

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, July 8, 2020

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

Commission Members Present:

Tyson Hamilton
Chris Sloan
Dave McCall
Nathan Thomas
Bucky Whitehouse

Commission Members Excused:

Ray Smart
Matt Robinson
Shauna Bevan
Melanie Hammer

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, City Engineer
Roger Baker, City Attorney

City Employees Excused:

Roger Baker, City Attorney

Council Members Present:

Council Member Ed Hansen

Council Members Excused:

Council Member Justin Brady

Minutes prepared by Kelly Odermott

Chairman Hamilton called the meeting to order at 7:00 pm.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Dave McCall, Present
Tyson Hamilton, Present
Bucky Whitehouse, Present

Chris Sloan, Present
Nathan Thomas, Present

Mr. Bolser reminded the Commission that when they are short of a full quorum it still takes four votes to pass any motion, whether for or against and there are five members present.

3. Public Hearing and Decision on a Conditional Use Permit by Kevin Hunt to allow an “Accessory Drive Through Facility” for Tower Center Building E proposed to be located at 168 West 1200 North in the GC General Commercial zoning district on approximately 1.1. Acres.

Presented by Andrew Aagard

Mr. Aagard stated the Conditional Use Permit application is proposed for property north of the existing Walmart and north of 1280 North Street. There is an existing retail building to the north and Applebee’s restaurant is to the east. The property is zoned GC General Commercial, as are all of the surrounding properties. The drive through lane is proposed to be located on the south side of the building between the building and 1280 North. The access from 1280 North is an existing access and currently provides ingress, egress to the other buildings in the tower center development. The lane is proposed to be 13 feet wide. Customers will enter the site from the east, drive west past the front of the building; enter the drive through aisle at the western end of the lot and proceed around the building for ordering and product pickup and exit back where they entered the lot. Drive through aisle is quite long and has ample access for vehicle stacking. Public streets should not be impacted by the location of the drive through aisle or vehicle queuing associated with it. Due to the poor aesthetics of having a drive through aisle between the building and the street, staff encourages landscaping and buffering measures, such as shrubbery and having a berm to help screen the vehicles from view. In this case there is a slope that depresses the drive through aisle approximately 4 feet below 1280 North. Submitted landscaping plans shows the addition of landscape shrubs at the top of the slope and will help in screening the drive through aisle from view and preserving the visual integrity of the soon to be constructed new building. This item is a public hearing and notices were sent to all property owners within 200 feet of the subject property, no comments or concerns were registered by those in the noticing radius. Staff is recommending approval of the proposed accessory drive through facility with the four basic housekeeping conditions in the Staff Report.

Chairman Hamilton asked the Commissioner if there were any comments or questions, there were none.

Chairman Hamilton opened the public hearing. There were no comments by public in attendance or through email. Chairman Hamilton closed the public hearing.

Commissioner Thomas motioned to approve the Conditional Use Permit request by Kevin Hunt, for the purpose of authorizing an “ Accessory Drive Through Facility” for the property located at 168 West 1280 North, application number P20-491, based on the findings and subject to the conditions listed in the Staff Report dated June 30, 2020. Commissioner Sloan seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Sloan,

“Aye,” Commissioner Thomas, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

4. **Second Review and Discussion of the initial draft of the Land Use Element of the Tooele City General Plan revision.**

Presented by Jim Bolser

Mr. Bolser stated that at the last meeting there was a discussion about the Land Use Element in the proposed General Plan Draft. He had asked the Commission to think about Land Use designations with added suggestions from the Commission and staff to finalize the discussion on the land use for the initial review. The next meeting is proposed for the Transportation Element. The first meeting in August the City Council will have a joint meeting with the Planning Commission for the entire draft of the General Plan.

Commissioner Sloan asked if the transportation plan will be included. Mr. Bolser stated that the Transportation Element is largely data and there shouldn't be a large amount of provisions.

Mr. Bolser stated that on August 12, if the Planning Commission has business for that meeting, the Planning Commission meeting will be scheduled earlier, so that at 7:00pm the joint discussion can occur.

Mr. Bolser stated the Planning Commission has had two opportunities to review the map and text of the Land Use Element. The staff has put together a map with ideas. The idea behind the map is for consideration only. Mr. Bolser turned the time over to the Commission for review.

The Commission had a lengthy discussion about the elements of the Land Use Map. Items discussed included, open space designations, language and examples around definitions within the text, and different locations of zoning classifications. The conclusion of the discussion led to the request by the Commission to ask for a defined example of incompatible development within the text document.

5. **Review and Approval of Planning Commission minutes for meeting held on June 24, 2020.**

Commissioner Sloan motioned to approve the minutes. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

6. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 8:15p.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 8th day of July, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission