

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, June 9, 2021

**Time:** 7:00 p.m.

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

**Council Members Present:**

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

**City Employees Present:**

Andrew Aagard, City Planner  
Jim Bolser, Community 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  
Dave McCall, Present  
Melanie Hammer, Present  
Shaunna Bevan, Present  
Matt Robinson, Present  
Paul Smith, Present  
Chris Sloan, Present  
Nathan Thomas, Present  
Weston Jensen, Present

**3. Public Hearing and Decision on a Conditional Use Permit to Allow the Use of “Commercial Day-Care” on Property Located at 251 North First Street, in the Former Harris Elementary School, by DeAnn Christensen in the MR-8 Multi-Family Residential Zoning District.**

*Presented by: Andrew Aagard*

Commissioner Sloan declared he helped the applicants find and purchase the property and currently serves as a volunteer on the Friends Board of the entity that will operate the day care.

Mr. Aagard stated the property is zoned as MR-8 with 8 units per acre. He stated the surrounding properties are single-family residential. He stated the permit would allow a daycare on the property with approximately 26 children. He stated the applicant included a site plan that showed 20 parking spaces south of the building.

Chairman Hamilton opened to public comment.

**Commissioner Robinson moved to approve the conditional use permit to allow the use of “Commercial Day-Care” on the property.** Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

**4. Recommendation on the Tooele Crossing Zoning Map Amendment Request by Jeff Weeder, Representing Galloway & Company, Inc, to Reassign the Zoning for 14.3 Acres Located at Approximately 300 West 1000 North to the MR-25 Multi-Family Residential Zoning District (Continued from the May 26th Planning Commission Meeting).**

*Presented by: Andrew Aagard*

Mr. Aagard stated this topic was tabled during the last meeting because the Planning Commission wanted the applicant to be there to answer questions. He stated the applicant is requesting the property be changed to MR-25 zoning to facilitate higher residential usage with the combination of apartments and or townhomes. He stated this is not a public hearing, but comments were provided after the public hearing closed during the May 26<sup>th</sup> meeting.

The applicant stated high density makes sense for the given area with the benefits being less water usage for the landscape, being closer to major road ways for traffic, lower infrastructure and maintenance cost. He stated it encourage a walkable community. He stated because 1000 North and Main Street are UDOT owned, the city is not burdened with maintenance of those roads. He stated there is a corridor agreement with UDOT to designate multiple routes coming in and out of the property. He stated sales tax revenue would go up from more people moving in and by having higher density, would allow more jobs.

Commissioner Robinson stated it is a great place for high density housing, but his concern is the difference between MR-16 and MR-25 units per acre. He stated this property is surrounded by MR-16 and asked the applicant how the MR-25 would blend in.

The Applicant stated the property would fit right in to the community because it accomplishes many of the same goals. He stated it allows a place for the work force to live, meets the goals faster, and meets all the requirements with little notice to the difference between MR-16 and MR-25.

Commissioner Robinson stated it is a drastic increase and would like to see continuous zoning.

Commissioner Smith asked if the units are rental units or privately owned. He stated if the applicant does not have a plan for property, what is stopping them from selling to a third party.

The applicant stated they are involved in the process, but he is a representative for the owner and builders and cannot speak for them.

Commissioner Smith disagrees that it is not far enough out of town because it will increase traffic to the already overcrowded roadways. The applicant stated the roads coming from the development are UDOT's responsibility.

Commissioner Thomas stated the look is important and has the potential to be an asset to the City. He stated with any development the City allows, there will be more traffic.

Commissioner McCall stated the applicant answered his questions and concerns regarding UDOT. He stated he does have a concern for the additional traffic on 1000 North because it is already a mess. He stated he does not want this project to look like the Stansbury project because it looks cheap and there is no parking.

The applicant stated a traffic study could be done and UDOT would be obligated to put a light.

Commissioner Bevan stated putting another light in does not help the amount of people on the roads. She stated the property would be better as high density, but MR16 is a good size because it flows better, there are fewer people, and it still helps with the housing issue.

