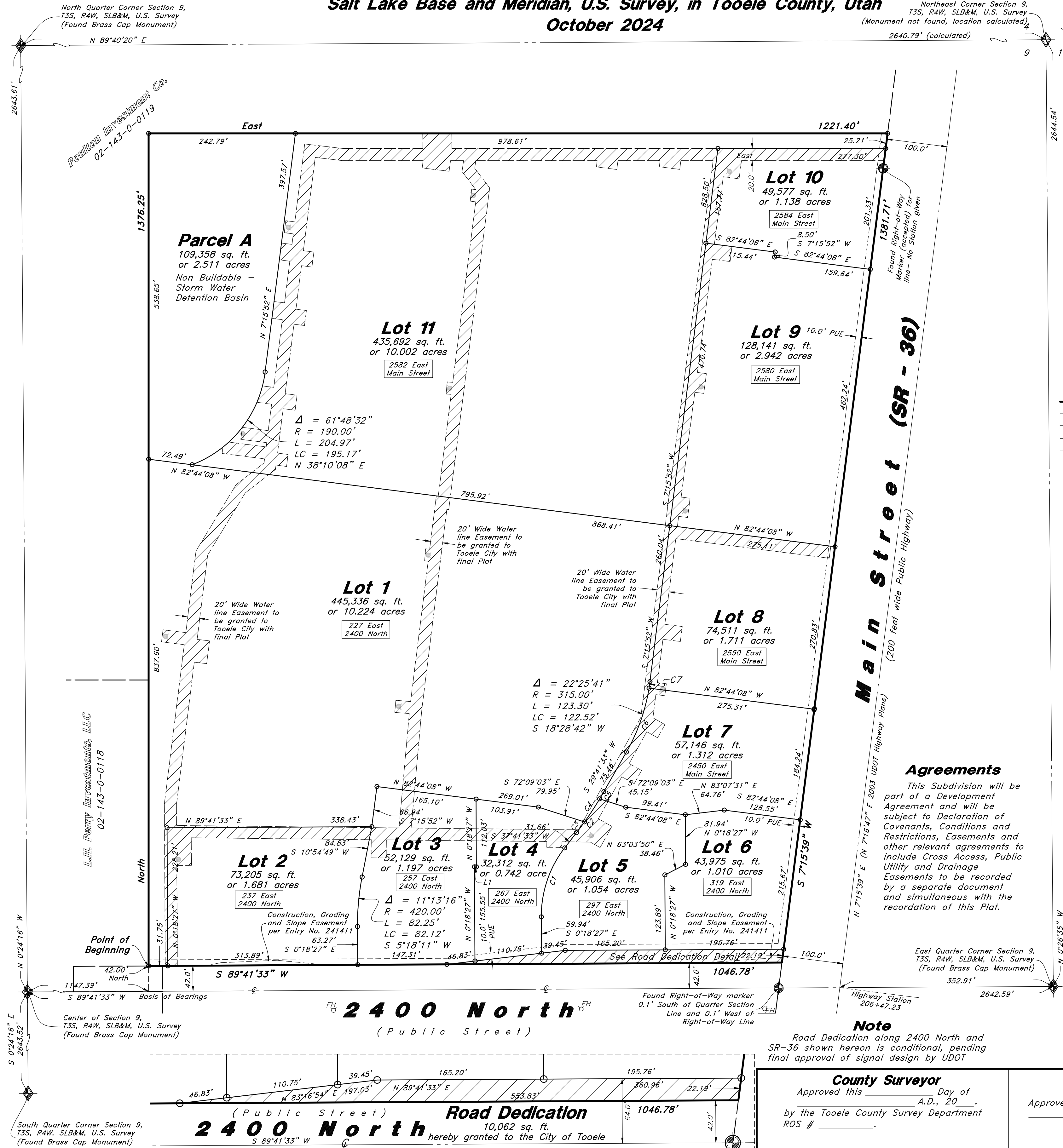


[Signature]
(Property Owner)
[Signature]
(Property Owner)
William Perry
Sandy Allred
(Notary)

Residing in Salt Lake County, Utah
My commission expires: 12/29/24

Preliminary The Peak at Compass Point Subdivision

A part of the Northeast Quarter of Section 9, T3S, R4W, SLB&M, U.S. Survey, in Tooele County, Utah
October 2024



Narrative

This Subdivision was requested by Smith's Food & Drug Centers, Inc. prerequisite to the development of this property.

This Survey retraces a previous 2023 Survey by Entellus for The Westerly and Northerly lines, and the 2003 Highway plans for the Easterly and Southerly lines as it exists on the ground.

A line between monuments found for the East Quarter Corner and the Center of Section 9 was assigned the VRS derived NAD83 bearing of South 89°41'33" West as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Center Line
- 20' Wide Water line Easement to be granted to Tooele City with final Plat
- Right-of-Way Monuments
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- Fire Hydrant
- Proposed Fire Hydrant

Line Table		
Line #	Bearing	Length
L1	N 89°41'33" E	3.18'

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	38°00'00"	185.00'	122.70'	S 18°41'33" W 120.46'
C2	6°39'18"	585.00'	67.95'	N 34°21'54" E 67.91'
C3	2°11'00"	585.00'	22.29'	N 36°36'03" E 22.29'
C4	5°49'00"	585.00'	59.39'	S 32°36'03" W 59.36'
C5	1°20'42"	585.00'	13.73'	N 30°21'54" E 13.73'
C6	20°27'51"	315.00'	112.51'	N 19°27'37" E 111.91'
C7	1°57'50"	315.00'	10.80'	N 8°14'47" E 10.80'

Zoning Information

- Zone = GC (General Commercial)
- Building Setback Requirements = 30' (may be reduced to 20' per Planning Commission approval)
- Front yard = 0'
- Back yard = 0'
- Side yard = 0'
- Height Restrictions = 65' or 4 stories

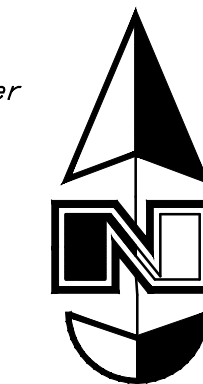
Scale: 1" = 100'

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

Questar Gas Company
dba Enbridge Gas Utah

Approved this _____ day of _____, 20____.
By _____
Title _____



Surveyor's Certification

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Tooele County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-25-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Peak at Compass Point Subdivision.

Boundary Description

A part of the Northeast Quarter of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey, in Tooele City, Tooele County, Utah:

Beginning at a point on the Northerly line of 2400 North Street as it exists at 42.00 foot half-width, located 1147.37 feet South 89°41'33" East along the Quarter Section line; and 42.00 feet North from a Brass Cap Monument found marking the Center of said Section 9; and running thence North 1376.25 feet; thence East 1221.40 feet to the Westerly line of State Highway 36 as it exists at 100.00 feet half-width; thence South 7°15'39" West 1381.71 feet along said Westerly line of State Highway 36 to said Northerly line of 2400 North Street; thence South 89°41'33" West 1046.78 feet along said Northerly line to the point of beginning.

Contains 1,557,352 sq. ft.
or 35.752 acres
11 Lots
1 Parcel
and Road Dedication



Date _____
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication and Consent to Record

Know all men by these presents that the undersigned are the Owners of the above described tract of land, and hereby cause the same to be divided into Lots, together with easements as set forth to be hereafter known as

The Peak at Compass Point Subdivision

and do hereby dedicate to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness hereof we have hereunto set our hands this _____, day of _____, A.D. 20____.

L.H. Perry Investments, L.L.C., a Utah limited liability company

By: William O. Perry IV
Its: Manager

Acknowledgment

State of _____ } ss
County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, William O. Perry IV, who being by me duly sworn did say that they are the Manager of L.H. Perry Investments, LLC., and that the foregoing instrument was signed in behalf of said Limited Liability Company, and they acknowledged to me that said Limited Liability Company executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____ A Notary Public
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- a. A recorded easement or Right-of-Way
- b. The law applicable to prescriptive rights
- c. Title 54, Chapter 8a, damage to underground utility facilities or
- d. Any other provision of law

Approved this _____ day of _____, 20____.
Rocky Mountain Power Company
By _____
Title _____

Owner:
L.H. Perry Investments, LLC
17 East Winchester Street
Unit #200
Murray, UT 84107
801-264-8800

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Tooele County Health Department

Approved as to Form this _____ Day of _____, A.D., 20____.

Tooele County Health

Tooele City Public Works

Approved as to Form this _____ Day of _____, A.D., 20____.

Director, Tooele City Public Works

U.S. Post Master

Approved this _____ Day of _____, A.D., 20____.

U.S. Post Master

County Treasurer

Approved this _____ Day of _____, A.D., 20____.

by the Tooele County Treasurer

Tooele County Treasurer

City Planning Commission

Approved this _____ Day of _____, A.D., 20____.

Chair, Tooele City Planning Commission

The Peak at Compass Point Subdivision

A part of the Northeast Quarter of Section 9, T3S, R4W, SLB&M, U.S. Survey
2400 North & State Highway 36 (Main Street)
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

STAFF REPORT

October 18, 2024

To: Tooele City Planning Commission
Business Date: October 23, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: 50th Place – Site Plan Design Review Request

Application No.: 2024-041
Applicant: Flyway Holdings
Project Location: 350 N. 50 West
Zoning: MR-8 Multi-Family Residential Zone
Acreage: 0.55 acres
Request: Site Plan Design Review Approval 4-unit multi-family

BACKGROUND

The proposed 50th Place is a four-unit townhome project on .55 acres at 350 North and 50 West in the MR-8 Zone. The project will require a Minor Subdivision as well as the Site Plan and Design Review approval that are the subject of this application.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The subject property is located in the MR-8 Multi-Family Residential zoning district. The MR-8 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties located to the north, west and south are all zoned R1-7, and are utilized as single-family residential. Property to the east is zoned GC, General Commercial. Mapping pertaining to the application can be found in Exhibit “A” attached to this report.

