

**TOOELE CITY PLANNING COMMISSION MINUTES**

**Date:** Wednesday, March 24, 2021

**Time:** 7:00pm

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

**Commission Members Present:**

Tyson Hamilton  
Dave McCall  
Melanie Hammer  
Chris Sloan  
Paul Smith  
Weston Jensen  
Shaunna Bevan  
Nathan Thomas  
Matt Robinson

**City Employees Present:**

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

**Council Members Present:**

Council Member Ed Hansen  
Council Member Maresa Manzione

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**

Tyson Hamilton, Present  
Matt Robinson, Present  
Shauna Bevan, Present  
Dave McCall, Present  
Matt Robinson, Present  
Melanie Hammer, Present  
Nathan Thomas, Present  
Chris Sloan, Present

3. **Public Hearing and Recommendation on a Land Use Amendment by Mark Jensen of Off-Road Innovations, Inc., to Reassign the Land Use Designation from MDR Medium Density Residential to CC Community Commercial and LI Light Industrial for Approximately 8.81 Acres Located at 2400 North 600 East.**

Presented by Andrew Aagard

Mr. Aagard stated the application is to amend the Land Use map and pertains to an 8.81 parcel located north of 2400 North. The property rests east of Liddiard Home Furnishings, north of Skretting Fish Food Plant. The property currently bears the GC General Commercial zoning designation. Properties to the north are RD Research and Development, to the south LI Light Industrial, west GC General Commercial and east is unincorporated Tooele County. The application is to amend the Land Use Map of the Land Use Element of the Tooele City General Plan. This is not a zoning map application. Tooele City ordinance requires all Zoning Map amendments comply with the Land Use Map designations. Currently the property is designated MDR Medium Density Residential. This designation incorporates the R1-7, R1-8, and R1-10 Residential zoning districts. These zones are specific to single family homes and duplex residential uses. The only commercial uses permitted in those zones, are home businesses or home occupation businesses. The property to the north also bears the MDR designation. Properties to the west bear the RC Regional Commercial designation and to the south are Light Industrial. The applicant wishes to amend the Land Use Map to facilitate development of the property. The proposed Land Use Map demonstrates two Land Use designations requested by the applicant. The applicant has requested that that the eastern most 2.18 acres be LI Light Industrial to facilitate a rezone to the LI Light Industrial District and will permit a small manufacturing location on the property. The Light Industrial designation incorporates the LI Light Industrial and the IS Industrial Service Districts. Both of these zoning districts cater to heavier commercial and lighter industrial manufacturing uses. The remaining 6.5 acres is currently zoned GC General Commercial and the applicant wishes to keep the property zoned GC General Commercial. The applicant decided that while the application includes the entire 8.8 acre parcel, that it would be a convenient time to request that the Land Use designation for the 6.5 acre parcel be reassigned to the CC Community Commercial designation; thereby bringing the existing zoning into compliance with the Land Use Map. The CC Community Commercial designation incorporates both the GC General Commercial zoning designation and the NC Neighborhood Commercial zoning district. A Land Use Map Amendment does not change the zoning of the property and the applicant will still be required to apply for zoning map amendment if the Land Use Map is changed according to their request. This item is a public hearing and notices were sent to property owners within the 200 foot noticing offset, no comments or concerns were registered by staff at this time.

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

Chairman Hamilton opened the public hearing.

Mr. Steve Tobias, with KW Commerical Real Estate, real estate broker representing the applicant . He shared a vision of the property, which includes development of commercial pad sites. The east most lot will be the second home for their company. They are from Georgia and create nitrogen struts for off road vehicles. They distribute world wide. This would be a second location for them.

It would be an approximate 20,000 square foot facility where there will be machining, manufacturing, and distribution of the struts. It is anticipated for 10 employees and growing to 40 with a pay range of \$12 to \$40 per hour. The new building will include a showroom and provide service and installation. The rest of the property would be developed into commercial.

Commissioner Robinson asked if LI Light Industrial is the right zone for the property? Mr. Tobias stated yes.

Commissioner McCall asked about the commercial development? Mr. Tobias stated there are plans to develop it into four commercial lots which would be for sale.

Chairman Hamilton closed the public meeting.

