

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 14, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Matt Robinson
Tyson Hamilton
Weston Jensen
Alison Dunn
Chris Sloan
Paul Smith
Melodi Gochis

Commission Members Excused:

John Proctor

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, Tooele Engineer

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson.

2. Roll Call

Melanie Hammer, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Paul Smith, Present
Chris Sloan, Present
Alison Dunn, Present

Melodi Gochis, Present
John Proctor, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment Request by Hallmark Homes to Reassign the Zoning for Approximately 7.3 Acres Located at the Intersection of 3 O'clock Drive and SR-36 (Main Street) From the NC Neighborhood Commercial Zoning District to the MR-12 Multi-Family Residential Zoning District

Mr. Aagard presented information on a zoning map amendment involving both property that surround 3 O'clock Drive. The property is zoned NC, Neighborhood Commercial. The Land Use Map was changed to High-Density Residential by the City Council with a condition that it be limited to MR-10. The concept plan is included to demonstrate the idea for the property. Notices have been sent to neighboring properties. Comments have been received before the meeting from Grant Farnsworth, Rochelle Christiansen, Michael Naeger, David Walters, and Larry Martin.

The public hearing was opened. Their concerns include school sized, traffic, water, apartments and high-density housing.

Michael Naeger, applicant, addressed a few concerns. There are no plans for apartments, but there will be 58 townhomes. They do own water.

The public hearing was closed.

The Planning Commission shared concerns and addressed the public.

How did the City Council determine the condition of MR-10?

Safety and traffic are a major concern that needs to be addressed with the City and UDOT.

Will they be lowering the speed limit in that area?

UDOT is reactive, not proactive. They encouraged the public to call UDOT and share the traffic and safety concerns.

Council Member Manzione addressed the Commission. This property has been brought up many times before as MR-25. A highway is better for High-Density. The Council did not want to have the Highest-Density come back as a part of the application, therefore putting adding a condition. There was a traffic study done in a previous application. The bus garage will be moving to the Industrial Depot, that will lessen the bus traffic.

Mr. Hansen addressed the Commission. An updated traffic study had been received with additional items included. The study shows the outcome of the project would not add any additional traffic. The City has requested UDOT to reduce the speed limit in that area.

Mr. Bolser addressed the Commission. The condition listed on the property by the City Council is listed as MR-10.

Commissioner Sloan motioned to forward a positive recommendation on a Zoning Map Amendment Request by Hallmark Homes to Reassign the Zoning for Approximately 7.3

Acres Located at the Intersection of 3 O'clock Drive and SR-36 (Main Street) From the NC Neighborhood Commercial Zoning District to the MR-12 Multi-Family Residential Zoning District based on the findings and conditions listed in the staff report with the condition the zoning map is limited to MR-10. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Nay". The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by Epic Summer Recreation, LLC, to Permit the "Automobile Sales and Rental" Use on 0.5 Acres Located at 323 North Main Street in the GC General Commercial Zoning District.

Mr. Aagard presented information on a Conditional Use Permit involving the previous police department occupied by the plumbing business and law offices. It bares the GC, General Commercial. They are proposing to do a small Automobile Sales and Rental business to hold and sell automobiles. Staff is satisfied the needs of all small business inside the building, including the automobile area will have plenty of parking. Public notices have been sent and received as by state law. Staff is recommending approval.

The Planning Commission had the following questions and concerns.
Are they going to be licensed by the State?
Will they need to get that before getting approved by City?

Mr. Aagard addressed the Planning Commission. They are working through the process and getting licensed by the State. There is an error in the staff report in model motion, the wrong address was included.

The public hearing was opened.

Matt Boluck addressed the Commission in regards to the License he received from the State and parking. The majority of business is small trailers and it is seasonal to have product on the property.

The public hearing was closed.

Commissioner Hammer motioned to approve a Conditional Use Permit Request by Epic Summer Recreation, LLC, to Permit the "Automobile Sales and Rental" Use on 0.5 Acres Located at 323 North Main Street in the GC General Commercial Zoning District based on the findings and conditions listed in the staff report. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

5. Public Hearing and Decision on a Conditional Use Permit Request by Moorad Commercial, LLC, to Permit the "Retail Store (Located Within an Existing Structure) and

Business Office (Located Within an Existing Structure)” Uses on 0.9 Acres Located at 154 South Main Street in the MU-G Mixed Use General Zoning District.