Site Plan Layout. The applicant proposes the construction of four attached townhomes on the property. The town homes will be constructed closer to 50 West, and each townhouse will be served by a driveway from 50 West. A small guest parking area is located to the south of the townhouses, with common areas covering the western half of the property. Each townhouse has a private open area on the west of the building as well.

Setbacks. The project as proposed meets minimum requirements for setbacks in the MR-8 zoning district. The Design Standards in Chapter 7-11a allow for variation of front setbacks for multi-family dwelling buildings ranging between 10 and 20 feet as a minimum, but all front setbacks are 25’ in this project.

Setback	Front	Rear	Interior Side	Corner Side
Required	25’	25’	6’	15’
Proposed	25’	25’+ (varies)	6’ (North) 25’ (South)	NA

Landscaping. 14,866 ft², or 62% of the total site, is landscaping and open space. Most of the landscaping is provided to the rear of the buildings in a large common area (parcel A) and in private areas behind each unit. The front-loaded garages and driveways limit the landscaping adjacent to 50 West, but there are small areas between the driveways where some landscaping and trees have been included. The proposed landscaping plan includes 25 trees, 58 shrubs, an area of drought tolerant lawn (buffalo grass) surrounding the playground amenity, and a storm water detention area in the northwest corner of the property. Additional private areas are identified to the rear of each townhouse to be landscaped by the individual owners. The landscaping plans demonstrate compliance with the standards of Chapter 7-11a-12 for allowable areas of turf, numbers and ratios of trees, shrubs, and other plantings, and thoughtful arrangement and use of landscaping to make landscaped areas and amenities accessible to all units in the development. Landscaping plans and details are attached to this report.

Site Amenities. Multi-family residential developments are required to provide site amenities. Developments under 50 units must provide a minimum of one amenity. The applicant has proposed a playground and surrounding lawn, meeting this requirement.

Grading and Drainage. The west side of the subject property includes storm water detention facilities for the area, including a large basin. The City Engineer and Public Works departments have reviewed and approved the plans.

Parking. Townhomes are required to provide 2.25 spaces per unit. Each of the units in the proposed development includes a two-car garage and driveways that are wide enough to accommodate two cars as well. Table 7-11a-13.1 of the Design Standards indicates that two-car garages coupled with two-car driveways will count three parking spaces, meeting the requirement. In addition to the garages and driveways, the application includes two additional spaces to the south side of the building, including one ADA space. The project as proposed exceeds the required parking.

Architecture. The proposed town homes are 29' in height at the tallest point, meeting the allowed height standard (35'). The townhomes are proposed as two-story buildings with pitched roofs and steps in the roofline to provide the necessary vertical variation required by the Design Standards. The building provides sufficient roof line variation and includes the necessary elements to ensure proper horizontal and vertical articulation and variation. Street facing facades are required to include 40% coverage of brick or stone. Current elevations meet the requirement for street facing façade, and stone veneer has been added as a skirting on the rear and side elevations as well. The building elevations as proposed have been reviewed against the design criteria of Tooele City code 7-11a and meet the minimum qualifications of this ordinance.

Fencing. The property is surrounded on all three sides by single-family residential, and perimeter fencing will be required. The applicant is proposing the construction of 6 foot solid vinyl fencing with brick or stone piers at regular intervals. A detail of the fencing is included with the plans attached to this report.

Criteria for Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC]

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation of approval for the request with the following comment:

1. The site plan, landscaping plan, parking, and building architecture meet or exceed the

minimum requirements of the Multi-Family Residential design guidelines as required by Tooele City Code 7-11a.

Engineering Review and Public Works Division Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Site Plan Design Review submission and have issued a recommendation for approval.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for Site Plan and Design Review by Flyway Holdings for the 50th Place multi-family development on property located at 350 N. 50 West, application number 2024-041, 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 the project will meet all requirements of the Design Standards, Tooele City Code 7-11a.

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. With conditions 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 Approval – “I move we approve application #2024-041, request for Site Plan and Design Review approval by Flyway Holdings for the 50th Place multi-family development, located at 350 N. 50 West in the MR-8 zoning district based on the findings and subject to the conditions listed in the

Staff Report dated October 18, 2024:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny application #2024-041, request for Site Plan and Design Review approval by Flyway Holdings for the 50th Place multi-family development, located at 350 N. 50 West in the MR-8 zoning district based on the findings:”

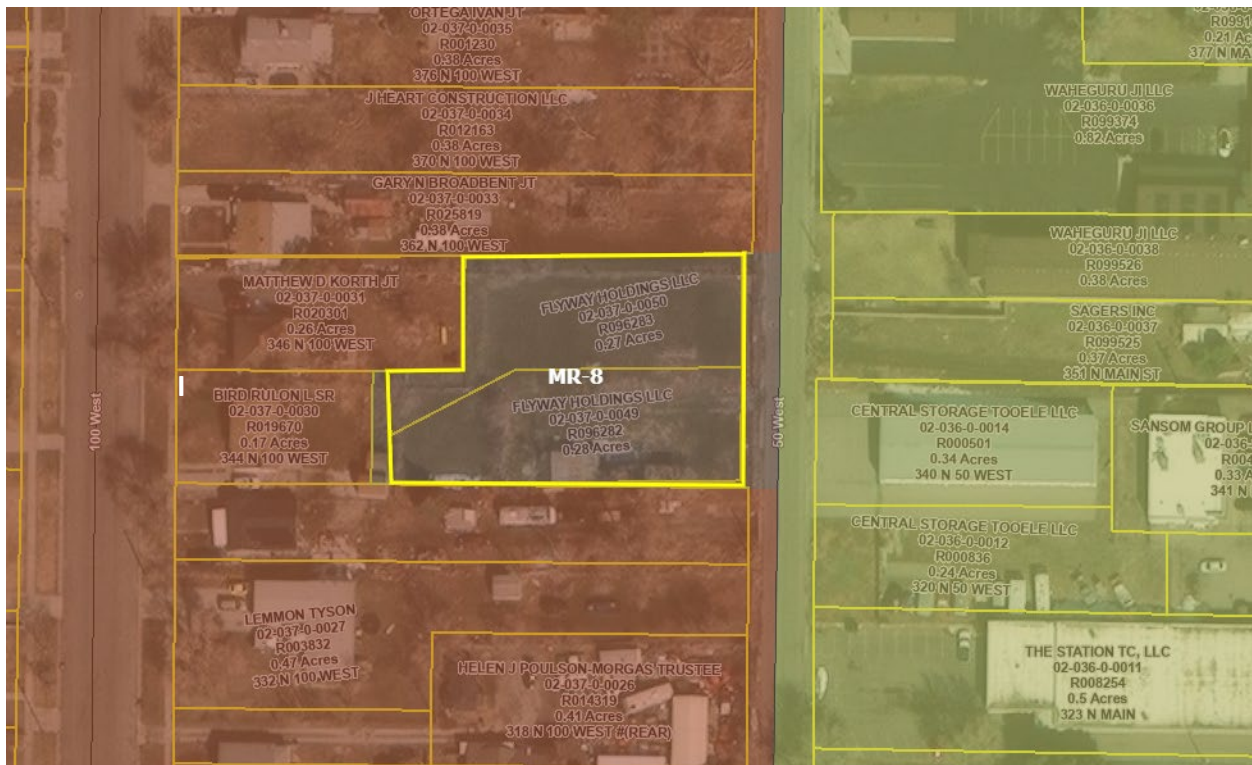
1. List findings...

EXHIBIT A

MAPPING PERTAINING TO THE REQUEST



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Site Plan 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 site plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of site 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 site 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.

Project Information					
Date of Submission:		Zone: MR-8		Acres: .55	
Parcel #(s):					
Project Name: 50TH PLACE					
Project Address: 350 NORTH 50TH WEST					
Project Description: DEVELOP & CONSTRUCT (4) TOWNHOMES				Phases: 1	Lots: 4
Property Owner(s): FLYWAY HOLDINGS LLC			Applicant(s): ←		
Address: PO BOX 780			Address: ←		
City: GRANTSVILLE	State: UT	Zip: 84029	City:	State:	Zip:
Phone: 801-201-3666	Email: larry@sandrockdevelopment.com	Phone:		Email:	
Contact Person: LARRY JACOBSON			Address: PO BOX 780		
Phone:			City: GRANTSVILLE	State: UT	Zip: 84029
Cellular: 801-201-3666	Fax:	Email: larry@sandrockdevelopment.com			
Engineer & Company: ENSIGN ENGINEERING					
Address: 169 NORTH MAIN ST. UNIT 1					
City: TOOELE	State: UT	Zip: 84074			
Phone: 435-843-3590	Email: jclegge@ensignutah.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:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

For Office Use Only			
Fee: (213)	Received By:	Date Received:	Receipt #:

811

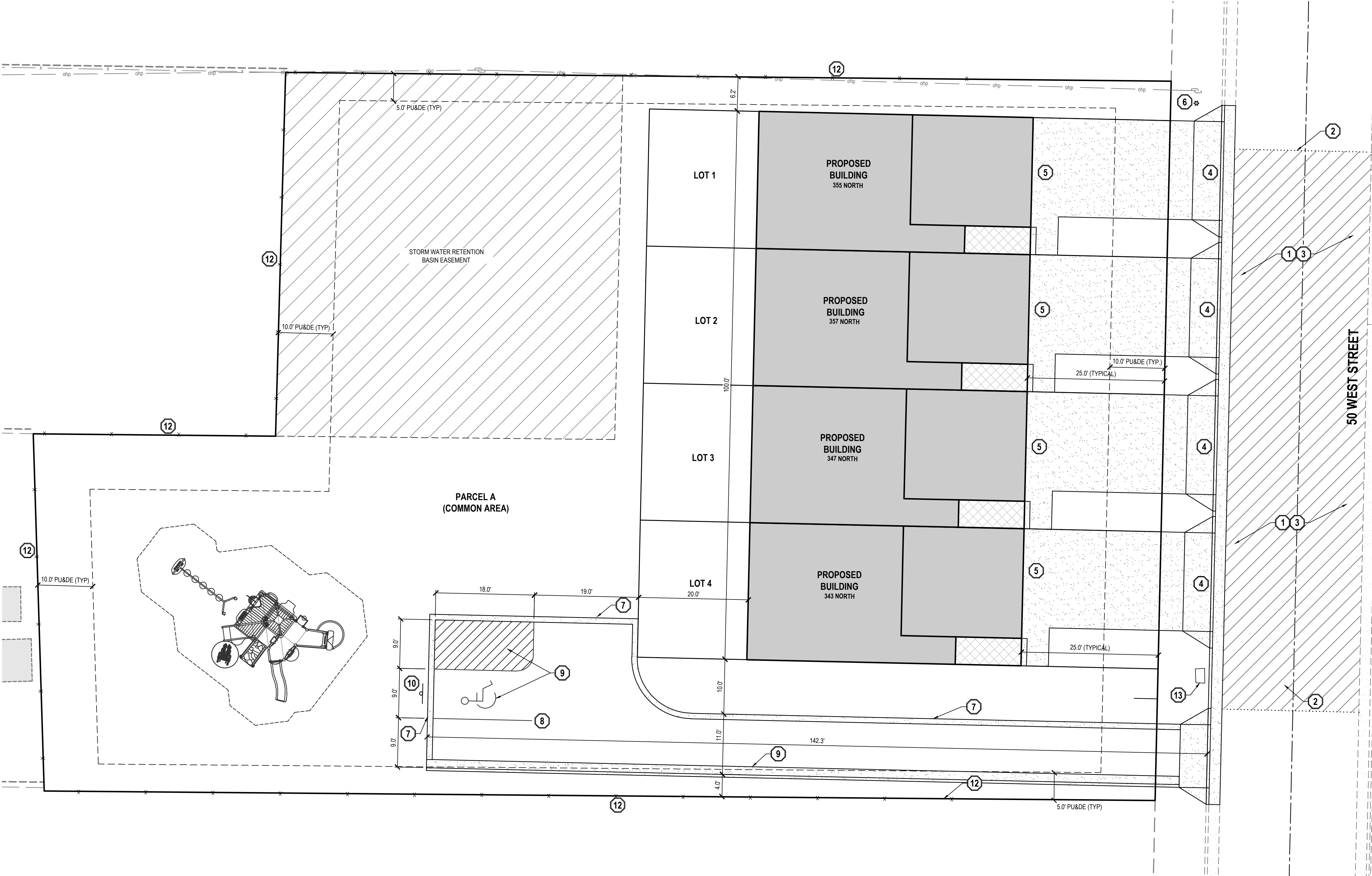
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, 3LB&M,
TOOELE CITY, TOOELE COUNTY, UTAH.

ELEV = 4787.07'

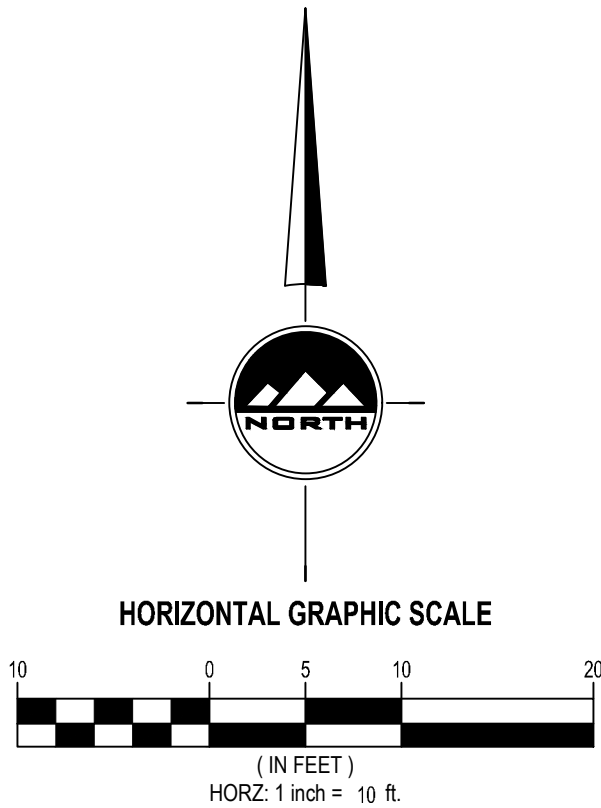


- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER DETAIL 2/C-500.
 - SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 - SAW-CUT DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 222 (WITHOUT SIDEWALK).
 - DETAILED SITE PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT.
 - INSTALL STREET LIGHT PER TOOELE CITY STANDARDS AND SPECIFICATIONS PLAN NO. 743R.
 - 12" CONCRETE APRON ALONG EDGE OF ASPHALT DRIVE.
 - 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 24" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - "VAN ACCESSIBLE" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - INSTALL 6.0' MIN. TALL VINYL FENCING PER DETAIL 5/C-500 AND TOOELE CITY STANDARDS.
 - U.S.P.S GANG MAILBOX. LOCATION TO BE DETERMINED BY U.S.P.S.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
CONCRETE	2,617	11%
ASPHALT	1,760	7%
BUILDING	4,760	20%
LANDSCAPE	14,866	62%
TOTAL AREA	24,003 OR 0.55 ACRES	100%
OFFSITE CONCRETE	1,138	
OFFSITE ASPHALT	2,583	

PARKING PROVIDED TABLE	
STANDARD STALLS	1
ADA STALLS	1
TOTAL STALLS PROVIDED	2



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
LARRY JACOBSON
6965 SOUTH UNION PARK CENTER #300
MIDVALE, UTAH 84047
CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

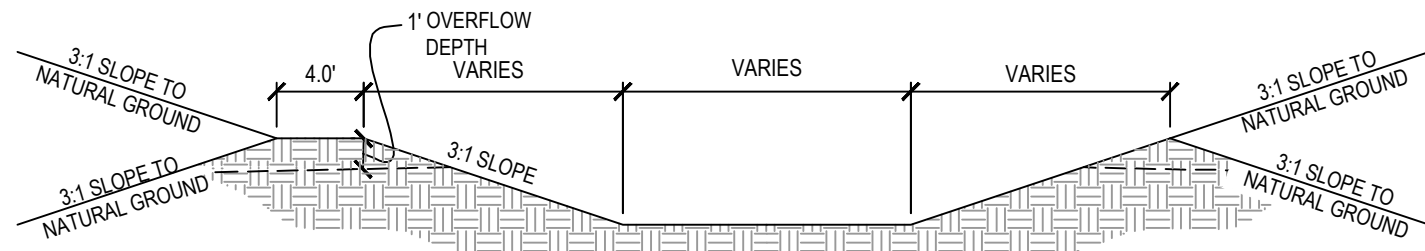
50th PLACE MINOR SUBDIVISION
FINAL DESIGN
350 NORTH 50 WEST
TOOELE, UTAH 84074



SITE PLAN

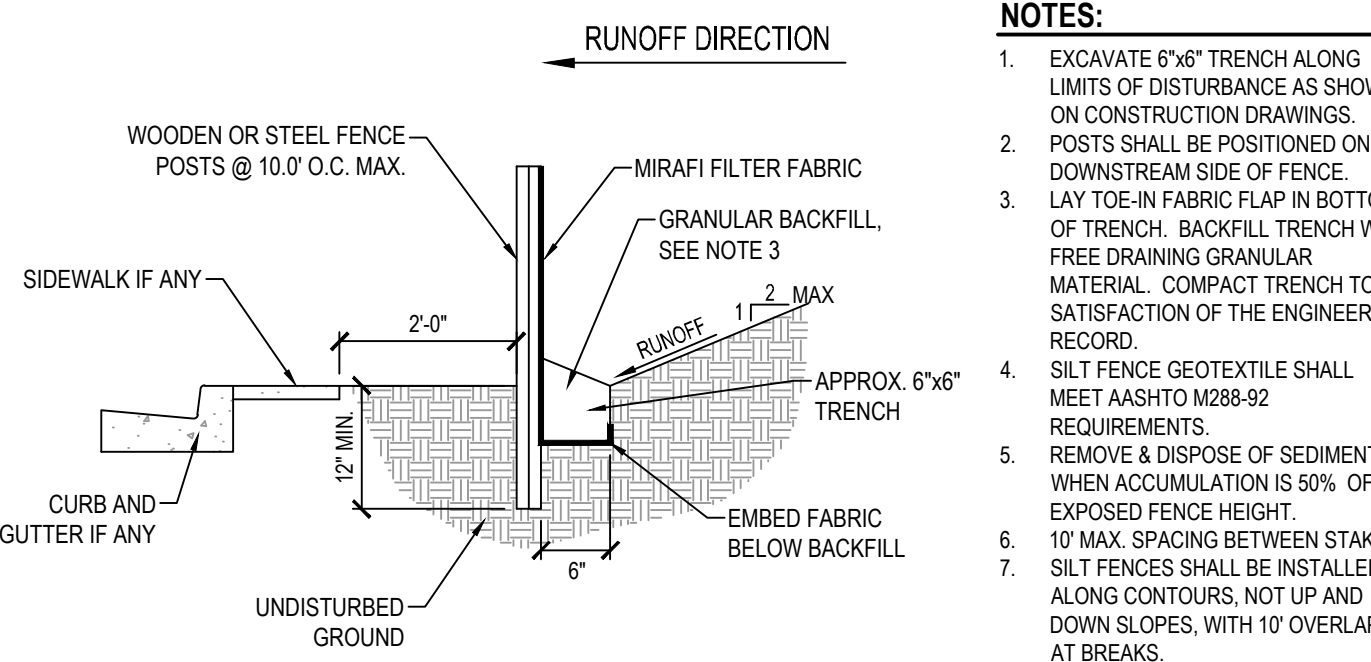
PROJECT NUMBER 8938A PRINT DATE 9/24/2024
DRAWN BY C. CARPENTER CHECKED BY D. KINSMAN
PROJECT MANAGER J. CLEGG

