PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for ***Wednesday, July 12, 2023*** 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/@tooelecity or searching for our YouTube handle ***@tooelecity****. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.org anytime after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. ***Pledge of Allegiance***

2. ***Roll Call***

3. ***Public Hearing and Recommendation*** on a Zoning Map Amendment regarding a request to re-assign the zoning designation by Wagstaff Investments, LLC for approximately 2.0 acres located at 602 W Three O' Clock Drive from the existing zoning designation of MR-12 (Multi-Family Residential) to GC (General Commercial).

4. ***Decision*** on a conceptual condominium plat proposed by Douglas Orthopedics located at 2321 North 400 East, Suite 300 in the GC General Commercial zoning district on 2.2 acres.

5. ***City Council Reports***

6. ***Review and Approval*** of Planning Commission Minutes for the meeting held on June 28, 2023.

7. ***Adjourn***

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

STAFF REPORT
July 7, 2023

To: Tooele City Planning Commission
Business Date: June 12, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Wagstaff Investments LLC Tooele South – Zoning Map Amendment Request**

Application No.:	P23-484
Applicant:	Brent Neel, Wagstaff Investments, LLC
Project Location:	Approximately 602 West 3 O'Clock Drive
Zoning:	MR-12 Multi-Family Residential Zone
Acreage:	2 Acres (Approximately 87,120 ft^2)
Request:	Request for approval of a Zoning Map Amendment in the MR-12 Multi-Family Residential zone to re-assign approximately 2 acres of property to the GC General Commercial zoning district.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 2 acres located, at approximately 602 West 3 O'Clock Drive. The property is currently zoned MR-12 Multi-Family Residential. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the zoning to the GC General Commercial zoning district to allow for the development of the currently vacant site as a Holiday Oil convenience store with gasoline services.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. The property has been assigned the MR-12 Multi-Family Residential zoning classification, supporting approximately 12 dwelling units per acre. The MR-12 Multi-Family Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. Properties located to the north and the west are zoned MR-12 Multi-family Residential. Properties to the north east are zoned GC General Commercial. Properties to the east are zoned R1-7 Residential and RR-1 Residential. Property located south, on the adjacent side of 3 O'Clock Drive are zoned MR-12. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

On June 21, 2023 the Tooele City Council approved a Land Use Map amendment request thus changing the property from the High Density Residential designation to the CC Community Commercial land use. The CC land use designation includes two zoning districts, the GC General Commercial zoning district and the NC Neighborhood Commercial zoning district. Both of these zoning districts are oriented towards local commercial activities such as retail of various types, office uses, medical clinics, personal services such as beauty salons and cosmetology, food services such as restaurants and convenience stores.

With the Land Use Map having been changed to CC the applicant has submitted the follow up application which is the Zoning Map Amendment application. They are requesting that the 2 acres of property

highlighted in red on the aerial photograph be rezoned to GC General Commercial. It should be noted that the parcel being demonstrated on the aerial photograph does not yet exist. A subdivision will need to be completed in order to create the lot for the Holiday Oil. This Zoning Map Amendment, if it is approved, will follow the future subdivision, or, the Planning Commission may recommend to the City Council that the entire 4.8 acre parcel be re-assigned to the GC zoning district then the subdivision lines won't have any relevance to the zoning boundaries.

The applicant has requested the GC zoning district because the zone permits a car wash. The applicant, who, wishes to construct a Holiday Oil convenience store with gasoline services would also like to have the opportunity to construct a car wash if they determine it would be a good fit for the site. The NC zoning district prohibits car washes where the GC zoning district permits them with a CUP.

Traffic Study. The applicant has submitted an updated traffic study that includes the proposed Holiday Oil store and gasoline station. The recommendations of the traffic study are that the applicant install a deceleration lane on 3 O'Clock Drive where customers will exit SR-36 to enter the site. The study did not recommend any alterations to Coleman Street where a second connection is desired for greater access. However, Coleman is a City Street and it is likely the City will require that the access onto Coleman Street be a right in – right out limited access.

Site Plan Layout. An official site plan has not been submitted.

Subdivision Layout. A subdivision plat has not be submitted.

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 viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
(f) The overall community benefit of the proposed amendment.

REVIEWS

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

1. The requested GC General Commercial zoning district does comply with the CC Community Commercial land use designation of the Land Use Map of the Tooele City General Plan.
2. If the Planning Commission include the entire 4.8 acre parcel in the re-assignment of zoning from the MR-12 to the GC zoning districts.

Engineering and Public Works Divisions Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission and have issued the following comment:

1. An access onto Coleman Street is approved by Tooele City and the access may be determined to be limited to a right in right out configuration.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Zoning Map Amendment submission and has not issued any comments concerning this request.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Zoning 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 the Wagstaff Investments LLC Tooele South Zoning Map Amendment Request by Brent Neel representing Wagstaff Investments, LLC re-assigning the zoning from MR-12 Multi-family Residential to GC General Commercial, application number P23-484, based on the findings and subject to the conditions listed in the Staff Report dated July 7, 2023:"

1. List findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Wagstaff Investments LLC Tooele South Zoning Map Amendment Request by Brent Neel representing Wagstaff Investments, LLC re-assigning the zoning from MR-12 Multi-family Residential to GC General Commercial application number P23-484, based on the following findings:"

1. List findings…

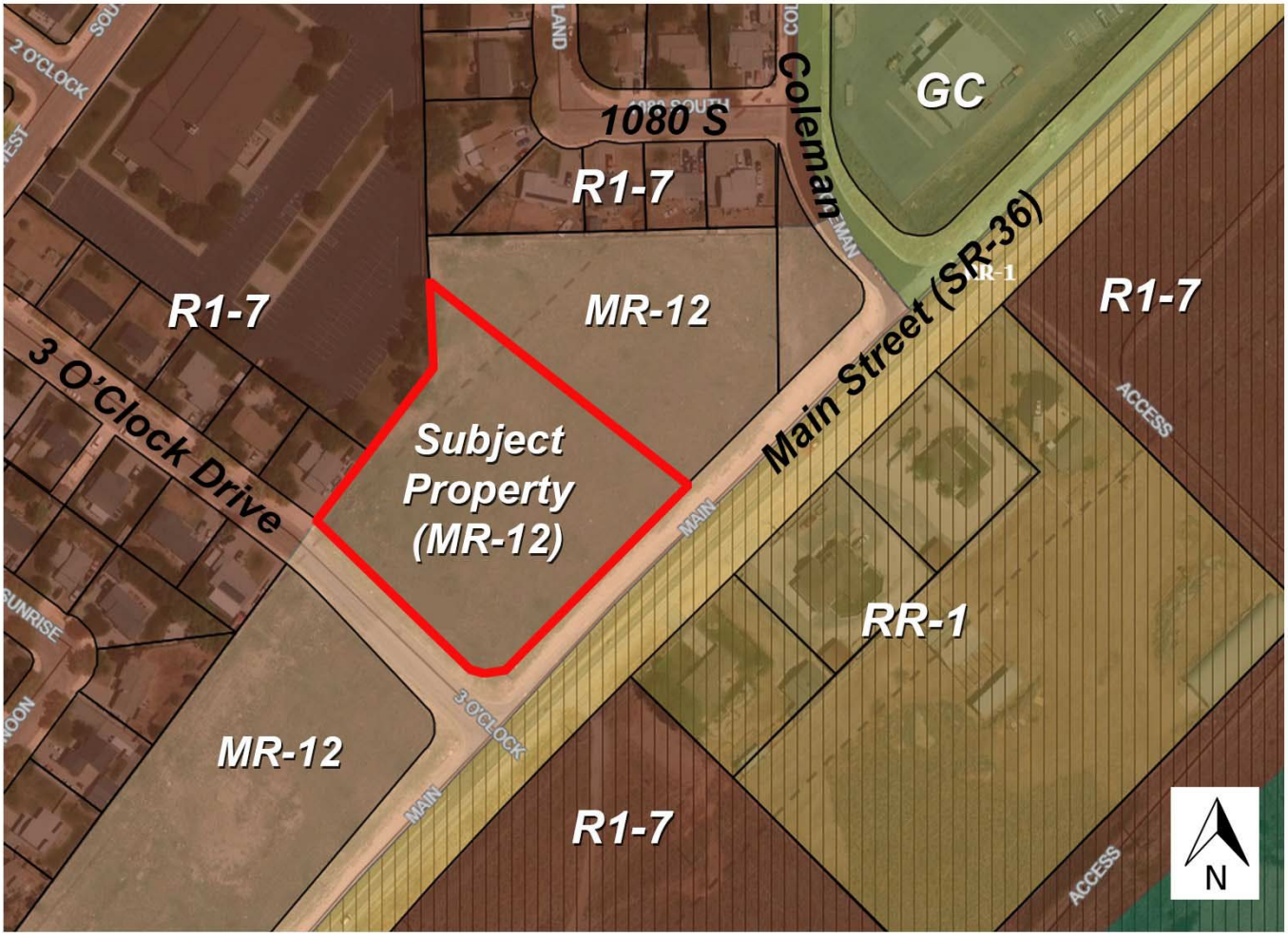
EXHIBIT A

MAPPING PERTINENT TO THE WAGSTAFF INVESTMENTS LLC TOOELE SOUTH ZONING MAP AMENDMENT

Wagstaff Investments Tooele South Zoning Map Amendment

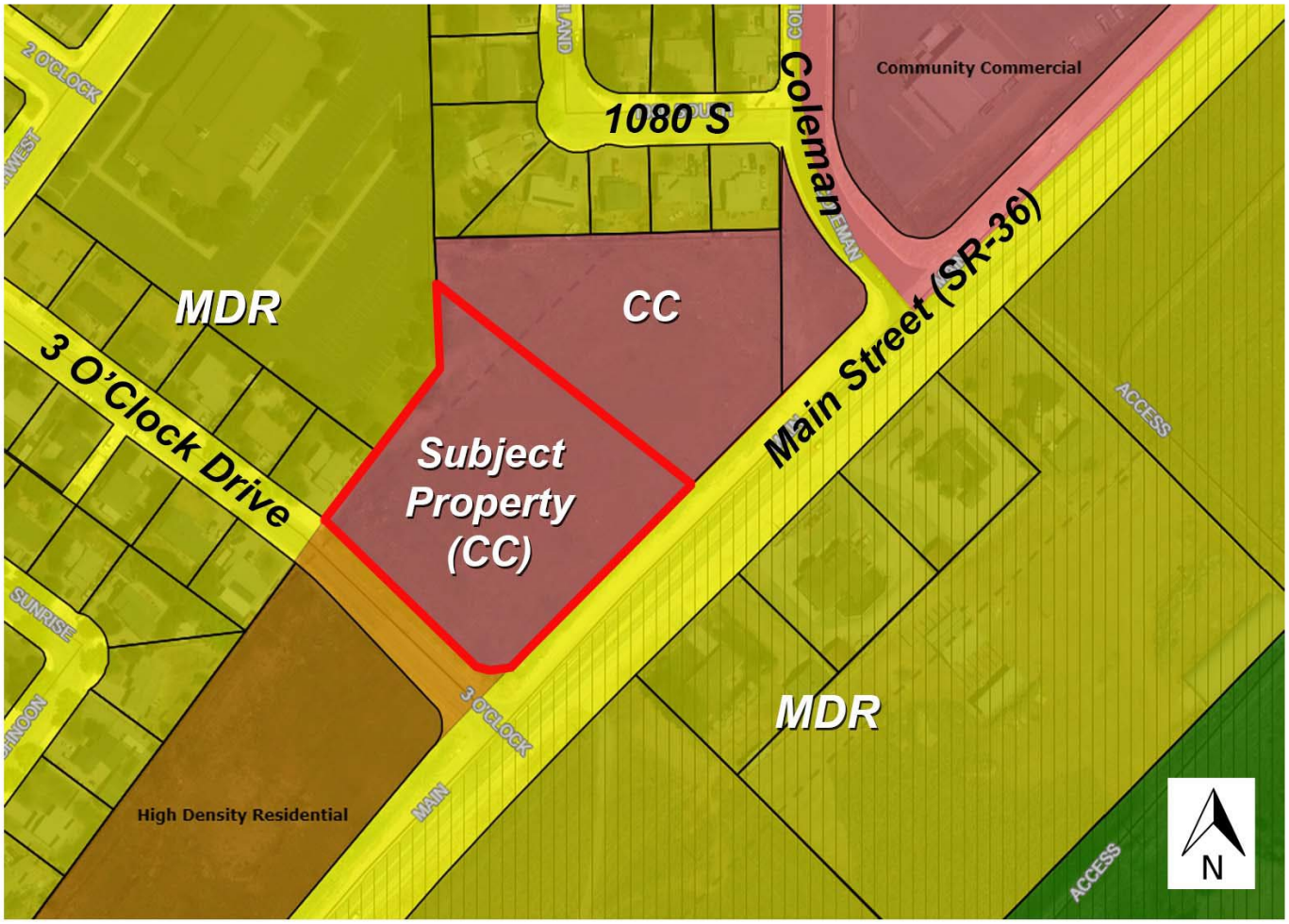
Aerial View

Wagstaff Investments Tooele South Zoning Map Amendment



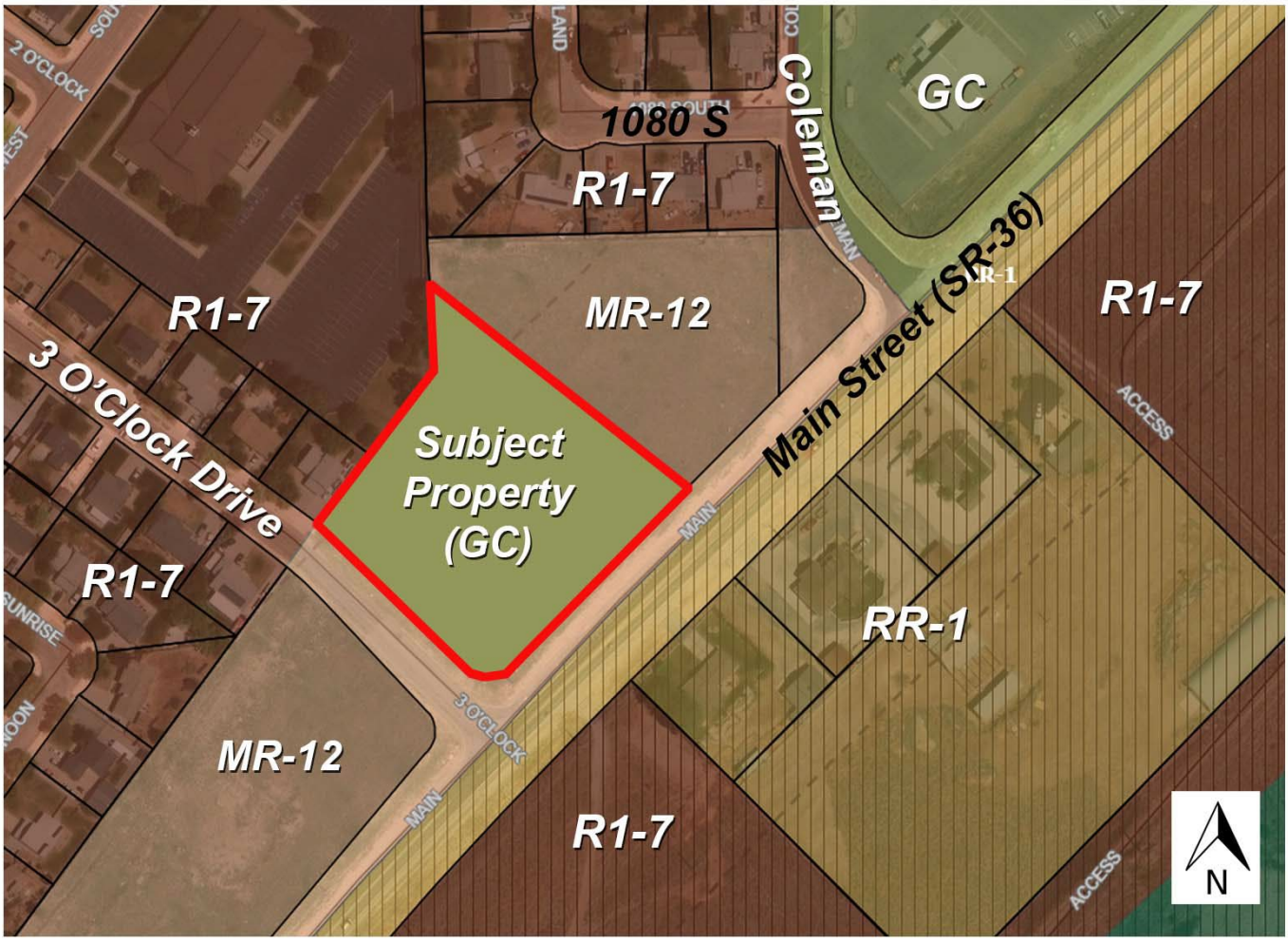
Current Zoning

Wagstaff Investments Tooele South Zoning Map Amendment



Current Land Use

Wagstaff Investments Tooele South Zoning Map Amendment



Proposed Zoning

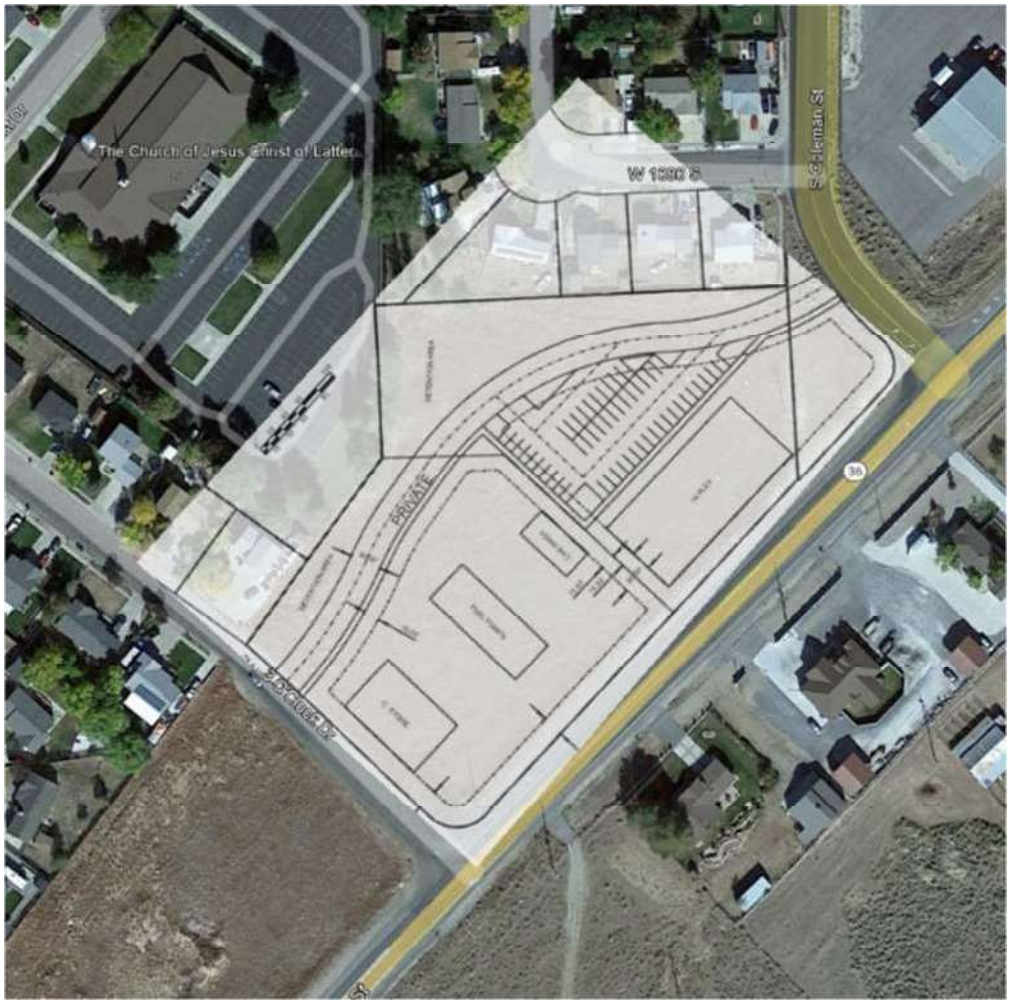
EXHIBIT B

APPLICANT SUBMITTED INFORMATION

HALES ENGINEERING
innovative transportation solutions

Holiday Oil S.R. 36

Traffic Impact Study



Tooele, Utah

May 17, 2023

UT23-2514

LICENSED PROFESSIONAL ENGINEER
NO. 12890754
Jordi J. Berrett
05/17/2023
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Holiday Oil S.R. 36 development located in Tooele, Utah. The development is located northwest of Main Street (S.R. 36), between 3 O'Clock Drive and Coleman Street.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Evening Peak Hour Level of Service Results

	Intersection	Level of Service			
		Existing (2023)		Future (2028)	
		BG	PP	BG	PP
1	3 O'Clock Drive / S.R. 36	b	c	b	d
2	Coleman Street / S.R. 36	b	c	c	c
3	Timpie Road & 900 South / Coleman Street	b	b	b	b