**Commissioner Thomas motioned to forward a positive recommendation to the City Council for the Oristruts Land Use Map Amendment Request by Mark Jensen, representing Off Road Innovations, Inc. to re-assign the Land Use Map designation to LI Light Industrial for 2.18 acres and Community Commercial for 6.5 acres located at approximately 2400 North 600 East, application number P21-181, based on the findings and subject to the conditions listed in the Staff Report dated March 3, 2021.** Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Robinson, "Aye," Commissioner Bevan, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Thomas, "Aye," Chairman Hamilton, "Aye." The motion passes.

4. **Public Hearing and Decision on a Conditional Use Permit y Tom Heath representing the Church of Jesus Christ of Latter Day Saints for the Deseret Peak Utah Temple to allow the use of "Churches and Religious Facilities" to be located at approximately 2400 North 400 West, in the R1-7 Residential zoning district on approximately 17 acres.**

Presented by Andrew Aagard

Mr. Aagard stated the application involves a 17 acre parcel located west and northwest of the intersection of 2400 North and 400 West. The property is undeveloped land. The Surrounding properties are largely undeveloped with a golf course to the west and Sunset Estates Phase 8 subdivision east and southeast of the proposed site. Property is zoned R1-7 Residential as are the properties to the north, west, and south. Properties to the east are R1-10 Residential. The applicant is requesting a Conditional Use Permit to authorize the use of Churches and religious facilities to be constructed on the site. The site plan was provided for reference only and is not being considered for approval tonight. The application is to approved the uses on the property and to help demonstrate the plans for the property. Site plans will be approved through a site plan application and will be submitted shortly. The 17 acre parcel will include the construction of two religious facilities. The structure on the south half of the property will be the Deseret Peak Temple. The structure on the north of the property will be a church meeting house. There will also be a maintenance structure on the western side of the property. It is anticipated the applicant, the Church of Jesus Christ of Latter-Day Saints will be constructing the roads around the parcel and a roundabout at the intersection of 2400 North 400 West. It is not anticipated that parking will not be an issue, as the 17 acre site has significant parking areas to be shared between the meeting house

and temple. Parking will be scrutinized in more detail during the site plan review process. The Temple is a tall structure, Tooele City codes have been amended to permit additional height for churches and religious structures larger than 50,000 square feet of occupied floor space. Structures of this size may exceed the 35 feet height requirement of the R1-7 zone, but shall not exceed 75 feet of occupied floor space. Steeples are allowed to exceed height limitations as long as there is no occupiable space within the steeple.

Mr. Aagard stated that up lighting is used on the exterior of the building to illuminate the structure at night. The zoning surrounding the site is predominately single family residential. High intensity lighting during night hours can cause disruption. Staff approached the applicant in regards to plans for lighting on the Temple. The applicant responded that all lighting on the site will include the ability to dim and the lighting will be dimmed between 50% and 75% at night. The lighting is directed upwards and away from residential zones, which should reduce glare. It is anticipated that parking lot lighting will be directed downward instead of into adjacent homes. Staff has inserted a condition of approval that requires the lighting to be dimmed between 50% and 75% during the hours of 11pm to dawn. This item is a public hearing and notices were sent to property owners within the 200 foot offset from the property. No comments or concerns have been registered by staff. Other than lighting at night, staff is not anticipating initial concerns which could not be addressed during the site plan process. Staff is recommending approval with the five housekeeping conditions and the additional lighting condition.

Chairman Hamilton asked for comments or questions. There was none.

Chairman Hamilton opened the public hearing, there were no comments.

Chairman Hamilton closed the public hearing.

**Commissioner Robinson motioned to approve the Conditional Use Permit request by Tom Heath, representing the Church of Jesus Christ of Latter-Day Saints for the Deseret Peak Utah Temple and church meeting house and authorizing the use of “Churches and Religious Facilities” on the 17 acre parcel located at 2400 North 400 West, application number P21-238, based on the findings and subject to the conditions listed in the Staff Report dated March 17, 2021.** Commissioner Bevan seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Robinson, “Aye,” Commissioner Bevan, “Aye,” Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

## 5. City Council Reports

Presented by Council Member Manzione

Council Member Manzione stated the Transportation Plan was approved and so was the minor subdivision for Lot 1 of Buildings 2008, 2009, and 2020. She further shared a story about her son and his soccer team explaining that it takes trust and working as a team to achieve a goal. She further explained the City staff, Council and Planning Commission are a team and she appreciates the team and trust they have built.

6. **Review and Approval of the Planning Commission Minutes for Meeting Held on March 10, 2021.**

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

7. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 7:23 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 10th day of April, 2021

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Tyson Hamilton, Chairman, Tooele City Planning Commission