C-200



1 RETENTION BASIN LAYOUT

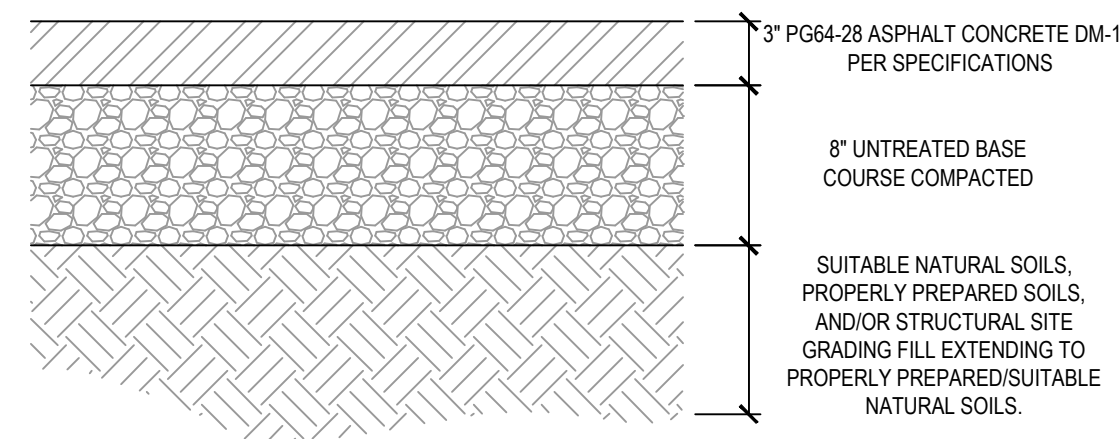
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4 TEMPORARY SILT FENCE

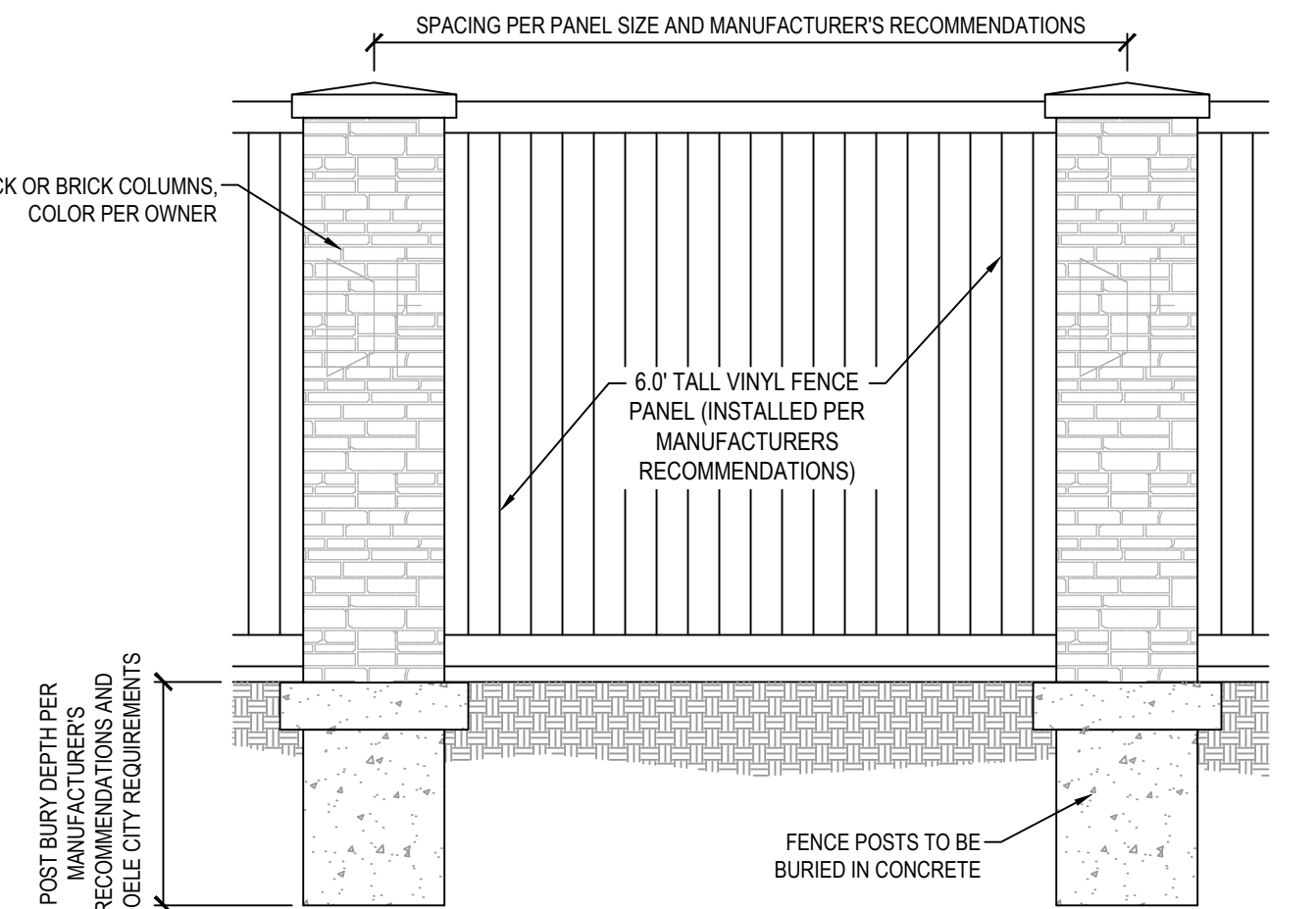
SCALE: NONE

- ### ASPHALT NOTES
- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
 - ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
 - REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.
 - ALL ASPHALT PAVEMENT WITH ITS ACCOMPANYING BASE COURSE TO MEET THE MINIMUM TOOELE CITY STANDARDS AND SPECIFICATIONS.



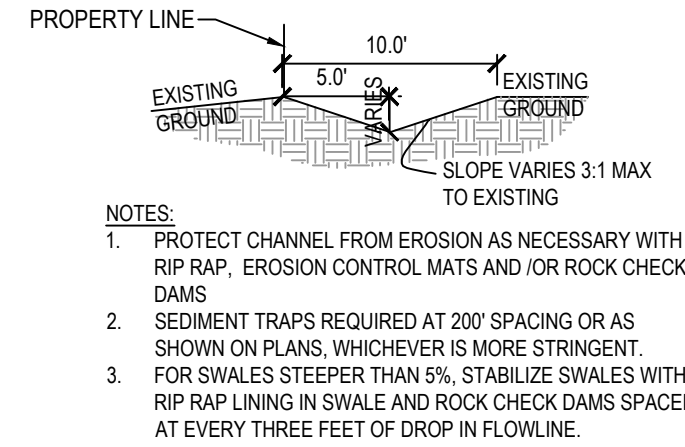
2 ASPHALT SECTION

SCALE: NONE



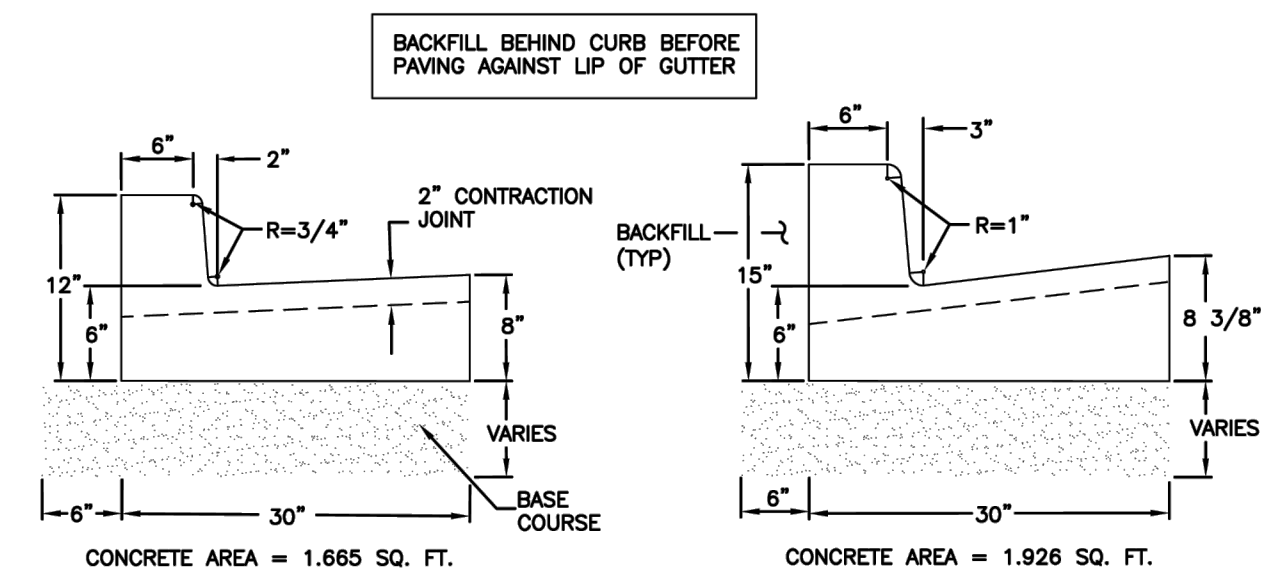
5 PERIMETER VINYL FENCING

SCALE: NONE



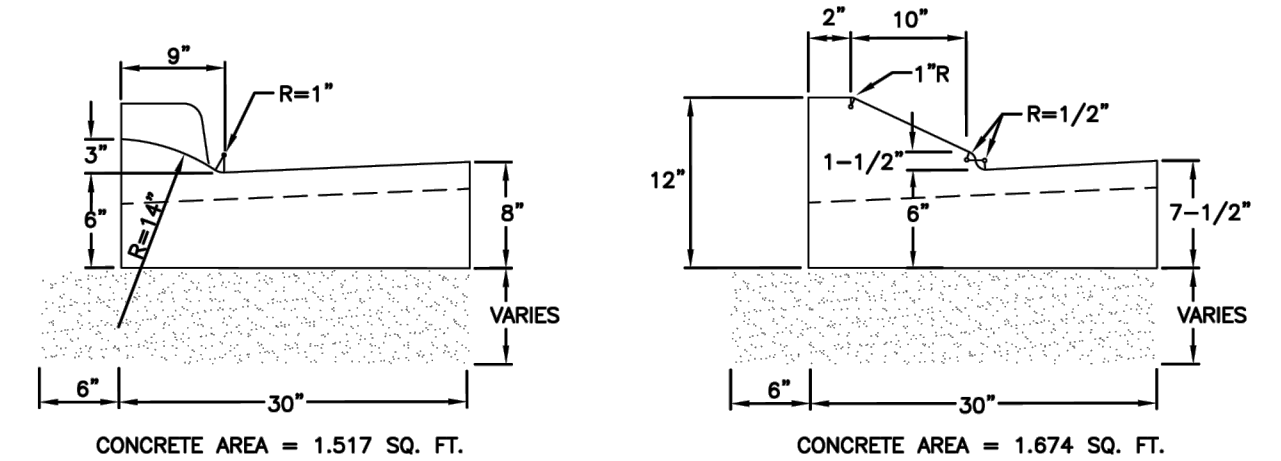
3 10' DRAINAGE SWALE

SCALE: NONE



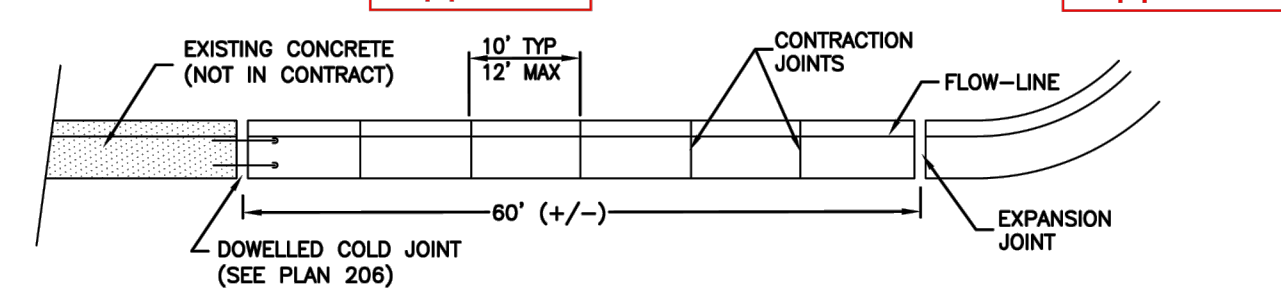
Type A Type B

Requires Approval



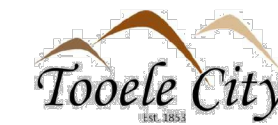
Type C Type D

Requires Approval

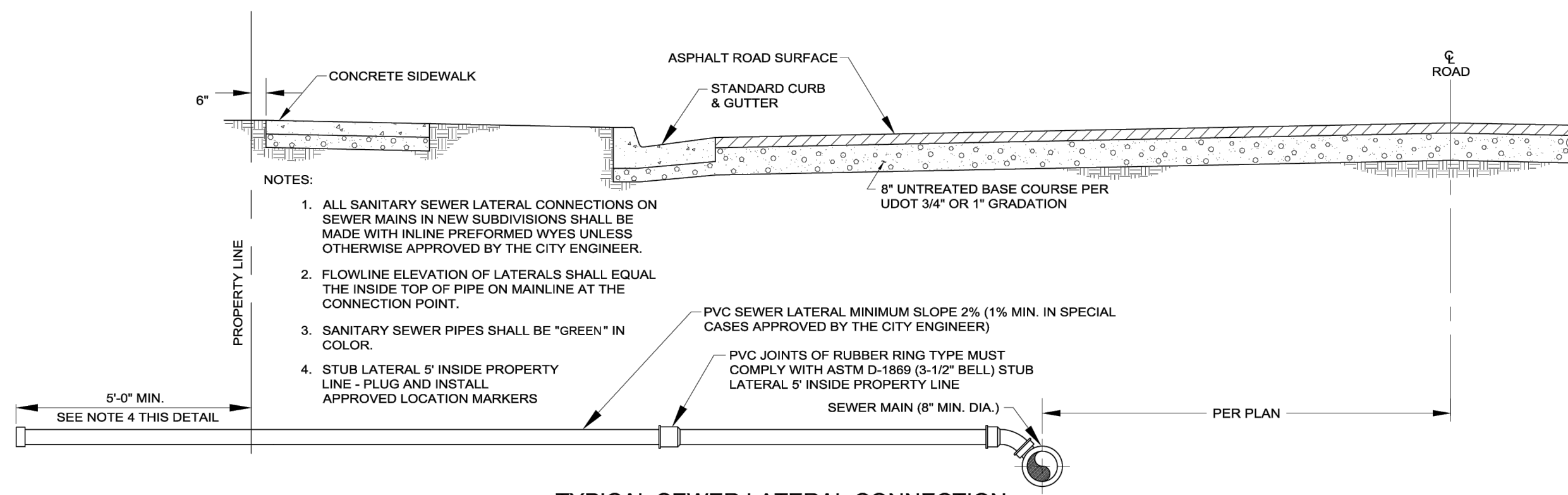


JOINT DETAIL CURB AND GUTTER

Plan No. 205 R
Drawing 1 of 3
6/2014



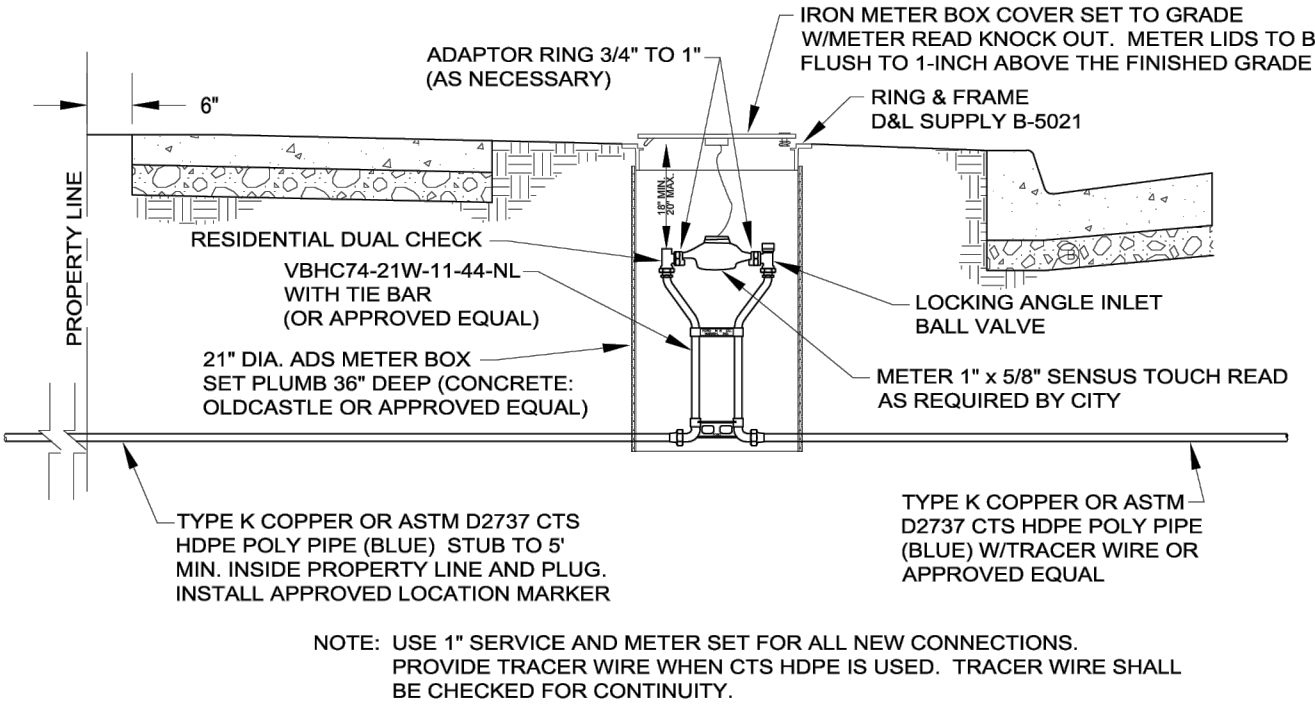
Plan No. 205 R
Drawing 1 of 3
6/2014



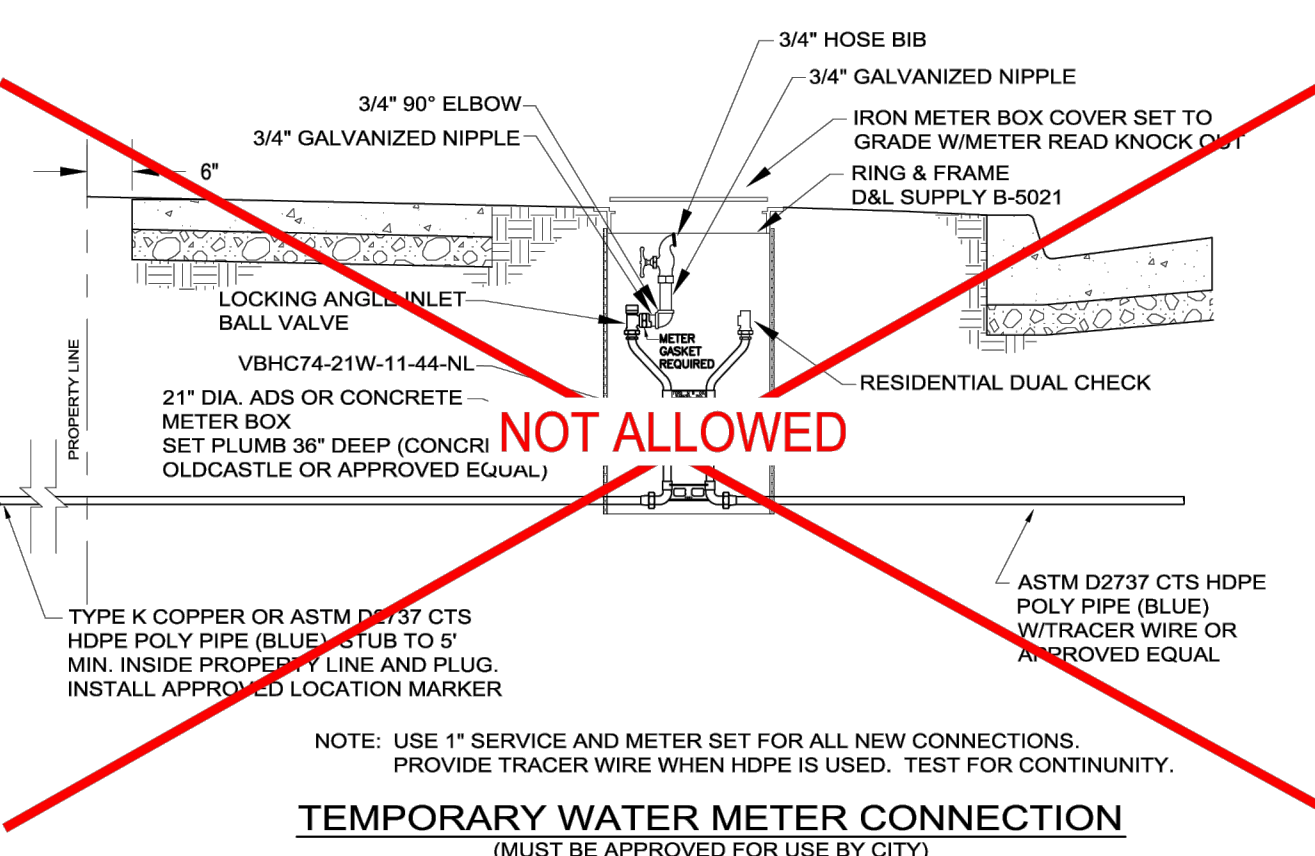
TYPICAL SEWER LATERAL CONNECTION



TAPPING INTO EXISTING PVC PIPE



RESIDENTIAL WATER METER

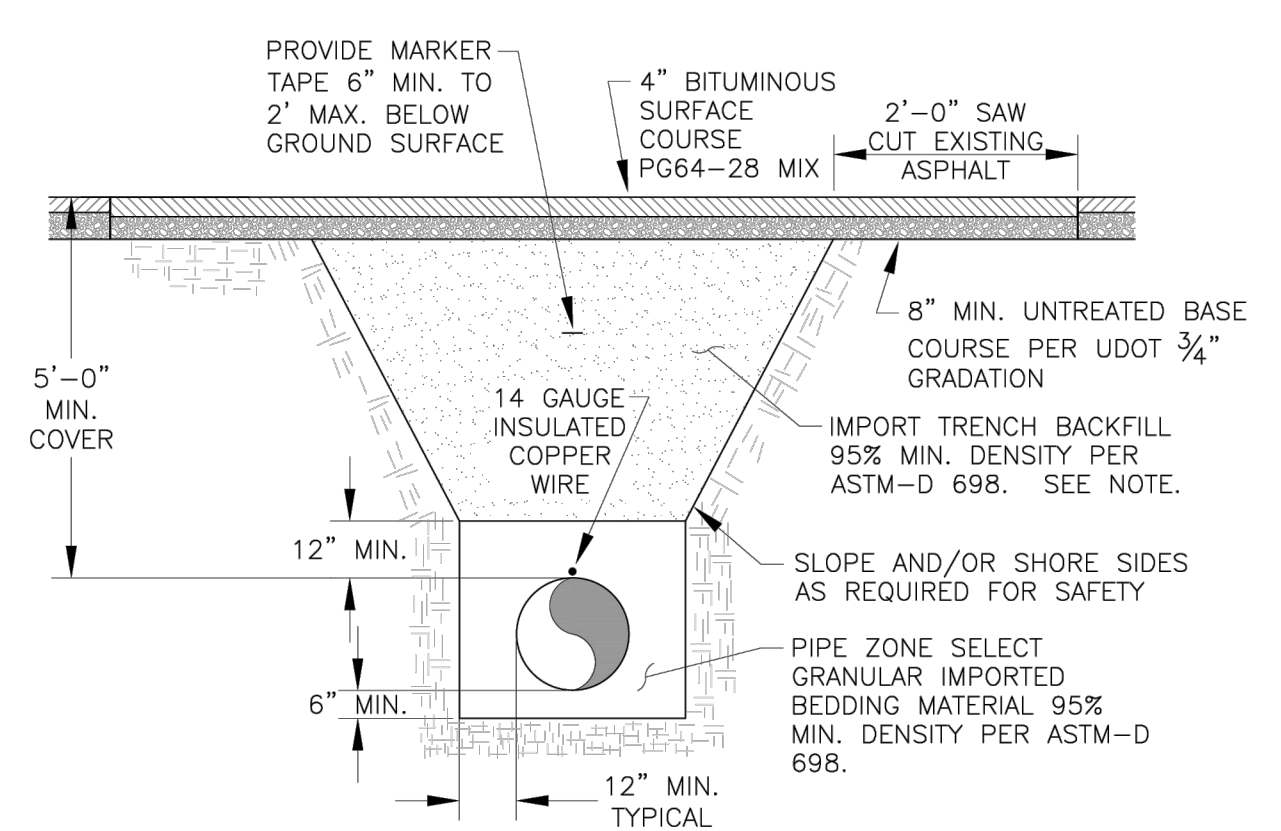


TEMPORARY WATER METER CONNECTION

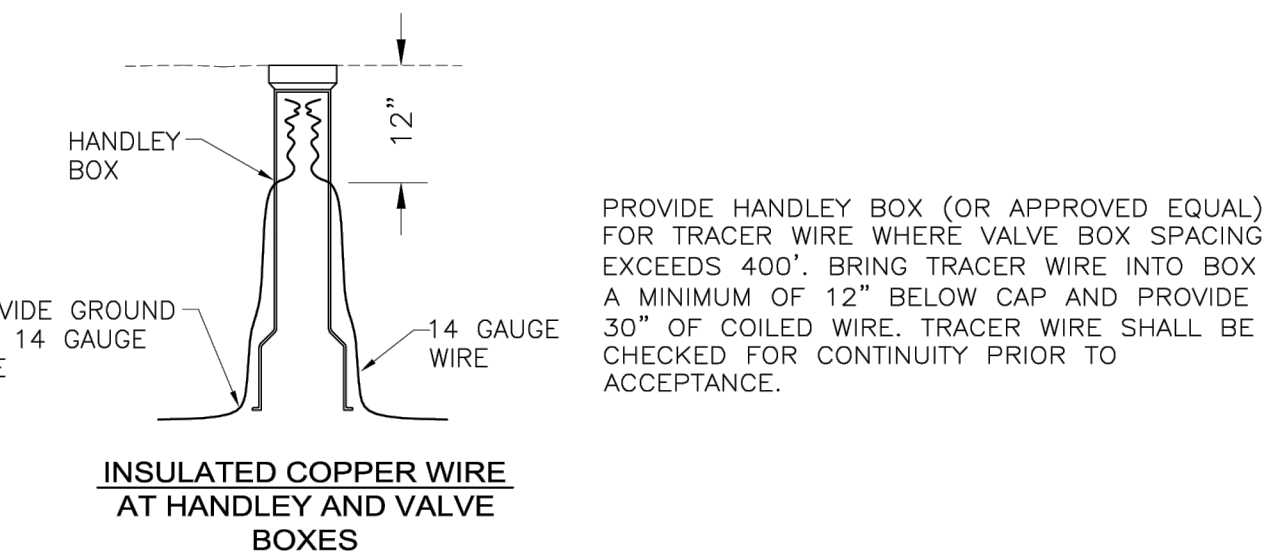
1" RESIDENTIAL WATER METER



Plan No. 521 R
1/2023



TYPICAL TRENCH DETAIL



INSULATED COPPER WIRE AT HANDLEY AND VALVE BOXES



Plan No. 381 R
4/2023



SEWER LATERAL CONNECTION

Plan No. 431 R
8/2016



TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

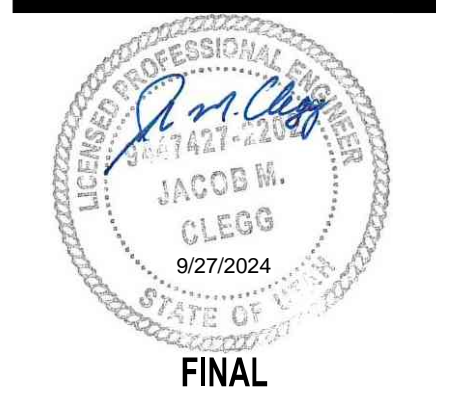
RICHFIELD
Phone: 435.896.2983

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FOR:
LARRY JACOBSON
8965 SOUTH UNION PARK CENTER #300
MIDVALE, UTAH 84047

CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

50th PLACE MINOR SUBDIVISION
FINAL DESIGN
350 NORTH 50 WEST
TOOELE, UTAH 84074



FINAL

DETAILS

PROJECT NUMBER 8939A PRINT DATE 9/24/2024

DRAWN BY C. CARPENTER CHECKED BY D. KINSMAN

PROJECT MANAGER J. CLEGG

C-500

811

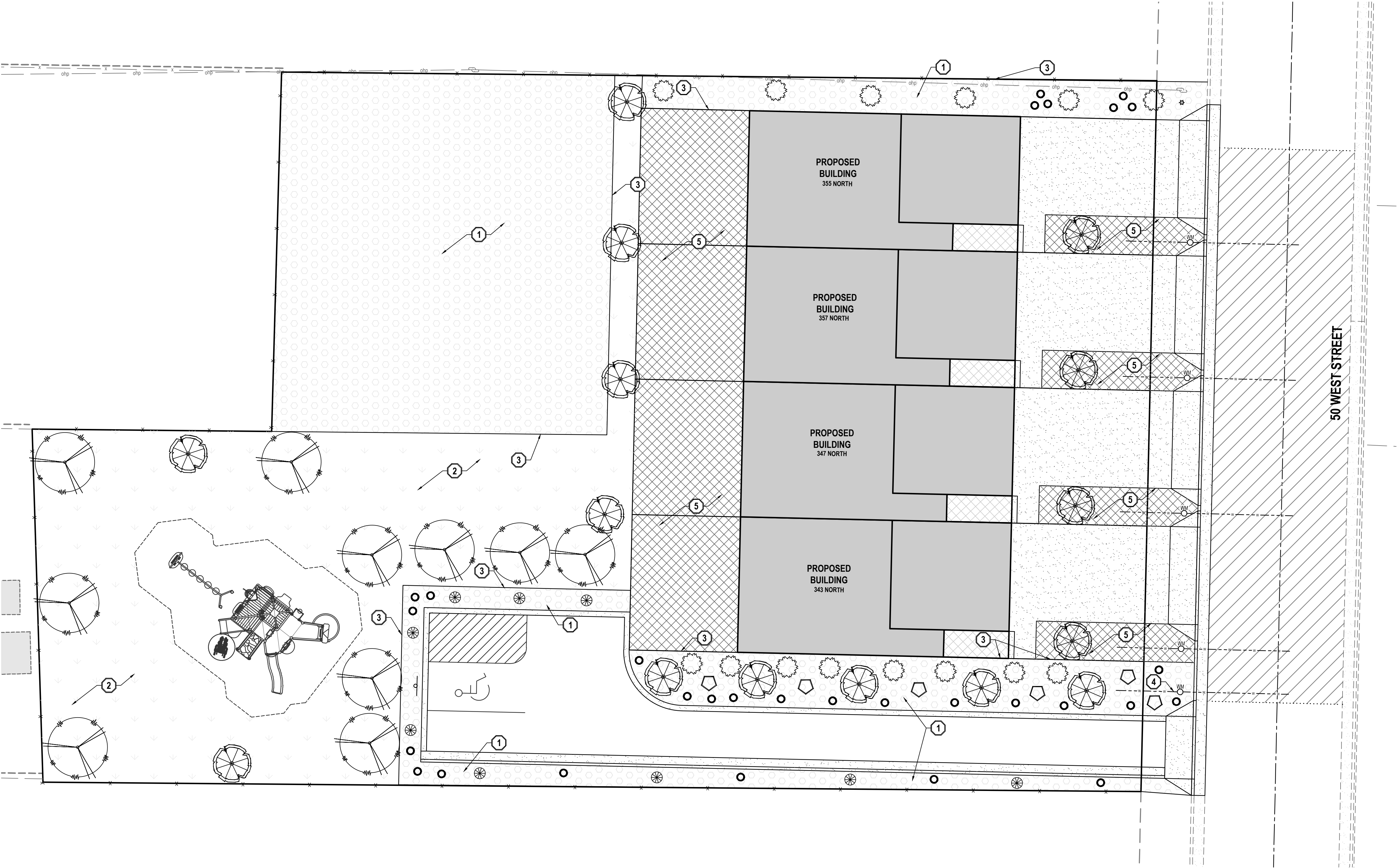
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SL&M,
TOOELE CITY, TOOELE COUNTY, UTAH.

ELEV = 4787.07



Landscape

Trees

Qty	Symbol	Common Name	Plant Size
10		Oregon Green Austrian Pine	2' Cal.
15		Modesto Ash	2' Cal.
Total: 25			
TREES TO BE WATERED WITH TREE DRIP POINT SOURCE EMITTERS PER SHEET L-200			

** NOTES ** SOME FIELD MODIFICATIONS TO SHRUB LOCATIONS MAY CHANGE AS NEEDED TO AVOID ON SITE OBSTRUCTIONS AND OTHER UTILITIES.

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
6		Cinquefoil	5 Gallon
14		Currant, Alpine	1 Gallon
29		Juniper, Green Mound	1 Gallon
9		Feather Reed Grass 'Karl Foerster'	1 Gallon
Total: 58			

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 4" DEEP 2'-3" DIA. NEPHI ROCK & GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- 2

LEGACY BUFFALO SOD AREA
- 3

INSTALL 4" METAL EDGING
- 4

SEE UTILITY PLANS FOR WATER LATERAL SIZES
- 5

LANDSCAPE PER OWNERS OF LOTS

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1

Tooele, UT. 84074

Phone: 435.843.3590

SALT LAKE CITY

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LAYTON

Phone: 801.547.1100

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FOR:

LARRY JACOBSON

6965 SOUTH UNION PARK CENTER #300

MIDVALE, UTAH 84047

CONTACT:

LARRY JACOBSON

PHONE: 801-201-3666

50th PLACE MINOR SUBDIVISION

FINAL DESIGN

350 NORTH 50 WEST

TOOELE, UTAH 84074

FINAL

LANDSCAPE PLAN

PROJECT NUMBER
8939A

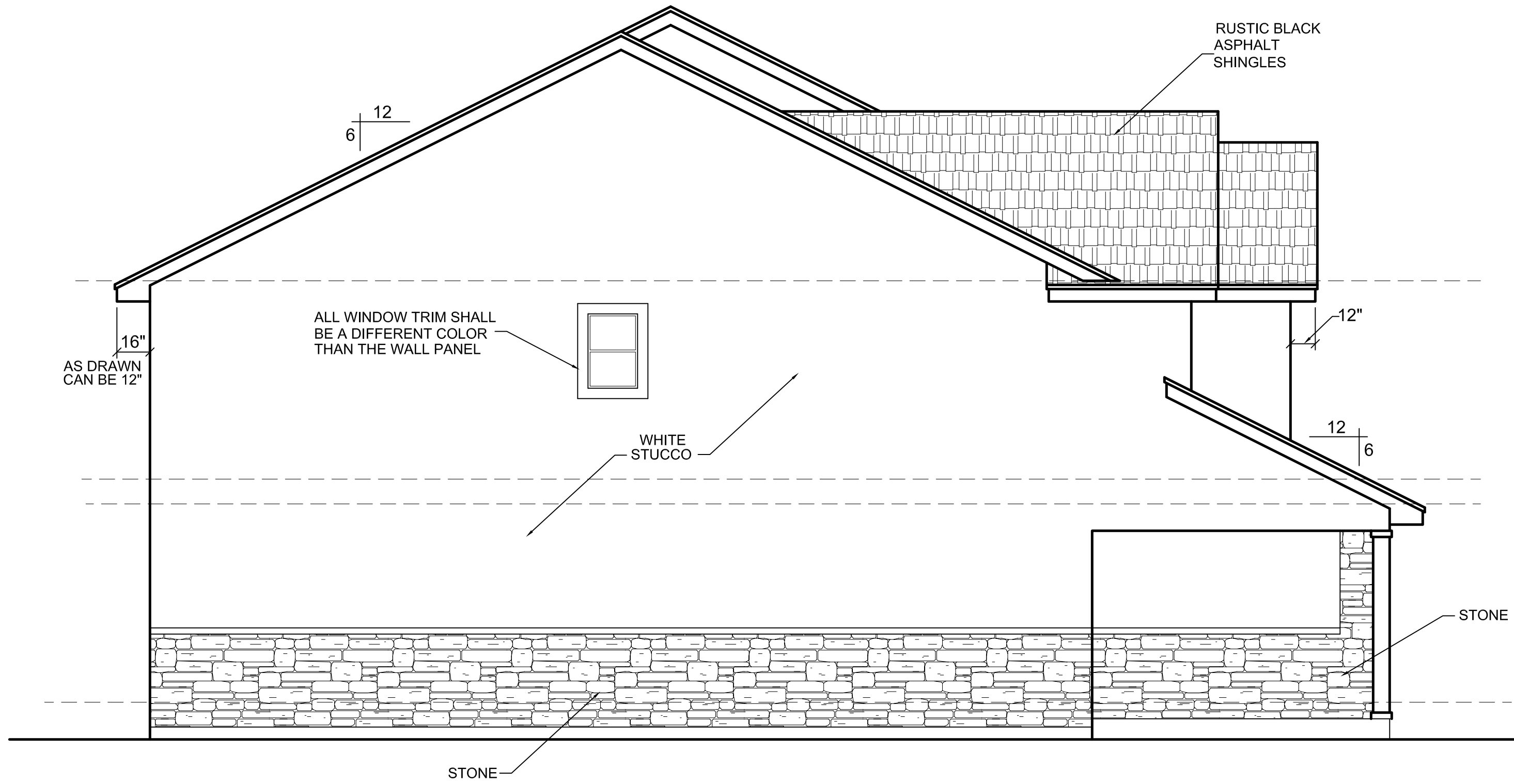
PRINT DATE
9/24/2024

DRAWN BY
C. CARPENTER

CHECKED BY
D. KINSMAN

PROJECT MANAGER
J. CLEGG

L-100



ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION

FACADE SQ. FT. TABLE

FRONT ELEVATION	708 SQ. FT. OF DOORS AND WINDOWS	1628 SQ. FT. - 708 = 920 SQ. FT. FACADE
LEFT SIDE ELEVATION	6 SQ. FT. OF WINDOW	916 SQ. FT. - 6 = 910 SQ. FT. FACADE
RIGHT SIDE ELEVATION	10 SQ. FT. OF WINDOW	1074 SQ. FT. - 10 = 1064 SQ. FT. FACADE
REAR ELEVATION	408 SQ. FT. OF DOORS AND WINDOWS	1716 SQ. FT. - 408 = 1308 SQ. FT. FACADE
ALL ELEVATIONS	1132 SQ. FT. OF DOORS AND WINDOWS	5334 SQ. FT. - 1132 = 4202 TOTAL SQ. FT. OF FACADE

STONE REQUIREMENT

50% OF 4202 SQ. FT. OF FACADE = 2101 SQ. FT. OF STONE REQUIRED
75% OF THE REQUIRED STONE AMOUNT = 1576 SQ. FT. OF STONE REQUIRED ON FRONT ELEVATION
25% OF REQUIRED STONE = 525 SQ. FT. OF STONE REQUIRED ON REAR AND SIDE ELEVATIONS

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
FLASHING, EAVES, AND GUTTERS
TO BE BLACK OR DEEP BRONZE



FRONT ELEVATION

SCALE 1/4" = 1'-0"

ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING OR CONSTRUCTION ERRORS OR OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS. DOES NOT WARRANT THE ACCURACY OF THESE DRAWINGS. THESE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THESE DRAWINGS ARE THE PROPERTY OF ECA HOME DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E|C|A
HOME DESIGN, INC.
801-280-3030

50th PLACE MINOR
350 NORTH 50 WEST
TOOELE, UTAH

DATE:
FEBRUARY 2021

SCALE:
NOTED

JOB NO.:
50th PLACE

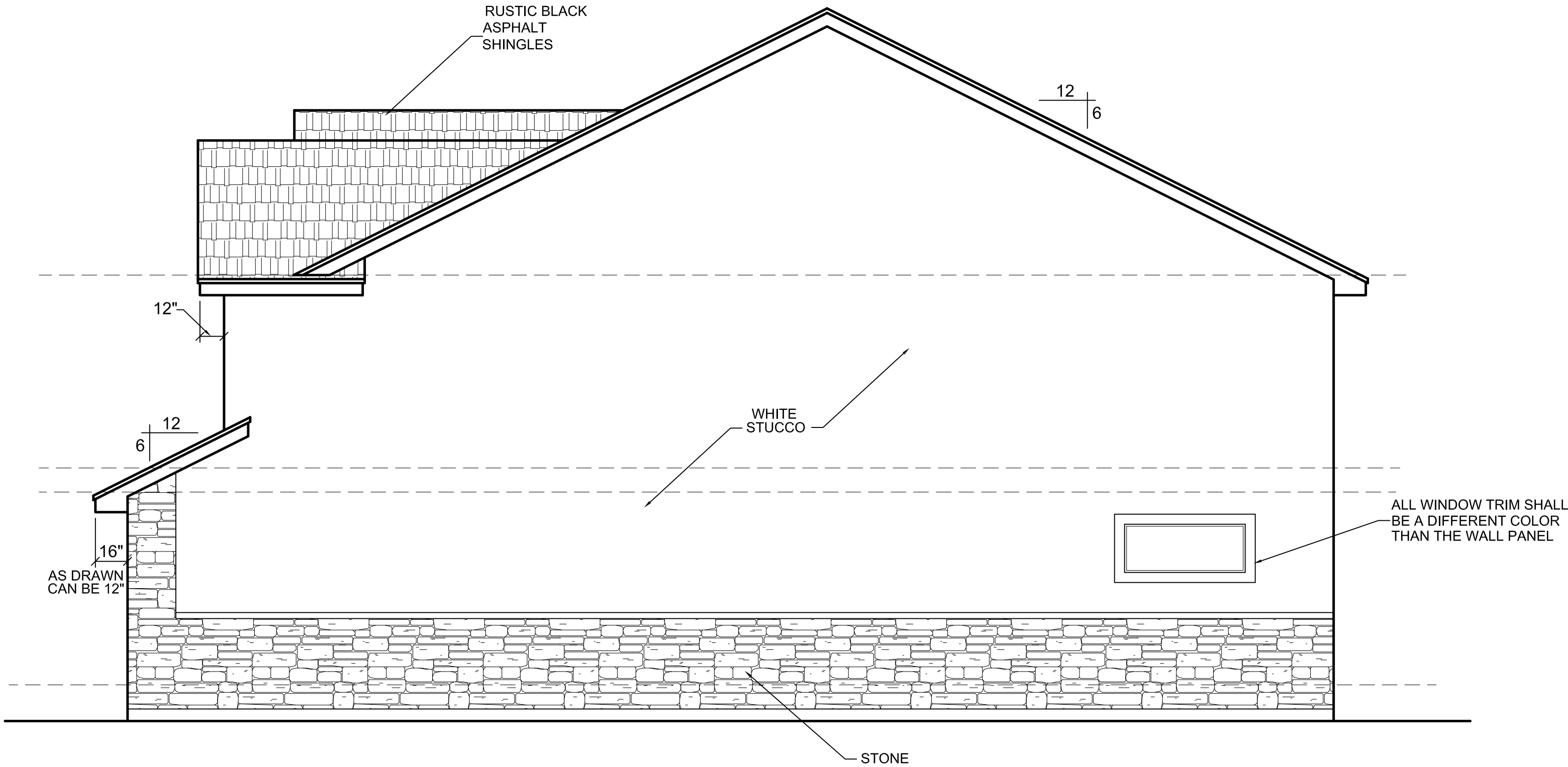
SHEET

1

ELEVATION NOTES

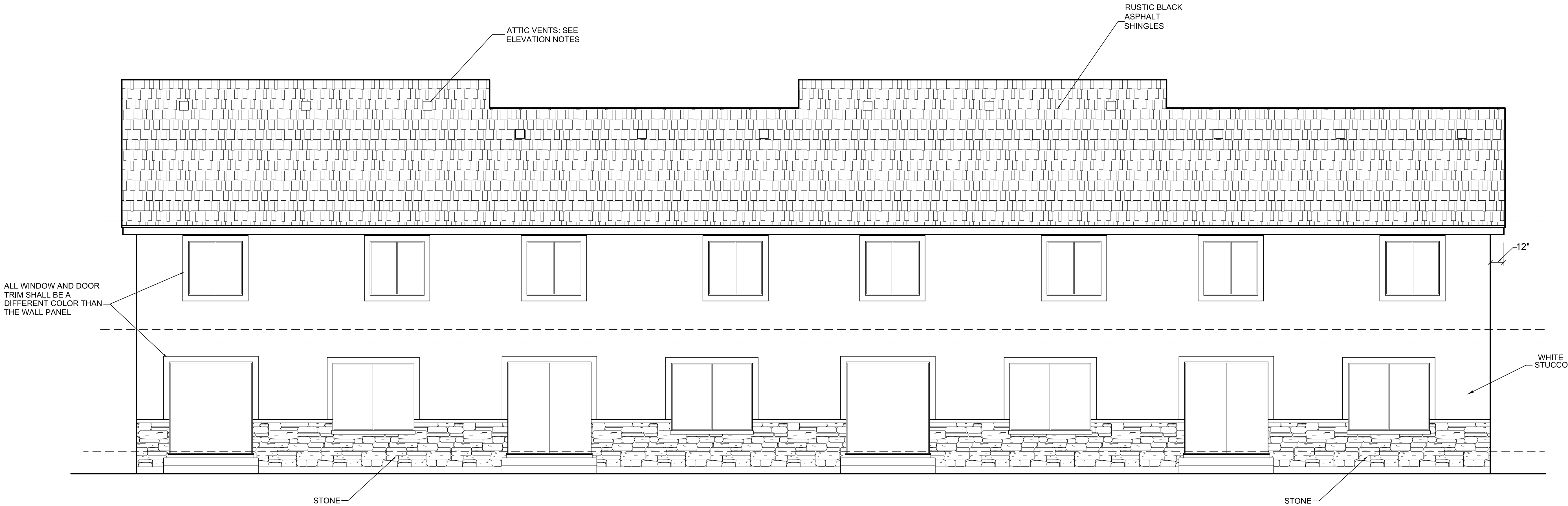
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION



RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"

NOTE:
FLASHING, EAVES, AND GUTTERS
TO BE BLACK OR DEEP BRONZE



REAR ELEVATION SCALE 1/4" = 1'-0"

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E&A HOME DESIGN, INC.
801-280-3030

50th PLACE MINOR
350 NORTH 50 WEST
TOOELE, UTAH

DATE
FEBRUARY 2021

SCALE
NOTED

JOB NO.
50th PLACE

SHEET
2

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 9, 2024
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

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

Commission Members Excused:

Jon Gossett
Alison Dunn

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
Roger Baker, City Attorney
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 Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Matt Robinson, Present
Weston Jensen, Present
Kelley Anderson, Present

Melanie Hammer, Present
Alison Dunn, Excused
Jon Gossett, Excused

3. Public Hearing and Recommendation – Proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented amendments to Tooele City Code in regards to parking lots, park strips landscaping, development standards in the Commercial and Industrial zones. Staff is proposing the following changes: eliminate landscaping and tree requirement on park strips, amend titles to include LI and IS zones, requires all disturbed areas will be reclaimed with native seed mixtures, requires submission of a disturbed area reclamation plan at the time of site plan review, and financial waivers.

The Planning Commission asked the following questions:
Is the 1% decided by Legislation?

Mr. Aagard addressed the Commission. The Legislature has not put any requirements on this.

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

Commissioner Proctor motioned to forward a positive recommendation on proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district 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 Hammer, “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 #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110’ monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for 110’ monopole tower on the property located at 1148 W 60 South. This is located on Christian and Griffith property. This will be fenced and gated. They are looking to add an 8-foot fence. It is 850 feet from the nearest residential line. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:
Is the square footage sufficient for the equipment?

Mr. Hall addressed the Commission's questions. The square footage is 450 max. The equipment is getting smaller, requiring less space.

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

Commissioner Robinson motioned to approve Application #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110' monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "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 Land Use Amendment request on 300 East was not approved. They approved another traffic signal on 1000 north near England Acres Park.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Jensen motioned to approve the minutes. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "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 7:22 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 October, 2024

Tyson Hamilton, Tooele City Planning Commission Chair