4	West Access / 3 O'Clock Drive	a	a	a	a
5	East Access / Coleman Street	a	a	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, May 2023

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a gas station with a convenience store and an automated car wash.
- The project is anticipated to generate approximately 1,709 (+1,543 pass-by) weekday daily trips, including 175 (+163 pass-by) trips in the morning peak hour, and 154 (+137 pass-by) trips in the evening peak hour
- It is recommended that a northwest-bound right-turn deceleration (ingress) lane be installed at the West Access / 3 O'Clock Drive intersection

2023	Background	Plus Project
Assumptions	• Included projected peak hour traffic volumes and roadway configuration for the One O'Clock Hill project • Included projected peak hour traffic volumes and access for neighboring 16 apartment units ○ East access on Coleman Street to be a right-in, right-out (RIRO) access	• None
Findings	• Acceptable LOS	• Acceptable LOS
2028	**Background**	**Plus Project**
Assumptions	• Background traffic grown using historic annual growth rate from UDOT AADT data	• None
Findings	• Acceptable LOS	• Acceptable LOS

Tooele - Holiday Oil S.R. 36 TIS
Existing (2023) Plus Project

Evening Peak Hour
Figure 4

Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
05/11/2023

STAFF REPORT
July 7, 2023

To: Tooele City Planning Commission
Business Date: July 12, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator / Director

Re: **Douglas Orthopedic – Condominium Plat**
Applicant: John Douglas
Request: Review of a condominium concept plan for the Douglas Orthopedic Center.

BACKGROUND
Douglas Orthopedics wishes to obtain a condominium plat that will divide an existing commercial building and future additions to that building into three privately owned individual office / commercial spaces.

ANALYSIS

Conceptual Approval. Prior to submitting an application for condominium plat approval the ordinance requires that the applicant first present a concept plan to the Planning Commission for their review. Once the Planning Commission has reviewed the conceptual plan they will then submit the formal application and go through the review process.

Conditions. Currently the building only includes Unit B. However, the applicant has obtained site plan approval from Tooele City to construct Units A and B to enlarge the structure and provide additional commercial space. It is the applicant's intention that these spaces be available for private ownership. The condo plat does not subdivide the land, it only enables private ownership of the building above the ground or the interior spaces between the walls.

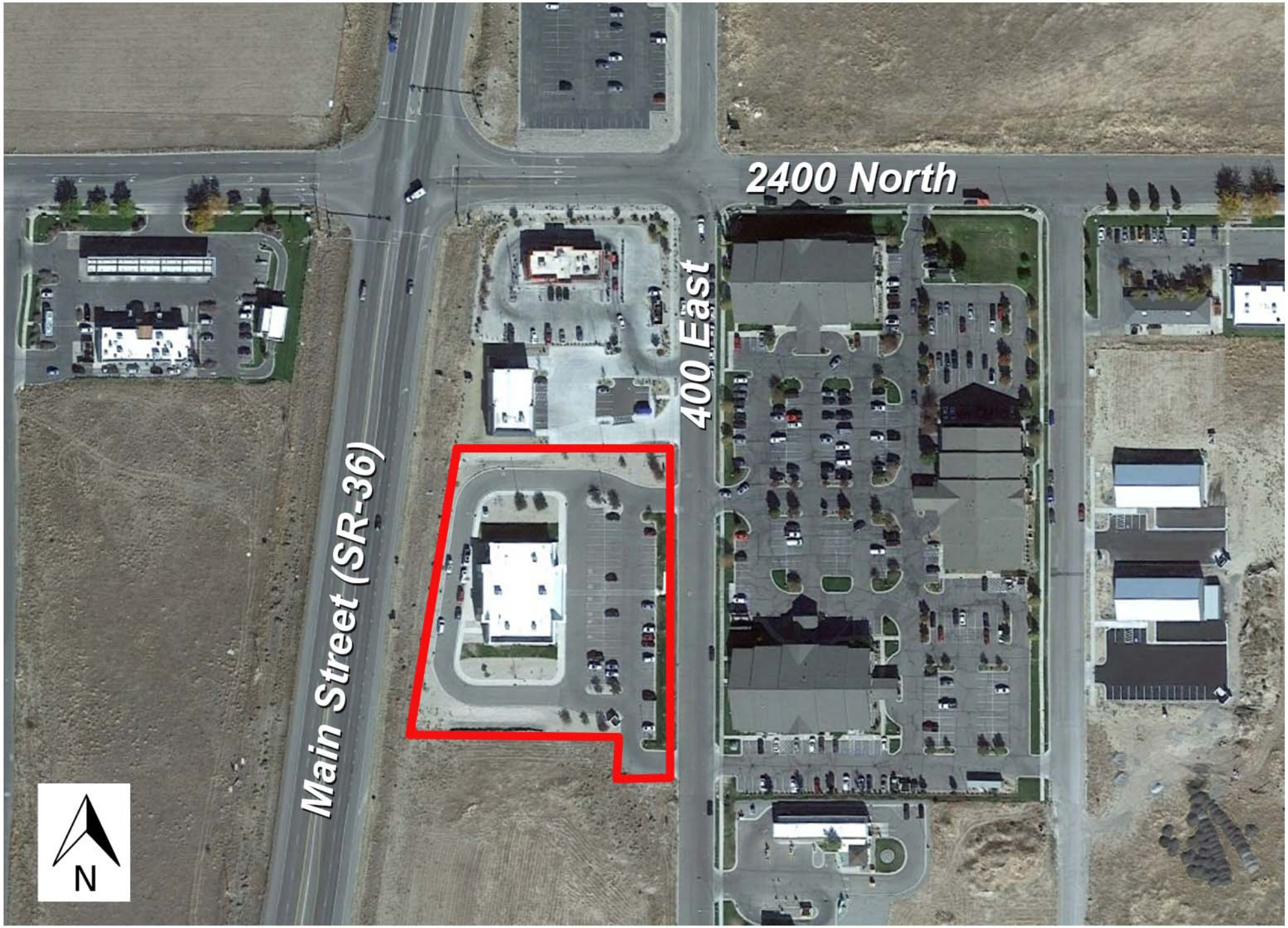
Criteria For Approval. The criteria for conceptual review and approval of a Condominium Plat request is found in Section 7-20-4 of the Tooele City Code. This section depicts the standard of review for such requests as:

> (1) Prior to submission of any application for approval to the City Engineer as required in 7-20-5, below, the owner or developer of a proposed condominium or condominium conversion project shall submit a drawing or layout of the proposed project to the Planning Commission for concept approval. The Planning Commission shall review the proposed project regarding, but not limited to, the following considerations as applicable to the project:
>
> > (a) The site, including size, location, traffic flow, accessibility and neighborhood development;
> >
> > (b) The proposed land use, including placement of buildings or other improvements, density or intensity of use, common areas and facilities, contouring and landscaping, and internal circulation systems and parking;

(c) Policy considerations, including conformity with the master plan of the City and compliance with other applicable provisions of the City Code, County Regulations and State Laws.

(2) The Planning Commission may, as a condition to granting concept approval impose such reasonable restrictions or additional reasonable requirements relative to the aforementioned considerations as deemed necessary by the Planning Commission depending upon the particular circumstances of any given project.

Douglas Orthopedic Condominium Plat



Aerial View

Douglas Orthopedic Condominium Plat

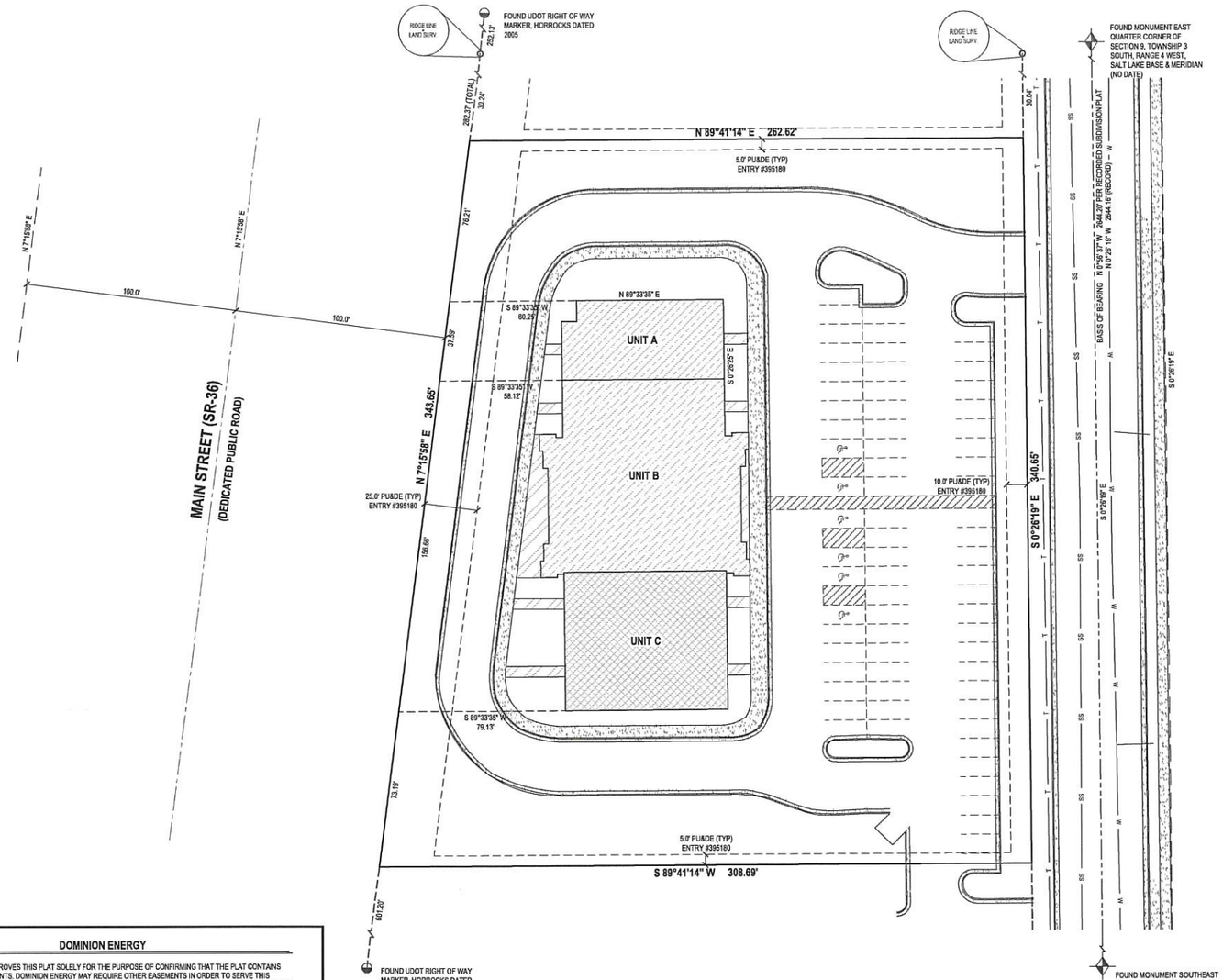
Current Zoning

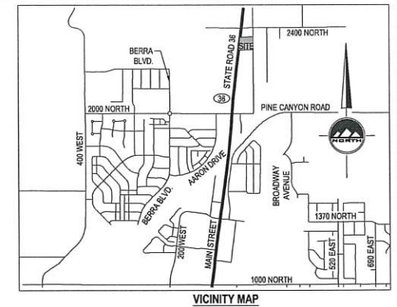
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

811 Know what's below. Call before you dig.

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT
FINAL PLAT

(AMENDING LOT 2 OF STRAWBERRY MINOR SUBDIVISION #1)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, THE
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE
- LIMITED COMMON AREAS
- UNIT A (PRIVATE)
- UNIT B (PRIVATE)
- UNIT C (PRIVATE)
- COMMON AREA

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Sections 17-23-17 and 57-8-13, have verified all measurements and have subdivided said tract of land into units, parcels together with easements, hereafter to be known as **DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all units meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:

All of Lot 2, Strawberry Water Minor Subdivision #1, according to the official plat thereof recorded as Entry No. 395180 in the office of the Tooele County Recorder.

Parcel contains: 22,322,610 square feet, or 512.46 acres, 7 Lots.

July 5, 2023
Date
Douglas J. Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS J. KINSMAN STATE OF UTAH

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT

The undersigned owner(s) hereby convey to Tooele City and to all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this_____day of_____A.D., 20_____.

By: Regency Commercial Properties, LLC
John Douglas, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Tooele)S.S.

On this_____day of_____A.D., 20___, personally appeared before me_____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____, of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS_____DAY OF_____, 20 BY - _____

DOMINION ENERGY TITLE - _____

ROCKY MOUNTAIN POWER COMPANY

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. § 17-27A-603(4)(C)(ii) 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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS_____DAY OF_____, 20

ROCKY MOUNTAIN POWER

BY - _____

TITLE - _____

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

NORTH

NOTES

1. LIMITED COMMON AREAS ARE ALL SIDEWALKS LEADING TO EACH INDIVIDUAL UNITS.
2. PRIVATE AREAS ARE EACH OF THE INDIVIDUAL UNITS.
3. COMMON AREAS ARE ALL OTHER AREAS OUTSIDE OF THE UNITS AND SIDEWALKS.

