

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 8, 2021

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Dave McCall
Shauna Bevan
Matt Robinson
Paul Smith
Nathan Thomas
Weston Jensen

Commission Members Excused:

Chris Sloan
Melanie Hammer

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Darwin Cook, Parks and Recreation Director
Paul Hansen, Tooele Engineer
Roger Baker, Tooele City Attorney
Jared Steward, Economic Development Coordinator

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 Commissioner Smith.

2. Roll Call

Tyson Hamilton, Present
Dave McCall, Present
Shaunna Bevan, Present

Matt Robinson, Present
Paul Smith, Present
Nathan Thomas, Present
Weston Jensen, Present
Melanie Hammer, Excused
Chris Sloan, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment by the SJ Managing Company for the Proposed One O’Clock Hill Development to Reassign The Zoning for Approximately 38 Acres Located at Approximately 900 South Main Street (South Side of SR-36) from RR-1 Residential with Sensitive Area Overlay to R1-7 Residential and Remove the Sensitive Area Overlay from the Development Portions of the Property

Mr. Aagard stated the zoning map amendment is located near SR-36 and 1’Ock and 2 O’clock drive. He stated the property is currently zoned RR-1 residential. It does require one-acre lots. He stated the property has two overlays including the Sensitive Area Overlay that has geotechnical areas and Southern Gateway Overlay which encourages street scape appeal. He stated the property bares the medium-residential designation on the land-use map which encourages single-family residential zones. He stated the application is to rezone the identified area to R1-7 and remove the Sensitive Area Overlay which would facilitate development for 7,000 square foot, single-family residential lots. He stated a concept plan has been presented as an idea and shows it is possible to develop between 90 and 130 residential lots.

Mr. Aagard stated it is a public hearing and notices were sent to property owners within 200 feet of the subject property. He stated they did receive an email expressing some concerns with the number of hoes being proposed. He stated they also had a few home owners come to the office to look at the proposed concept plan.

Commissioner Thomas asked for clarification on why the Sensitive Area Overlay needed to be removed.

Mr. Aagard stated the Sensitive Area Overlay does not prohibit development but it does place additional restrictions on the developer. He stated the overlay would result in larger lots and less density.

Commissioner Thomas asked if they only had the two overlays and wouldn’t prohibit the City from asking for specific aesthetics.

Mr. Aagard stated the Gateway Overlay is places over all entrances to the City and pertains to the aesthetic appeal. He stated this would be the time to ask for a specific item.

Commissioner Robinson asked if they were asking to remove the Gateway Overlay.

Mr. Aagard stated they are only asking for the Sensitive Area Overlay to be removed.

Chairman Hamilton asked if there is a fault line running through that area.

Mr. Aagard stated usually where there are mountains, there are fault lines.
Chairman Hamilton stated that is his concern.

Commissioner Smith asked if the City has heard from Rocky Mountain Power regarding the powerlines or if the applicant has done anything with them yet.
Mr. Aagard stated he has not heard anything.

Commissioner Smith asked if there are easements filed with the City regarding those powerlines.
Mr. Aagard stated there are no Plat's for them.

Chairman Hamilton stated he would like to see that information, because it could be useful information before deciding.

Commissioner McCall asked if they have mentioned any access to SR-36 and having a conversation with UDOT. He stated he has an issue with the exit on Settlement Canyon because traffic has increased significantly.
Mr. Aagard stated they have not provided any conversations with UDOT.

Mr. Bolser stated the points of access on SR-36 have already been established since there are existing road intersections. He stated if there was only access on the Settlement Canyon Road, only 30 homes would be allowed due to Fire Code limitations. He stated there are easements established for the power lines, but not established through the City as easements established and recorded through the property records with the County Recorder's Office.

Chairman Hamilton opened the Public Hearing.

Shaun Johnson, developer, stated they specifically chose the zoning because it is a part of the master plan and trying to stick to the single-family home product. He stated they are proposing an eight-foot trail behind the development that could be accessed from Settlement Canyon Road. He stated they have met with Rocky Mountain Power, they will be moving the middle power line and putting arms on the transition poles at the base of the mountain. He stated they have also met with UDOT and the access points have been approved. He stated if they get approved they will be doing a traffic study. He stated they have partnered with American Homes for Rent to help solve the issue of affordable housing in Tooele and 100% complete product maintained by them. He stated once they receive all of the studies back, they will take those into account to properly develop.

Commissioner Robinson asked if they are concerned about the sensitive overlay, why they are asking for it to be removed.

Mr. Johnson stated they are not concerned about the Sensitive Area Overlay. He stated by removing the Sensitive Area Overlay, they are allowing them to have denser lots if the studies support it.

Commissioner Robinson asked if they have that data now.
Mr. Johnson stated they don't.

Commissioner Bevan stated she was always told indigenous people had burial sites on that mountain, what happens if during development, they come across a burial site.

Mr. Johnson stated there are laws in place that govern that. He stated if they come across something like that, they have to stop work immediately and contact the appropriate authorities.

Mr. Bolser stated if such relics are found, all work is required to shut down and the State Archeologist's Office gets involved and dictates what happens, if anything, from that point forward.

Commissioner Smith asked if it will be subsidized housing for the government.

Mr. Johnson stated it will not be subsidized just standard rental units.

Commissioner Smith asked if it would be one manager that runs it all.

Mr. Johnson stated it would be.

Commissioner Smith asked if it will all be the same.

Mr. Johnson stated there would be a variety of products. He stated the idea is that it is a product they own, so they don't want a copy and paste project.

Commissioner Smith asked why the applicant is not willing to do the soil test before the overlay.

Mr. Johnson stated it is expenses.

Mrs. Newbury stated her husband and herself built up the canyon for the view. She stated if they put the development in there will be more noise and traffic. She stated by allowing the properties to be rentals, their property values would go down. She stated she suggests thinking wisely about the location for rentals and development especially with the cemetery being right there.

Lance Newbury, stated his concern is the burial sites right there. He stated

Mrs. Newbury stated their view now becomes rental houses.

Kori Park stated her concerns are the traffic and the density. She would like to see the concerns addressed regarding water, traffic, density, and schools.

Kevin Park stated he echoes everything already stated and strongly advises against removing the sensitive overlay. He stated he loves seeing the wild life and hikes on a daily basis. He stated his property value will go down because of the rental units. He stated he is confused about how the easements will be done with the powerlines. He stated it shows there are four outlays onto SR-36, but states there are only two. He shows his concern that UDOT would approve that.

Melia Wylie stated many of her concern are the same as what has been stated; the traffic, no sidewalks for walking, the density, and decreasing the property value.

Laura Anderson stated the Indians would move and carve rocks that they would slide over the bodies to mark the burial sites. She stated the City and herself entered into an agreement that she would be the water but it had to be used on the land. She stated she was told the zone was a holding zone and could be rezoned because the City could not decide what they were going to do with that property. She stated the powerlines had become a struggle, for selling the property. She stated if they don't allow something to develop there, she loses over \$350,000.

Chairman Hamilton Closed the Public Hearing.

Commissioner Thomas stated he loves the idea of the trails and is excited to see a developer proposing a trail.

Commissioner Robinson stated he realizes the zoning is not in harmony with the master plan but has heart burn on deciding without all of the necessary data. He stated specifically the traffic study. He stated he suggests doing a traffic study now.

Commissioner Robinson moves to table the zoning map amendment until they get a traffic study, soil study, and other geographical information needed. Chairman Hamilton Seconded the motion.

Commissioner Smith stated he would like to see something form Rocky Mountain Power in writing stating they will be moving the powerlines.

Commissioner Thomas stated the applicant mentioned the development is not based on moving the powerlines, but would provide fewer lots.

Mr. Bolser stated for the purpose of the record and for the applicant's benefit he would request the Commission be as specific as possible as to what they would like to see.

Commissioner Robinson moves to table the Zoning Map Amendment until the applicant can provide a traffic study on all access pints, a soil and geological study on the sensitive overlay to see what they can and cannot do, and documentation stating they will be moving the powerlines and work with the applicant in the process. Chairman Hamilton seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Jensen, "Aye", Commissioner Smith, "Aye", Commissioner Thomas, "Aye,", and Chairman Hamilton, "Aye".

4. Public Hearing and Decision on a Conditional Use Permit Request by Andrew Byers to Authorize Additional Building Height on a Detached Accessory Structure Proposed to be on 1.0 Acre of Property Located at 783 West 200 South in the RR-1 Residential Zoning District.

Mr. Aagard stated the Conditional Use Permit applies to the property located 783 west 200 south. He stated this property and the surrounding properties are zoned RR-1 residential. He stated Tooele City code limits detached dwellings to 15feet. He stated the code allows the Planning Commission to approve buildings exceeding the 15foot height restriction. He stated the applicant is asking to build to 21feet tall. He stated the residential building limit for RR-1 is 35feet and the proposed structure is below that height. He stated the building is separated from other residential areas. He stated notices were sent to all property owners within 200 feet of the subject property. He stated no concerns had been received at that time. He stated staff is recommending the approval of this permit with the condition the height is limited to 22feet.

Commissioner Smith asked if they know what they will be using it for.
Mr. Aagard stated he was unsure.

Commissioner Bevan asked if they had recently approved other buildings on that street.
Mr. Aagard stated it would be the first in this subdivision, but are a few in the area.

Chairman Hamilton opened the public hearing.

Andrew Buyers, applicant, stated he plans to use the garage for travel trailers and work equipment. He stated the equipment requires a 14-foot door and that is the minimum requirement to accommodate that.

Commissioner Thomas stated it might be nice to do a training and be able to visualize the heights being asked for.

Commissioner Bevan moves to approve the Conditional Use Permit Request by Andrew Byers. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye. The motion passes.

5. Recommendation on a Subdivision Preliminary Plan request by the Tooele County Housing Authority for the Proposed Murdock Subdivision to Subdivide 7.14 Acres Located at Approximately 375 North First Street into 26 Lots in the R1-7 Residential Zoning District.

Mr. Aagard stated the property is located near the old Harris Elementary. He stated it is a part of the R1-7 Residential Zoning District, as is the surrounding properties. He stated the application proposes to subdivide the 7.14 acres into 26 lots, including a storm water detention basin. He stated the property lines will be adjusted on three existing homes. He stated each lot on the subdivision meets or exceeds requirements of the R1-7 Residential Zoning District and the Infield Area Overlay. He stated Parcel A is a detention basin that will be landscaped by the applicant and dedicated to Tooele City for future maintenance.

Commissioner Robinson stated he likes that the empty space can be filled in.

Commissioner McCall stated he agrees with Robinson and likes they can finally do something with the property.

Commissioner Robinson moves to forward a positive recommendation on Subdivision Preliminary plan request by the Tooele County Housing. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson,

“Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye.”, and Chairman Hamilton, “Aye. The motion passes.

6. Public Hearing and Recommendation on a Text Amendment Request to Section 7-11a-2 of the Tooele City Code by the Tooele County Housing Authority Regarding Multi-Family Design Standards Associated with Residential Support Programs.

Mr. Bolser stated the Tooele County Housing Authority is preparing for the provision of certain programs within the City to accommodate and assist with a segment of the population who is unable to provide services for themselves. He stated those programs are classified in the State code as residential support programs. He stated it is allowed within the City Code but is defined by State Code but not City Code. He stated when you have a specific use, such as this application, the standards sometimes don't necessarily fit to accomplish the intended goal of a public program like this. He stated the segment of the population that this applies to would be those displaced or homeless. He stated the application is to propose a change to City Code Section 7-11a-2, to create subsection 3. He stated it does two things including establishing a different set of minimum sizes for multi-family dwellings units and establishes a new lower parking requirement calculation. He stated this change allows specific applications that qualify to be allowed that will be beneficial to the community and places the ability with those that really need it. He stated in the staff report there are two recommendations made including adding a footnote to Chapter 7-4 Table 1, to make a cross reference from the standard to Section 7-11-a2 and in Table 4 of Chapter 7-14, residential zones, to link the minimum unit size to Section 7-11a-2.

Commissioner Robinson asked about the text being added to the City Code was written by the Tooele County Housing Authority.

Mr. Bolser stated they wrote it and the staff worked with them on drafts to make sure it was accomplishing the goals they wanted in a way that did not undermine the City Code.

Commissioner Robinson asked if it is common for cities of Tooele's size throughout the State. Mr. Bolser stated it is not common for cities of Tooele's size because many of those cities don't have those issues or are not working to address them. He stated if they include larger cities, it would be fairly common.

Commissioner Robinson asked if the same stipulation and provision for the Housing Authority is included.

Mr. Bolser stated he hasn't done much research on other communities, but they are allowed to make changes as they see fit for their community. He stated the goal of the Housing Authority and their sister agencies is entities that are looking to provide similar services and truly warrant such considerations should be allowed to have them but did not want to subject the community to a wide-open blank slate for all to take advantage of. He stated that is the aspect the staff worked with them was to make sure that goal was achieved.

Commissioner Robinson stated it is a good inclusion, but stated there may be other examples to look to.

Mr. Bolser stated there is no sense in reinventing the wheel, but this is a specific issue to be addressed and may not have many examples.

Commission Smith stated when he was a part of Holiday City, they did something similar to their City Code. He stated it has worked great and they have not had issues with it.

Chairman Hamilton opened the public hearing.

Commissioner McCall moves to forward a positive recommendation on a Text Amendment Request to Section 7-11a-2 of the Tooele City Code by the Tooele County Housing Authority Regarding Multi-Family Design Standards Associated with Residential Support Programs with the recommended tables in the packets. Commissioner Thomas seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye. The motion passes.

7. Recommendation on a Minor Subdivision Request by Jared Howland for the Proposed Ambleshire Subdivision to Subdivide 1.15 Acres Located at 381 East 400 North into 3 Lots in the R1-7 Residential Zoning District

Mr. Aagard stated the minor subdivision Located on the northeast corner of Broadway and 400 North, near Elton Park. He stated the property is zoned R1-7 Residential as is the surrounding properties. He stated the application is proposed to subdivide the 1.15-acre lot into three lots. He stated the existing home will remain on the property. He stated all lots in the subdivisions meet or exceed the requirements of the R1-7 District. He stated no new conformities are created within the existing home and property lines.

Commissioner Thomas moves to forward a positive Recommendation on a Minor Subdivision Request by Jared Howland for the Proposed Ambleshire Subdivision to Subdivide 1.15 Acres Located at 381 East 400 North into 3 Lots in the R1-7 Residential Zoning District based on the findings listed in the staff report. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye. The motion passes.

8. Public Hearing and Recommendation on a Land Use Map Amendment Request by Tooele City Redevelopment Agency for the Proposed KCC Business Park Development to Reassign the Land Use Designation from Regional Commercial to Light Industrial for Approximately 2.0 Acres of Property Located at Approximately 250 South Tooele Boulevard.

Mr. Aagard stated the property is located Approximately 250 South Tooele Boulevard. He stated the property is zoned RD, Research and Development, with the surrounding properties Light Industrial, LI, and Research and Development, RD. He stated the property currently bears the Regional Commercial Designation and encourages Regional commercial zoning and Research and Development, RD zoning. He stated they are specific to larger regional commercial activities. He stated the applicant is asking the Land Use Designation be changed to LI, Light Industrial. He stated the Land Use Map amendment is being requested to facilitate the change of the zoning of the subject property, LI zoning district, which will in turn facilitate the expansion of the existing KCC Curbing business; which wishes to expand into the manufacturing of HVAC equipment.

Commissioner Smith asked if the City has had a change of heart of how this area will be developed or a policy within the City that allows to change form Research and Development to Light Industrial.

Mr. Bolser stated this area has been marketed for sale. He stated the buyers that are interested are needing a different classification in order to operate.

Commissioner Thomas asked if they foresee similar proposals in the future.

Mr. Stewart stated they are in negotiations to sell large portion of the RDA property to the south of this property that will likely need a Light Industrial zoning change.

Commissioner Thomas asked if any of the schools were interested in purchasing the property.

Mr. Stewart stated it has been on the market a long time. He stated the school does own property and intend to develop their campus, but does not know what their timeline is.

Chairman Hamilton opened the public hearing.

Commissioner Bevan moves to forward a positive Recommendation on a Land Use Map Amendment Request by Tooele City Redevelopment Agency for the Proposed KCC Business Park Development to Reassign the Land Use Designation from Regional Commercial to Light Industrial for Approximately 2.0 Acres of Property Located at Approximately 250 South Tooele Boulevard. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye. The motion passes.

9. Public Hearing and Recommendation on a Zoning Map Amendment request by the Tooele City Redevelopment Agency for the Proposed KCC Business Park Development to Reassign the Zoning from RD Research and Development Zoning District to the LI Light Industrial Zoning District for Approximately 6.9 Acres Located at Approximately 250 South Tooele Boulevard.

Mr. Aagard stated the currently zoned RD Research and Development. He stated the applicant is requesting this to facilitate the expansion of KCC business. He stated they are requested LI Light Industrial Zoning District.

Chairman Hamilton opened the public hearing.

Commissioner Robinson moves to forward a positive Recommendation on a Zoning Map Amendment request by the Tooele City Redevelopment Agency for the Proposed KCC Business Park Development to Reassign the Zoning from RD Research and Development Zoning District to the LI Light Industrial Zoning District for Approximately 6.9 Acres Located at Approximately 250 South Tooele Boulevard based on the findings and conditions listed in the staff report. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Naye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye. The motion passes.

10. Public Hearing and Decision on a Conditional Use Permit Request by Tooele City to Authorize the “Public Buildings and Facilities” Use to Construct a Pavilion, Restrooms, and Parking Lot at the Wigwam Located at 20 Canyon Road on 9.6 acres in the MU-160 Multiple Use Zoning District.

Mr. Aagard stated the conditional use permit is for the Wigwam property. He stated the property has two zoning districts including MU-160 and OS, open space. He stated the City is proposing the construction for parking lot, pavilion, and restrooms on the property. He stated the facility would be located at the center of the property, with access of the site being unchanged. He stated the item is a public hearing and received a comment from Sherry Butler.

It read as follows:

Ladies and gentlemen, I am the owner of a home that backs directly on the property outlined in the proposal. The address of that home is 98 Memory Lane. I was aware when I purchased that property that it was in the care of the Boy Scouts and that the property would be used to support activities of the scouts - including outings and overnight camping and associated activities. When the property reverted to the city and discussions arose about use I inquired of the people working in the general area, one of whom was Darwin Cook. We spoke then about the location of my property and what plans were being considered for public use.

I appreciate the notice received as to authorizing the use of “Public Buildings and Facilities”. My concerns are as follows:

- 1. The land is not visible from any major public road and any supervision of people or public property by neighbors, police, or city vehicles is not possible without driving directly to that property. The Boy Scouts use was supervised and took into account the activities of the campers and the noise and safety issues that could arise. There does not appear to be any way for that to occur with general public use.*
- 2. Fire danger is and will most likely remain high for the foreseeable future. In light of that, activities that would include any camping, fire pits, or overnight use raise a concern for*

unintended (or unauthorized) setting of a fire that could endanger homes and property near that park.

3. The establishment of day use facilities would be good for the south side of Tooele, but also raise concerns about the use of the park, especially restrooms and any other public buildings, as there has been graffiti and vandalism (although minor) of facilities there in the past. It would also provide more public access to the transfer station, water supplies, and the base of the dam which may raise security concerns for those. Again, the very placement of the property inhibits oversight.

4. Creating public use space may entail the refurbishing of the flat and useable space, including taking out noxious weeds and planting something safe for children and pets. With current water restrictions this use seems inconsistent with our stated conservation values.

5. Any fencing or other petitioning off of the area to keep people from the back yards of all the people on the south side of the spillway would also restrict and funnel wildlife into corridors that may put them in more contact with people and hence raise dangers for the wildlife and the residents.

6. Noise has always been an issue when the park is in use, but as I stated I was aware that that would occur sporadically and choose to purchase my property adjacent to the Wigwam. The amphitheater use this summer was quite loud and restricted backyard use so consideration needs to be taken on dates and times for such activities and some notification process put in place.

For the record, I do support public use of our public lands. However, I believe that further coordination with the impacted area residents in Settlement Canyon should be completed prior to the Commission authorizing public use of the this area.

Thank you for accepting my comments and for the consideration of my concerns.

*Sincerely,
Sherry A Butler*

Commissioner Thomas asked if it was a cinderblock building and if it is a site plan consideration or is part of this review.

Mr. Bolser stated the site plan was provided in the packet but is not under consideration this evening.

Commissioner Bevan stated she is happy to the property being used in a lovely way.

Chairman Hamilton opened the public hearing.

Melanie Hearing stated there is a problem with people in the area with fires, sex crimes, noise, and traffic.

Mr. Bolser stated a clarification of his earlier comment that the site plan itself is not in question but if there is some aspect of it that creates a concern or nuisance that needs to be mitigated, then the Commission can comment on it.

Chairman Hamilton stated they do have noise ordinance in Tooele that is enforced.

Commissioner Jensen asked if there are hours of operation, open to the public all the time, or reserved.

Mr. Cook stated the facilities will be used through reservations. He stated they wanted to maintain the use of the property for large groups to go and have events.

Commissioner Bevan asked if there will be any kind of fencing around the facility.

Mr. Cook stated they were only planning at this time, to update the entrance fence. He stated they are working with the County to add a trail head.

Commissioner Thomas moves to approve the Conditional Use Permit by Tooele City to Authorize the “Public Buildings and Facilities” Use to Construct a Pavilion, Restrooms, and Parking Lot at the Wigwam Located at 20 Canyon Road on 9.6 acres in the MU-160 Multiple Use Zoning District with the conditions listed in the staff report. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,” and Chairman Hamilton, “Aye. The motion passes.

11. Public Hearing and Decision on a Conditional Use Permit request by Tooele City to Authorize the “Public Buildings and Facilities” Use to Construct a Pavilion, Restrooms, Playground Area, and Parking Lot at England Acres Park Located at 861 North 520 East on 26.6 Acres in the R1-7 Residential Zoning District.

Mr. Aagard stated the facilities are similar to those of the Wigwam and will be located in the southeast corner of the England Acres park. He stated the park is zoned as R1-7, as is the surrounding properties. He stated improvements will include a pavilion, restrooms, 66-stall parking lot, sidewalks, and landscaping. He stated the parking lot will access 520 East. He stated a notice had been sent to all property owners within 200 feet.

Chairman Hamilton stated it will be a great addition to the area.

Commissioner Thomas asked if the Planning Commission has seen the site plans and with the parking lot, allowing citizens to go directly to the pavilion.

Mr. Cook stated there is an area for the playground, detention basin, and trails.

Council Member Hansen stated there was an email received that had concerns regarding the completion of Seventh street.

Mr. Hansen stated the Tooele City Council awarded a contract to Broken Arrow that will fully complete Seventh Street.

Commissioner Bevan stated she noticed the street name changes.

Mr. Hansen stated there are two names, one was carried over from the old town and Tooele City merging together.

Mr. Bolser stated he received a question some time ago from a resident about why they are aligning Seventh Street with 520 East. He stated that was assuming it was 700 East and not Seventh Street. That every named street has a corresponding coordinate and the name of the street in this case is a number but the name of the street is the word Seventh and not the number seven so its coordinate is actually 520 East all the way through town. Typically for named streets the coordinate is also listed on the sign. He stated because it is a historic street, they have not added both street names to the sign in the older part of the community and the signage in the newer part of the community has used the coordinate for the street and since the two have not connected it wasn't an issue but they are the same street.

Chairman Hamilton opened the public hearing.

David Sar stated it is a great idea to have that equipment but asked why they don't develop the entire park. He stated before adding a playground and parking, they should complete the park. He stated the money should be focused to be a grassy area and then build other facilities.

Mrs. Sar stated she likes the idea of the parking. She stated she would like to see the remaining park developed first because of fire and safety hazards.

Commissioner Robinson moves to approve the Conditional Use Permit request by Tooele City to Authorize the “Public Buildings and Facilities” Use to Construct a Pavilion, Restrooms, Playground Area, and Parking Lot at England Acres Park Located at 861 North 520 East on 26.6 Acres in the R1-7 Residential Zoning District based on the findings and conditions listed in the staff report.

Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, Commissioner Thomas, “Aye,” and Chairman Hamilton, “Aye. The motion passes.

12. City Council Reports

Council Member Manzione stated they started the annexation property near Droubay, approved phase 1 of the DR Horton project, and discussion on the snow parking violation fines. She stated there was a healthy and long discussion on improving the Police pay wage.

13. Review and Approval of Planning Commission Minutes for Meeting held on August 11, 2021.

Commissioner Bevan stated there is only one N in her name.

Commissioner Bevan moved to approve the August 11th minutes. 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”. The motion passed.

14. Planning Commission Training on Ethics.

The Planning Commission training went over the meaning of ethics, expectations, municipals officer and employee’s ethic act.

15. Adjourn

Chairman Hamilton adjourned the meeting at 9:18 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 October, 2021

Tyson Hamilton, Tooele City Planning Commission Chair