Commissioner Hammer stated she is not in favor because it allows more developments to come in and change the plans.

Commissioner Sloan stated during the budget discussion at the City Council meeting, it was stated Tooele City has a serious revenue problem. He stated the reality is the people cannot stay within the City because there is no affordable housing and that is why the city wants retail. He stated the reality is that retail needs have changed and places don't need big box retailers. He stated Transit is all over walkable communities; the City doesn't get transit until it has roof tops. He stated traffic is bad, but UDOT can only do what they can do; Midvalley highway will be

here by the end of the year. He stated the Planning Commission has to make the hard decisions and look at the future.

Commissioner Thomas stated there is an opportunity to allow the Planning Commission to decide on a look and feel of what they like and decide later.

Chairman Hamilton stated the Planning Commission has some control over what the product could be.

Commissioner Hammer asked when the Planning Commission looked at the master plan and decided MR16, what was the reason they didn't make it MR25.

Commissioner Thomas stated it had the possibility to be a commercial property.

Commissioner Hammer stated it was more appropriate further west when looking and talking about the master plan.

Commissioner McCall stated the concern is how everything would fit without negatively affecting the citizens. He stated the City needs rooftops to bring in the businesses; the state is reactive and someone needs to be proactive. He stated the road needs to be wide enough to accommodate the added rooftops.

The applicant stated there are not very many places that have a designated commercial area. He stated this is an opportunity for the next generation to stay and grow up in Tooele.

Commissioner Sloan stated this is the eighth or ninth high density application for MR16 to MR25. He stated there is no other places to go within the City.

Mr. Bolser stated there are four options for a motion. They are as follows: recommend the City Council deny application altogether, motion for a positive recommendation to the City Council for the MR-25 which is what the applicant requested, motion for a positive recommendation to the City Council for a different specific zone, and an option to continue the discussion for further discussion.

**Commissioner Thomas motioned to recommend the Tooele Crossing Zoning Map Amendment as MR25.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner McCall, "Naye", Commissioner Robinson, "Naye", Commissioner Bevan, "Naye", Commissioner Hammer, "Naye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye," and Chairman Hamilton, "Aye".

The motion did not receive a positive recommendation.

**Commissioner Sloan motioned to recommend the Tooele Crossing Zoning Map Amendment as MR16.** Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Naye,”, and Chairman Hamilton, “Naye”.

**5. Recommendation on a Subdivision Plat Amendment Request to Amend Lot 1 of the Oristruts Minor Subdivision by Off-Road Innovations, Inc., Located at Approximately 2400 North 600 East in the GC General Commercial Zoning District on 8.81 Acres.**

*Presented by: Andrew Aagard*

Mr. Aagard stated the property north of the fish food plant and East of the Lydiard Home Furnishing store. He stated the property is currently zoned for GC, general commercial with research and development to the North. He stated the subdivision plat amendment request is to divide the existing lot into 5 individual lots ranging in size from 1.5 acres to 2.1 acres. He stated each lot exceeds the minimum requirements for lot size and lot width as required by the general commercial zone and front of improvements will be required and installed as individual lots develop.

**Commissioner Bevan motioned for a positive recommendation for subdivision plat amendment request.** Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

**6. Decision on Site Plan Design Review Request for the Lex Apartments Development by the Lex Apartments, LLC, Located at Approximately 1200 North Franks Drive in the MR-16 Multi-Family Residential Zoning District on 10.66 Acres.**

*Presented by: Andrew Aagard*

Mr. Aagard stated the ten-acre parcel is located approximately 1200 North Franks Drive in a MR-16 zone. He stated the site plan proposes development as MR-14. He stated there is no access from Franks Drive. He stated the site meets the requirements for open space and required trees/shrubs, building architecture with brick, stucco, and siding, and design standards. He stated the applicant is proposing a pool house with additional details in the staff report.

**Commissioner Robinson moved to approve the site plan design review request for the Lex Apartments Development.** Commissioner Bevan seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan,

“Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

**7. Recommendation on a Minor Subdivision Request by Green River, LLC, for the Green Rock Minor Subdivision, to Subdivide an Existing Parcel of Record Located at 353 East 500 North in the R1-7 Residential Zoning District on 0.41 Acres.**

*Presented by: Andrew Aagard*

Mr. Aagard stated the subject property is located at 353 East 500 North in the R1-7, residential zoning district. He stated it does have an existing home on the property; the applicant proposes to divide the property into two lots and build a home on the second lot while keeping the original house on the other lot.

**Commissioner Bevan moved to a positive recommendation on a minor subdivision request by Green River, LLC.** Chairman Hamilton seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

**8. Recommendation on a Subdivision Preliminary Plan Request by DR Horton, Inc., for Western Acres Phase 1 Located at Approximately 1900 North Copper Canyon Drive in the MR-16 PUD Multi-Family Zoning District on 12.5 Acres.**

*Presented by: Andrew Aagard*

Mr. Aagard stated the subject property is a part of the MR-16 zoning, developed largely with single-family homes and some townhomes. He stated there would be 130 townhouse lots creating frontages, amenity areas, and roads which will be private roads maintained by the HOA. He stated phase 1 meets the parking requirements and is undergoing the site plan reviews.

Commissioner Hammer asked if the design is a later discussion.

Commissioner Thomas asked when the amenities will be coming in.

David Lewis, the applicant, stated phase one takes care of many of the utilities and drainage; phase two is when the amenities will be focused one, and phase three will be the main area with courts.

Commissioner Thomas asked if the applicant or Commissioner McCall wanted to address the site plan of Stansbury because DR Horton also did the Stansbury project. Mr. Lewis stated the

project was picked up after it was designed but this specific project can be done in more depth and detail to what the City wants.

**Commissioner Sloan moved for a positive recommendation on a subdivision preliminary plan request by DR Horton.** Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

## **9. City Council Reports**

*Presented by: Council Member Manzione*

Council Member Manzione stated there was nothing to report from the City Council that pertained to the Planning Commission. She stated there is a national accredited main street program that is coming to Utah with the pilot program being in Brigham City and Price. The program helps the revise and rejuvenate the downtown area by building a diverse economic base. She stated it helps decide what or town really needs and find different avenues for funding.

Chairman Hamilton stated the City could benefit from this; UDOT sits on the board.

Commissioner Hammer asked who was on the committee.

Chairman Hamilton stated it is an informal committee of local business owners and citizens. He stated if someone wanted to get involved to reach out to Jared Steward.

Commissioner Sloan asked if the City Council could review the budget regarding what they needed to get a head of.

Council Member Manzione stated they did have a budget hearing last meeting and would recommend to read through the budget. She stated next City Council meeting will adopt the budget.

## **10. Review and Approval of Planning Commission Minutes for Meeting held on May 26, 2021.**

Commissioner Hammer stated she was listed in the motions, though she was excused from the previous meeting.

**Commissioner Hammer moved to approve the May 26th minutes with the changes listed above.** Commissioner Thomas seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner

Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

**11. Planning Commission Training on a 2021 General Legislative Session Update.**

*Presented by Jim Bolser*

Mr. Bolser stated the training was about the changes to state law resulting from this year’s legislative session. There were three significant bills related to land use and building which were House Bill 82 regarding single-family housing modifications, House Bill 409 regarding municipal and county land use and developments, and House bill 98 in regards to local government building regulations.

He reviewed the following passed bills:

HB 19, HB 23, HB 28, HB 52, HB 83, HB 107, HB 115, HB 151, HB 171, HB 256, HB 297, HB 368, HB 433, SB 65, SB 72, SB 113, SB 125, SB 130, SB 164, SB 194, SB 201, SB 217, SB 240, and SB 243.

He stated some interim issues are expected to include billboards similar to SB 61 and SB 144 and the Utah Lake Authority similar to HB 364 which were all defeated in the general session.

**12. Adjourn**

**Chairman Hamilton adjourned the meeting at 9:28 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 \_\_\_\_\_ day of June, 2021

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Tyson Hamilton, Tooele City Planning Commission Chair