

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 23, 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
Weston Jensen
Alison Dunn
Jon Proctor
Doug Newel
Melodi Gochis

Commission Members Excused:

Matt Robinson

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Holly Potter, Deputy City Recorder
Andrew Aagard, Community Development Director
Roger Baker, City Attorney
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation 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
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Alison Dunn, Present

Doug Newell, Present
Jon Proctor, Present
Melodi Gochis, Present
Matt Robinson, Excused

3. Public Hearing and Decision on Conditional Use Permit request by Darwin Cook to authorize the use of “Public Use” for a Restroom facility on 1.35 acres of property located at 44 West 520 South in the MU-G Mixed Use General zoning district.

Mr. Aagard presented a Conditional Use Permit to authorize a restroom facility located at 44 West 520 South. It is zoned Mixed-Use zoned. It is permitted under the category of public use. Parks Department is proposing a restroom on the south end of the park.

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

Commissioner Gochis motioned to approve Conditional Use Permit request by Darwin Cook to authorize the use of “Public Use” for a Restroom facility on 1.35 acres of property located at 44 West 520 South in the MU-G Mixed Use General zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Dunn, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

4. Public Hearing and Recommendation on amendments to Tooele City Code 7-16-4: Table of Development Standards regarding maximum building height for storage structures in the Industrial zoning district, amendments proposed by Tooele City.

Mr. Aagard presented an amendment of Tooele City Code 7-16-4: Table of Development standards regarding the increase of the maximum building height for storage structures. Currently the Industrial Zone permits a maximum building height of 70 feet for all structures. What is proposed, is storage containers in the Industrial Zone are permitted up to 100 feet for non-flammable or non-hazardous material with a Conditional Use Permit.

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

The Planning Commission asked the following:

How does the Fire department reach fire access at a 100 feet height?

What kind of liability does the City look at, if they pass the proposed amendments?

Mr. Aagard addressed the Commission’s questions. Through discussion with the Fire department, it could be a challenge for the fire department to safely get up that high.

Mr. Baker addressed the Commission. They cannot quantify liability, but the amendments do try to mitigate concerns.

Commissioner Jensen shared a point of view and mitigation from a fire fighter.

Commissioner Proctor motioned to forward a positive Recommendation on amendments to Tooele City Code 7-16-4: Table of Development Standards regarding maximum building height for storage structures in the Industrial zoning district, amendments proposed by Tooele City 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 Sloan, “Nay” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Dunn, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

5. Recommendation on a request for a deviation from the multi-family residential design guidelines for the Towns and Mountain View development in the MU-G Mixed Use General Zone by Hamlet Homes

Mr. Aagard presented a deviation for design standards for the Towns at Mountain View proposed on the south of town. Tooele City code provides developers a way to ask for deviation from the required design standards. The ordinance requires the request in writing with a written description and analysis. Developers must meet three design standards in code, in order to qualify. The applicant is asking for a reduction in brick and stone requirement on the front.

The Planning Commission asked the following questions:

Was the applicant aware this was on the Planning Commission’s agenda?

How long ago did the City Council change the ordinance for Lexington Greens applicant?

Would hardy board meet the definition in the code?

Council Member Manzione shared the discussion from the City work meeting. The Council did not show favor of the deviation.

Mr. Aagard addressed the Commission. The applicant was asked if he wanted to move forward after the discussion with the City Council at the business meeting. When another applicant came forward, he has reasonable argument. At that time, the City Council did modify the ordinance of what was required for the front facade. Hardy board would not meet the requirement and would have to be changed in the code.

The Planning Commission discussed updating the current ordinance.

Commissioner Sloan motioned to forward a negative recommendation on a request for a deviation from the multi-family residential design guidelines for the Towns and Mountain View development in the MU-G Mixed Use General Zone by Hamlet Homes based on the findings and subject to the conditions that they do not do spot deviations and looking at the code as a whole. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Dunn, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

6. Decision on a site plan design review request for the Slatewood Townhomes Development by HMS Development, LLC, proposed to be located at 1252 North 680 West in the MR-16 Multi-Family Residential zoning district.

Mr. Aagard presented a site plan design review for the property located at Lexington Greens. The property is zoned MR-16. The structures run east to west. The project will have three points of access. The interior streets are privately owned and maintained. They are intended to be rental homes. The site plan does meet or exceed the setbacks as written by code. The landscape is entirely dry-scape other than the trees and sod in the child play area. The structures are rear-loaded. Staff is recommending approval with the basic conditions listed in the staff report.

Commissioner Jensen motioned to approve site plan design review request for the Slatewood Townhomes Development by HMS Development, LLC, proposed to be located at 1252 North 680 West in the MR-16 Multi-Family Residential 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 Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Dunn, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

7. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: The Council changed the zoning for the proposed Holiday Oil at 3 O’clock drive, including the 2 acres parcel next to it. They reassigned the Land Use designation at the old dentist office. They increased the recycling fees. The Council adopted the budget and tax rate.

8. Review and Approval of Planning Commission Minutes for the meeting held on August 9, 2023.

There are no changes to the minutes.

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

9. Discussion of Planning Commission training topics.

The Planning Commission discussed training including City codes, general plan, and land use.

10. Adjourn

Chairman Hamilton adjourned the meeting at 7:45 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 13th day of September, 2023

Tyson Hamilton, Tooele City Planning Commission Chair