

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, January 10, 2024

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
Weston Jensen
Alison Dunn
Jon Proctor
Kelley Anderson

Commission Members Excused:

Matt Robinson

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney
Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:05 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Melanie Hammer, Present
Jon Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Alison Dunn, Present

Matt Robinson, Excused
Kelley Anderson, Excused

3. Public Hearing and Recommendation, continued from December 13, 2023 – Consideration of Proposed Ordinance 2023-39, amending Tooele City Code, Chapter 2-9 regarding the Landmark Site Designation Process for the Preservation of Significant Historic Properties.

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented an amendment to Tooele City code, chapter 2-9 regarding the landmarks site designation. This item was discussed during the December 13, 2023 meeting. The changes to the proposed ordinance discussed during the last meeting include the age of the structure being 75 years old, the property owner will need to submit to be considered, and clarified what kind of property could be considered. To be considered, the property must be submitted and go through the application process.

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

Commissioner Sloan motioned to forward a positive recommendation of Ordinance 2023-39, amending Tooele City Code, Chapter 2-9 regarding the Landmark Site Designation Process for the Preservation of Significant Historic Properties based on the findings and subject to the conditions listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

4. Public Hearing and Decision – Geofortis Utah, LLC requests a Conditional Use Permit for the installation of a new 99.5-foot-tall silo on the 6.88-acre processing plant site located at 1345 K Avenue in the Industrial zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for a 99.5-foot-tall silo on the property located at 1345 K Avenue in the Industrial Zoning. It is intended to add to storage capacity for Geofortis Utah, LLC. Anything over 75-feet does require a Conditional Use Permit. Engineering will be reviewing the water drainage on the property during the site plan approval. Staff is recommending approval.

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

Commissioner Hammer motioned to approve a Conditional Use Permit for the installation of a new 99.5-foot-tall silo on the 6.88-acre processing plant site located at 1345 K Avenue in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”,

Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

Commissioner Anderson arrived at this time.

5. Public Hearing and Decision – Chad Griffith representing Hoot Owl, LLC requests a Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 650 North 700 West in the Industrial zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for the Hoot Owl, LLC installation of a cellular monopole on the property located 650 North 700 West. It is a permitted use for the Industrial zoning. The applicant needs a Conditional Use Permit for the height of the tower. This site will still go through the site approval process. With the conditionals listed in the report, staff is recommending approval.

The Planning Commission asked the following questions:
Will this prohibit a developer from developing in nearby areas?

Mr. Hall addressed the Commission’s questions. Where the cell tower will be placed, it is far enough away it won’t prohibit development.

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

An email was received from Richard Marin. It read as the following: “I live about half a football field away from where the cell tower would be built, and people in my community were eagerly anticipating a park in that location. What happened to those plans? I’m fine with a cell tower being built there, but is there still a way to proceed with the park?”

An email was received from Disa Ests. It read as the following: “The tower that is currently on the property in question is very loud. Will a permanent tower be as loud or louder than the temporary one? Also, we were told there would be a park on this property. Will this new benefit this process?”

Mr. Baker addressed the public comments. Staff and the neighboring residential development have been involved in the discussion of a park in this area, to combine the Copper Canyon park with the City property. The temporary tower is powered by a generator. Permanent power will be placed in the utility easement for the permanent tower.

Commissioner Proctor motioned to approve the Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 650 North 700 West in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”,

Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

6. Public Hearing and Decision – Chad Griffith, representing Hoot Owl, LLC requests a Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 2400 North 200 East in the General Commercial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for the Hoot Owl, LLC cellular monopole located on northeast of the developing high school property. The site plan is under review including improvement to the property.

The Planning Commission asked the following questions:

Will this prohibit a developer from developing in nearby areas?

Mr. Hall addressed the Commission’s questions. With the setbacks and rights-of-way, it is far enough away it won’t prohibit development.

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

Mr. Baker addressed the Commission. This is not a site plan review, however, by approving the Conditional Use Permit, this does not approve access onto 2400 north, which is a controlled access collector road. Access will be sorted out in the site plan review process.

Commissioner Jensen motioned to approve the Conditional Use Permit to allow the installation of a new cellular monopole on property located at approximately 2400 North 200 East in the General Commercial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

7. Review and Recommendation – Consideration of a request by Matthew Scott, representing Richmond American Homes to amend Lots 237, 238, and 239 of the Drumore at Overlake Phase 2 plat located at 18 E. Broxburn Way, 12 E. Broxburn Way, and 1532 N. Baen Way in the R1-7 zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Platt Amendment for the existing property Drumore at Overlake Phase 2 located at 18 E. Broxburn Way, 12 E. Broxburn Way, and 1532 N. Baen Way. The change for lot 237 creates a more buildable lot by increasing the right-of-way. Staff is recommending approval.

Commissioner Proctor motioned to forward a positive recommendation of a request by Matthew Scott, representing Richmond American Homes to amend Lots 237, 238, and 239 of the Drumore at Overlake Phase 2 plat located at 18 E. Broxburn Way, 12 E. Broxburn

Way, and 1532 N. Baen Way in the R1-7 zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

8. Review and Decision, continued from July 26, 2023 – Consideration of a request by Leitner-Poma to utilize an alternative material for a parking surface on their project located at approximately 600 South Tooele Boulevard in the TCBP zoning district .

Presented by Jared Hall, City Planner

Mr. Hall presented a request by Leitner-Poma to use alternative material for the parking surface. This was discussed during the meeting on July 26, 2023. The engineer of the project has been in contact and discussion with the City Engineer. Their overflow parking is the only designated areas for the alternative materials.

The Planning Commission asked the following questions:

Does the fire department have any concerns?

Will this material effect the nearby well?

Is the primary parking adequate?

Mr. Hansen addressed the Commission’s questions. The fire loop, central areas, and primary parking will be paved. The over flow area will be used mostly for trailers. Staff is satisfied there will not be any issues with the well. The parking is adequate and meets code.

Commissioner Hammer motioned to approve Consideration of a request by Leitner-Poma to utilize an alternative material for a parking surface on their project located at approximately 600 South Tooele Boulevard in the TCBP zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

9. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: The Council approved board assignments, with Council Member Hansen and Council Member Manzione being assigned to the Commission. The Council approved the Multi-Family residential building materials and the annexation plan by removing only the parts that are apart of other Cities. They denied the zone change for Markosian Auto but recommended a text amendment instead.

10. Business Item – Approve scheduled Planning Commission meetings for 2024.

Andrew Aagard, Community Development Director presenting.

Mr. Aagard presented the dates and days for the 2024 Planning Commission meetings.

Commissioner Sloan motioned to approve the calendar as presented. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

11. Review and Approval – Planning Commission Minutes for the meeting held on December 13, 2023.

There are no changes to the minutes.

Commissioner Hammer motioned to approve the minutes. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Anderson abstained, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

12. Adjourn

Chairman Hamilton adjourned the meeting at 7:39 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 14th day of February, 2024

Tyson Hamilton, Tooele City Planning Commission Chair