

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 11, 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
Doug Newell
Melodi Gochis
Alison Dunn

Commission Members Excused:

Matt Robinson
Jon Proctor

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

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

Tyson Hamilton, Present
Melanie Hammer, Present
Chris Sloan, Present
Weston Jensen, Present
Doug Newell, Present

Melodi Gochis, Present
Alison Dunn, Present
Matt Robinson, Excused
Jon Proctor, Excused

3. Public Hearing and Decision on a Conditional Use Permit request by Michelle Jensen to allow an increase in maximum lot coverage of accessory buildings for .69 acres of property located at 866 E. Deer Hollow Road in the R1-14 Residential zoning district.

Mr. Hall presented a Conditional Use Permit for the property located at 215 South 200 East. It is zoned R1-14. The applicant is requesting to build an accessory building on the lot.

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

Commissioner Sloan motioned to approve a Conditional Use Permit request by Michelle Jensen to allow an increase in maximum lot coverage of accessory buildings for .69 acres of property located at 866 E. Deer Hollow Road in the R1-14 Residential 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 Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

Commissioner Jensen recused himself from voting on this item due to his involvement.

4. Public Hearing and Recommendation on an amendment to Tooele City Code 7-14, Table 5, regarding lot sizes within the In-Fill Area Overlay zone, amendments proposed by Robert Jalbert.

Mr. Aagard presented an amendment to Tooele City Code 7-14, table 5 regarding the in-fill area overlay zone. There is area A and B consisting of the older lots of Tooele City. Many of the lots have been created before current zoning, creating a unique configuration. The overlay allows reduction in many areas including building setbacks, water rights, and lot coverage.

The Planning Commission asked the following questions:
What does Tooele City consider a small subdivision?
Can staff add a footnote to the size of lots allowed?
How does it affect the Broadway area?

Mr. Aagard addressed the Planning Commission’s questions. A minor subdivision is considered 10 lots or less without a dedication. Broadway does fall within geographic area B. However, Broadway has its own zoning district. In that zone there is no lot size requirement. This amendment would not have a large impact to the Broadway area.

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

Commissioner Jensen motioned for a positive recommendation on an amendment to Tooele City Code 7-14, Table 5, regarding lot sizes within the In-Fill Area Overlay zone, amendments proposed by Robert Jalbert based on the findings and subject to the conditions listed in the staff report with the recommendation to add a footnote in regards to minor subdivisions. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

5. Public Hearing and Recommendation on an ordinance of Tooele City Adopting the Downtown Element including the Downtown Master Plan as an amendment to the Tooele City General Plan.

Mr. Stewart presented an ordinance of Tooele City adopting the downtown element including the downtown master plan. The plan is for improvements in the downtown area. Tooele has been participating in the state’s main street program. Many of the projects in the plan have begun. There is the overlay and the historic district, both serving different purposes. The goals of the downtown master plan include improving main street and working with UDOT to improve the area, visual appearance, design standards, gathering places, land use and housing, parking and connectivity, destination for activities and entertainment.

A public comment was emailed about reaching out to downtown businesses and allowing rehab apartments.

The Planning Commission shared their excitement for the project and what is to come. As well as suggestions on parking.

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

Commissioner Sloan motioned to forward a positive recommendation based on the findings and subject to the conditions listed in the staff report. Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

6. Recommendation on a Preliminary Subdivision Plan request for One O’clock Hill by SJ Company to subdivide approximately 178 acres located at approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential zoning district.

Mr. Aagard presented a preliminary subdivision plan request for the property located near SR-36 and Settlement Canyon Road. The property was rezoned to R1-7, Residential zoning district. Only a portion of the property has development potential. There is a temple, state road facilities, and undeveloped seven-acre property near 3 O’clock. It is zoned R1-7 and removed from the sensitive overlay. The subdivision does propose to develop 134 single-family lots, ranging in size. There is proposal for four-points of access. Lot sizes meet or accede requirements and

comply. The roads are proposed to be public streets. Storm water basins will be privately owned and maintained. Many studies have been done and were included in the staff report. There are numerous Rocky Mountain Power transmission lines. The applicant has been working with Rocky Mountain Power to move those lines. Staff has been working with the applicant in regards to the trail system consisting of asphalt and gravel. Staff has proposed conditions to help maintain the trail throughout the applicants proposed phases.

The Planning Commission asked the following questions:

Has the applicant been made aware of the conditions?

Will the gravel area ever be made asphalt?

What will the road look like along SR-36?

Mr. Aagard addressed the Commission's questions. An email had been sent with the conditions to the applicant. The portions of the gravel trail will be left because of the slope of the area. The area seen from SR-36 will be concrete fence and native growth.

Commissioner Newell motioned to forward a positive Recommendation on a Preliminary Subdivision Plan request for One O'clock Hill by SJ Company to subdivide approximately 178 acres located at approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential zoning district based on the findings and subject to the conditions listed in the staff report including the additional conditions. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Newell, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Gochis, "Aye", and Commissioner Dunn, "Aye". The motion passed.

7. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: The ground breaking for Fire Station #3 is on Saturday. October is Domestic Violence awareness month. The request for design standards for Mountain View subdivision was denied.

8. Review and Approval of Planning Commission Minutes for the meeting held on September 27, 2023.

There are no changes to the minutes.

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

Mr. Aagard publicly thanked Commissioner Newell for his contribution as he leaves the Planning Commission.

9. Adjourn

Chairman Hamilton adjourned the meeting at 8:00 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 25th day of October, 2023

Tyson Hamilton, Tooele City Planning Commission Chair