Mr. Aagard presented information on a Conditional Use Permit to permit retail store at the Chamber of Commerce building. The property is zoned M-UG, Mixed Use General. They specialize in clothes and IT accessories. The applicant has indicated that the business will not have retail. Staff has also included business office usage in the permit. Parking is a concern, but the property has plenty of parking. Notices have been mailed and posted as law requires. Staff is recommending approval.

The Planning Commission had the following questions and concerns:
How are materials being delivered or picked up? Will they have large amounts of retail?
The Chambers lease agreement does specify what can or cannot be done in that space. The building is not set up for large volume retail.

Mr. Aagard addressed the Planning Commission. The applicant has not clarified anything particular. He only occupies a small business space.

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

Commissioner Hamilton motioned to approve a Conditional Use Permit Request by Moorad Commercial, LLC, to Permit the “Retail Store (Located Within an Existing Structure) and Business Office (Located Within an Existing Structure)” Uses on 0.9 Acres Located at 154 South Main Street in the MU-G Mixed Use General Zoning District based on the findings and conditions listed in the staff report.

Commissioner Sloan seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Gochis, “Nay”, Commissioner Sloan, “Aye”
Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

6. Public Hearing and Decision on a Conditional Use Permit Request by Tagg N Go to Permit the “Car Wash” Use on 1.28 Acres Located at Approximately 270 East 2400 North in the GC General Commercial Zoning District

Mr. Aagard addressed the Commission in regards to tabling the item, because the applicant would like to be there to speak with the Commission.

Mr. Bolser addressed the Planning Commission. He recommends they hold the public hearing because notices have been sent out. He further recommends to keep the public hearing open and table the item until next meeting.

Public hearing was opened. No one came forward. The public hearing will remain opened until the next meeting.

Commissioner Sloan motioned to table item until the next planning commission meeting and leave the public hearing opened. Commissioner Smith seconded. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

7. Recommendation on a Subdivision Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 by Harold Irving Representing Lexington Townhomes LLC, to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole’s Way in the MR-16 Multi-Family Residential Zoning District on 6.39 Acres.

Mr. Aagard presented information on a subdivision preliminary plan request for the Lexington Townhomes subdivision. It is zoned MR-16. The plan proposes to subdivide the 6.39 acres into townhomes. They have chosen to do phase 2 and phase 3 at the same time. This is not a site plan review, but does tie into the lot boundaries. The applicant does need to submit a site review application. Each lot is 25-feet wide with a creation of driveways, common areas including road ways, storm drains, and leisure area in surrounding areas. Staff is recommending approval with the conditions listed in the staff report.

Commissioner Jensen motioned to forward a positive recommendation on a Subdivision Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 by Harold Irving Representing Lexington Townhomes LLC, to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole’s Way in the MR-16 Multi Family Residential Zoning District on 6.39 Acres based on the findings and conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Nay”. The motion passed.

8. Public Hearing and Recommendation on an Update to the Moderate-Income Housing Plan Element of the Tooele City General Plan.

Mr. Aagard presented an update to the Moderate-Income Housing plan based off recent House Bill 462 being passed. The changes include clarifying MIH requirement and timing to amend the General Plan. Tooele City is in great shape for compliance and has already been doing that with additional strategies. Once the plan is adopted by the City Council, the report will be sent into the State and be posted on the City website.

The Planning Commission had the following questions:
When the City updates the report, are they required to use the census?

Mr. Aagard addressed the Planning Commission. They are not required to use the census, but it is a great resource.

Mr. Bolser addressed the Commission. The scope the state requires, the census leads to answers everything the City needs to comply.

The public hearing was opened.

Kalani Mascherino shared her excitement that Tooele is in good shape.

The public hearing was closed.

Commissioner Sloan motioned to forward a positive recommendation to amend and update the Moderate-Income Housing Plan Element of the Tooele City General Plan.

Commissioner Hamilton seconded the motion. The vote was as follows:

Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

9. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: There was a public hearing on the annexation with no decision yet. There was a public hearing and an approval for the amendment of the zoning map for 800 East due to non-conforming. They approved a few subdivisions.

10. Review and Approval of Planning Commission Minutes for the Business Meeting Held on August 24, 2022.

There are no changes to the minutes.

Chairman Robinson motioned to approve the minutes for August 24th, 2022. Commissioner Hammer seconded the motion. The vote was as follows:

Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

11. Adjourn

Chairman Robinson adjourned the meeting at 8:15 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 28 day of September, 2022



Matt Robinson, Tooele City Planning Commission Chair