DEVELOPER
JOHN DOUGLAS D.O.
2356 N. 400 E.
TOOELE CITY, UT 84074
435-849-1595

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 3
PROJECT NUMBER : T16609E
MANAGER : D. KINSMAN
DRAWN BY : T. HUSSEY
CHECKED BY : D. KINSMAN
DATE : 5/31/23

CITY COUNCIL APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE CITY COUNCIL

_____
_____
_____
CHAIRMAN TOOELE CITY COUNCIL

SURVEY RECORDING DATA

DATE:_____,

DRAWING No._____,

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT
(AMENDING AND VACATING LOT 2 OF STRAWBERRY MINOR SUBDIVISION #1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
THE TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE CITY COMMUNITY DEVELOPMENT

_____
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE COUNTY HEALTH DEPARTMENT

_____
TOOELE COUNTY HEALTH DEPT.

COUNTY SURVEYOR DEPARTMENT APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE COUNTY SURVEY DEPARTMENT

RECORD OF SURVEY FILE #

_____
TOOELE COUNTY SURVEY DIRECTOR

CITY ENGINEER'S APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE CITY ENGINEER

_____
TOOELE CITY ENGINEER

COUNTY TREASURER

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE COUNTY TREASURER

_____
TOOELE COUNTY TREASURER

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, 20_____,
BY THE TOOELE CITY PLANNING COMMISSION

_____
CHAIRMAN TOOELE CITY PLANNING COMMISSION

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____

_____ _____
FEE$ TOOELE COUNTY RECORDER

811 Know what's below. Call before you dig.

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

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT

FINAL PLAT

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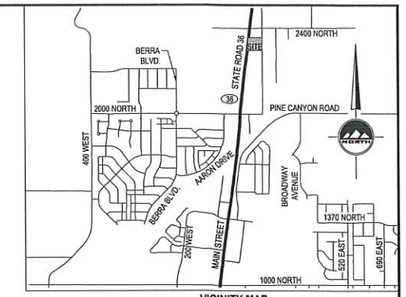
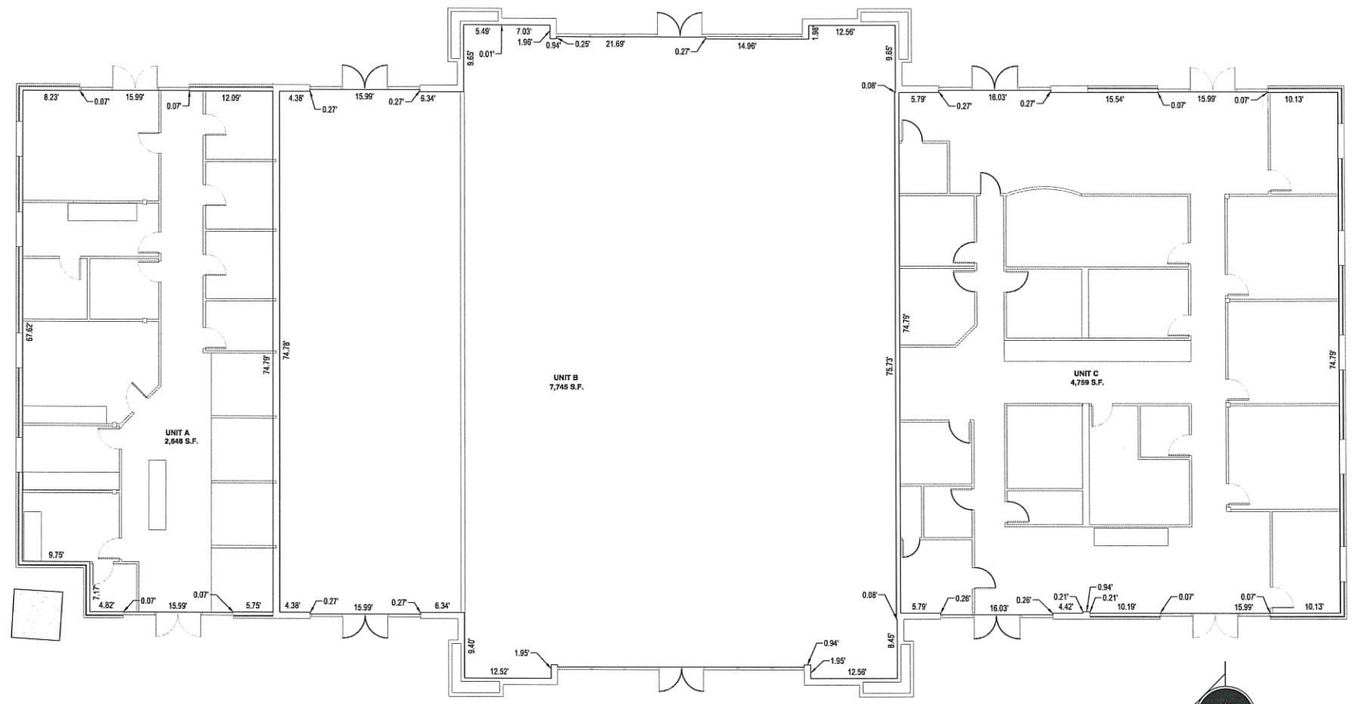


VICINITY MAP
NOT TO SCALE



1 MAIN LEVEL FLOOR PLAN
SCALE: 1" = 10'

NORTH

DEVELOPER
JOHN DOUGLAS D.O.
2356 N. 400 E.
TOOELE CITY, UT 84074
435-849-1595

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS D. KINSMAN STATE OF UTAH

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

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

SHEET 2 OF 3

PROJECT NUMBER : T1869E
MANAGER : D. KINSMAN
DRAWN BY : T. HUSSEY
CHECKED BY : D. KINSMAN
DATE : 5/31/23

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT
(AMENDING AND VACATING LOT 2 OF STRAWBERRY MINOR SUBDIVISION #1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
THE TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____
FEE$ TOOELE COUNTY RECORDER

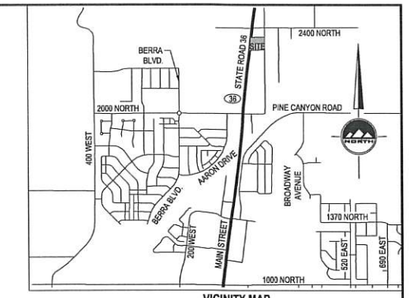
811 Know what's below. Call before you dig.

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

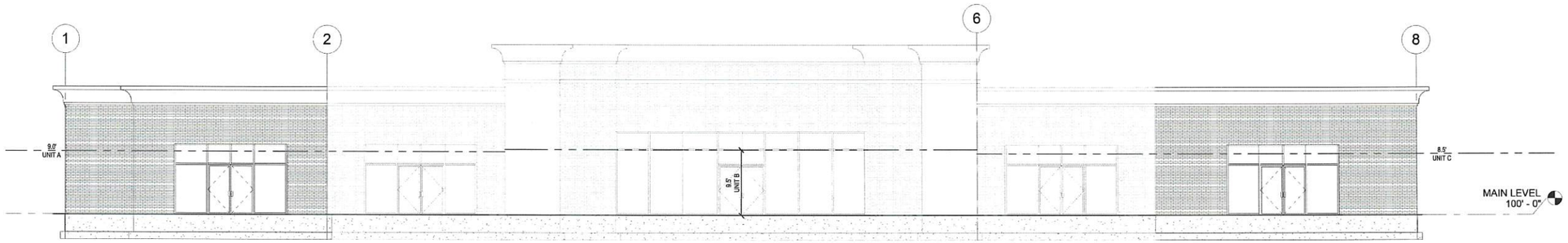
DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT

FINAL PLAT

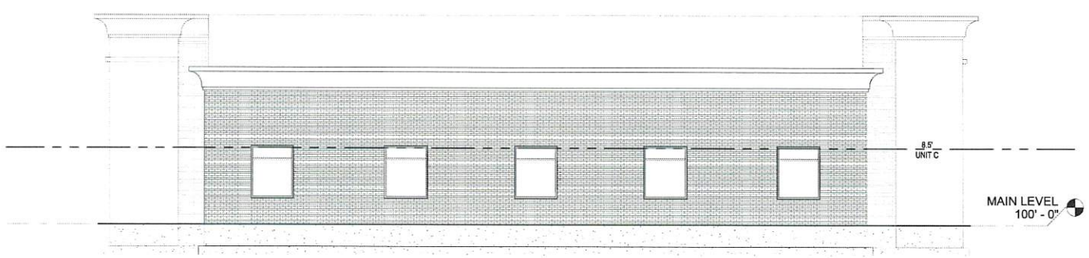
(AMENDING AND VACATING LOT 2 OF STRAWBERRY MINOR SUBDIVISION #1)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, THE
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



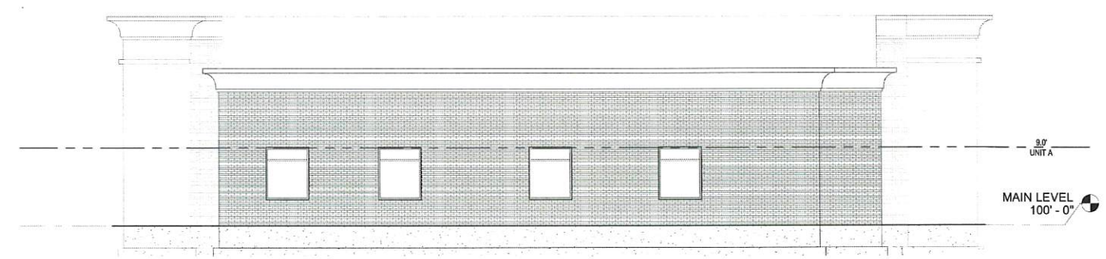
VICINITY MAP
NOT TO SCALE



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DEVELOPER
JOHN DOUGLAS D.O.
2356 N. 400 E.
TOOELE CITY, UT 84074
435-849-1595

PROFESSIONAL LAND SURVEYOR No. 334575 D. KINSMAN STATE OF UTAH

DOUGLAS ORTHOPEDIC CONDOMINIUM PLAT
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SHEET 3 OF 3

PROJECT NUMBER : T1969E
MANAGER : D. KINSMAN
DRAWN BY : T. HUSSEY
CHECKED BY : D. KINSMAN
DATE : 5/31/23

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____
FEE$ _____ TOOELE COUNTY RECORDER

Tooele City Planning Commission
Business Meeting Minutes

Date: Wednesday, June 28, 2023
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:
Tyson Hamilton
Melanie Hammer
Chris Sloan
Matt Robinson
Weston Jensen
Alison Dunn

Commission Members Excused:
Jon Proctor
Doug Newel
Melodi Gochis

City Council Members Present:
Ed Hansen
Maresa Manzione

City Employees Present:
Andrew Aagard, Community Development Director

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
Melanie Hammer, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Alison Dunn, Present
Melodi Gochis, Excused
Doug Newell, Excused
Jon Proctor, Excused

DRAFT

3. Public Hearing and Recommendation on an ordinance of Tooele City amending table 1: Table of Uses in Chapter 7-16 of the Tooele City code regarding accessory dwelling units located above the ground floor in the GC General Commercial zoning district and Downtown Overlay District.

Mr. Aagard presented an ordinance amendment for table 1: table of uses in Chapter 7-16 of the City Code. This ordinance amendment came to light as staff was considering a zoning map amendment for Beacon Light. They were directed by the City Council to look at the code. The code does currently allow accessory dwellings. In the General Commercial zone does allow it with a conditional Use permit. The overlay is to encourage economic development. It also allows additional housing units.

The Planning Commission asked the following questions:
How does this affect parking downtown?

Mr. Aagard addressed the Commission. There is an impact to parking. Mr. Stewart has been working on a project to asses multi-story buildings and their property they are on. There is the possibility for seven units that are not accounted for. There have been some options discussed to do something about additional parking.

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

Commissioner Sloan motioned to forward a positive recommendation on an ordinance of Tooele City amending table 1: Table of Uses in Chapter 7-16 of the Tooele City code regarding accessory dwelling units located above the ground floor in the GC General Commercial zoning district and Downtown Overlay District based on the findings that are best for the property and surrounding areas. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Robinson, "Aye", and Commissioner Dunn, "Aye". The motion passed.

4. City Council Reports
Council Member Manzione shared the following information from the City Council Meeting: They approved a tentative budget and the Land Use Designation on 3 O'clock. They did not approve the Beacon House Rezone.

5. Review and Approval of Planning Commission Minutes for the meeting held on June 14, 2023.
There are no changes to the minutes.

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

DRAFT

7. Adjourn
Chairman Hamilton adjourned the meeting at 7:11 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 July, 2023

_____
Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT