

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 13, 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
Matt Robinson
Weston Jensen
Melanie Hammer

Commission Members Excused:

Chris Sloan
Paul Smith
Nathan Thomas
Shauna Bevan

City Council Members Present:

Maresa Manzione

City Employees Present:

Andrew Agard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, Tooele Engineer

City Employees Excused:

Roger Baker, Tooele City Attorney

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
Matt Robinson, Present

Weston Jensen, Present
Melanie Hammer, Present

Mr. Bolser stated even though there five Commissioners present rather than the full seven members, the bylaws state they still must have four affirmative votes to determine any passing motion.

3. Public Hearing and Decision on a Conditional Use Permit Request for the Proposed Diver Tooele Daycare by Jeniffer Puerto to Authorize a Home-Based Daycare of 16 Children Proposed to be Located on an Existing 1,400 Square Foot Condo Lot with its Associate Common Areas at 618 South Coleman Street in the R1-7 Residential Zone

Mr. Aagard stated the applicant is requesting the Conditional Use Permit to open a home-based daycare business involving the care of 16 children, located at 618 South Coleman street in the duplex. He stated the applicant provided a traffic and parking plan. He stated the applicant's intention for traffic control during child pick-up and drop-off was included in your staff report. He stated notices were mailed to property owners within 200 feet of the property in question.

Mr. Aagard read an email from Lisa Grover. It reads as follows:

Hello,

My husband and I understand how critical safe and consistent daycare is to working parents. That said we have a few concerns with the location of the proposed DiverTooele Daycare.

We would like the Commission to consider the following:

- 1. South Coleman is an extremely busy street starting at around 0600 and lasting until after 1800.*
- 2. Fifty plus homes are being built directly behind the proposed daycare location. We fear those purchasing the homes may use Coleman to get to and from their homes further worsening the situation.*
- 3. The daycare parking situation may pose challenges for neighboring homes on trash pickup days and daily for mail delivery because the frontage for the location is mostly driveway.*
- 4. We live across the street from the proposed daycare location and there have been multiple occasions when our driveway, mailbox and the fire hydrant adjacent to our home have been blocked without a daycare at the proposed location.*

*We appreciate your consideration of these concerns.
Respectfully,
Britt and Kevin Grover*

Mr. Aagard stated the staff is recommending with the conditions listed in the staff report.

Commissioner Hammer asked if there a limit on how early the daycare could open. She stated the letter stated the daycare will be in operation from 7am-5pm and the site plan indicated from 6:30 a.m. to 5:30 p.m.

Mr. Aagard stated is he not aware of any regulations saying they can't open that early.

Commissioner Hammer states her concern is having up to 16 children playing in the backyard playing at one time. She stated her curiosity if the other units had concerns for having children running around.

Mr. Bolser read an email by Chase Randall. It read as follows:

My name is Chase Randall. I live next door to Jennifer at 626 s Coleman street, Tooele.

I would just like to say I fully support this permit and think it will be beneficial to the community. She gave me a tour and it all looks great.

Thank you

Chairman Hamilton stated with anything, conditions could be put into place.

Commissioner Robinson stated they hope she will stick to the plan. He stated he thinks a two-minute pick up and drop off is unrealistic.

Chairman Hamilton opened the public hearing.

Commissioner Robinson moved to approve Conditional Use Permit Request for the Proposed Diver Tooele Daycare by Jeniffer Puerto. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by Rodney Meadows to Authorize the Construction of a Detached Garage that will Exceed the 8% Maximum Lot Coverage Requirement for Accessory Buildings on 0.3 Acres at 275 East 500 North in the R1-7 Residential Zoning District.

Mr. Aagard stated the applicant is requesting the Conditional Use Permit for the corner property in northeast corner of the intersection 500 North property. He stated the applicant did provide a site plan and wishes to construct a detached garage. He stated due to there being other structures

on the property, the addition percentage of lot coverage by detached structures is over the 8% limitation, bringing it closer to 9.2%. He stated this item is a public hearing and notices were sent out to property owners within 200 feet of the subject property.

Chairman Hamilton invited the applicant to speak.

Rodney Meadows, applicant, stated he did not have enough property, so he acquired additional property to fulfill his building needs.

Chairman Hamilton opened the public hearing.

Commissioner Robinson moved to approve Conditional Use Permit Request by Rodney Meadows. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

5. Public Hearing and Decision on a Conditional Use Permit Request by GTM Builders to Authorize the “Contractor’s Storage Yard” Use on Property Located at 1676 North Progress Way on 1.08 Acres in the LI Light Industrial Zoning District.

Mr. Aagard stated the property is located at 1676 North Progress Way, North of Union Pacific. He stated the proposal is to utilize the property as a contractor storage yard for GTM Builders including storage of materials, supplies, equipment, and vehicles. Notices were sent out to neighboring properties, with no comments received. He stated the staff are recommending the approval of the Conditional Use Permit with the basic conditions listed in the staff report.

Chairman Hamilton invited the applicant to the podium for comment.

Steve Evans stated they want to help improve Tooele County and hopes the permit gets approved.

Chairman Hamilton opened the public hearing.

Commissioner Hammer moved to approve Conditional Use Permit Request by GTM Builders. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

6. Public Hearing and Decision on a Conditional Use Permit Request by GTM Builders to Authorize the “Contractor’s Storage Yard” Use on Property Located at 382 East 2000 North on 3.13 Acres in the LI Light Industrial Zoning District.

Mr. Aagard stated the location is similar to the previous item on the agenda. He stated trucks will be stored on site for this location. He stated notices were sent to property owners within 200 feet receiving no comments regarding the matter. He stated the staff is recommending approval of the Conditional Use Permit.

Chairman Hamilton opened the public hearing.

Commissioner Robinson moved to approve Conditional Use Permit Request by GTM Builders. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

7. Public Hearing and Recommendation on a Zoning Map Amendment Request by the Tooele City Redevelopment Agency to Reassign the Zoning for 8.31 Acres Located at Approximately 275 South 1200 West from the IS Industrial Service Zoning District to the LI Light Industrial Zoning District.

Mr. Aagard stated the Planning Commission recommended approval on a similar zoning request. There was a mix-up with the City Planner and not all the property requested was presented. He stated the recommendation is for the remaining property. He stated there are three properties currently owned by Tooele City located approximately 275 South 1200 West, currently zoned Industrial Service and Manufacturing. He stated the uses are not permitted in the IS Industrial Service zone and want to change the zoning to LI Light Industrial manufacturing. He stated the property complies with the Land Use map designation and does permit manufacturing. He stated notices were mailed to property owners within 200 feet of the subject property and had not received any comments or concerns from anyone within that noticing radius.

Chairman Hamilton opened the public hearing

Commissioner Hammer moved to forward a positive recommendation on zoning map amendment request. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

8. Recommendation on a Minor Subdivision Request for the Proposed Vanderwal Subdivision by Joe and Julie Van Leeuwen to Subdivide an Existing 2.3 Acre Property

Located at 560 South 50 West into Two Single-Family Residential Lots in the R1-7 Residential Zoning District.

Mr. Aagard stated the subdivision is located at 560 South 50 West. The applicant wishes to subdivide the existing 2.3-acre parcel into two lots. He stated both lots exceed the minimum lot size and lot width requirements, and is zoned R1-7.

Commissioner McCall moved to forward a positive recommendation on Minor Subdivision request. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

9. City Council Reports

Council Member Manzione stated the City Council approved the amendments the Planning Commission approved in the last meeting. She stated they talked about the Main Street program and the Mayor approved the appointment of the committee. She stated the Council approved to new wells. She stated there was discussion on an adding an ordinance for illegal camping on private and public land. It will be illegal to camp on private ground outside of a campground for more than three days.

Commissioner Hammer asked what brought it the ordinance forward.
Council Member Manzione stated it has become a public health issue.

Chairman Hamilton stated they will be doing murals in the down town area and display the historical cultural of Tooele.

Commissioner McCall asked if they are getting rid of the Aggies Letter.
Chairman Hamilton stated they will be.

10. Review and Approval of Planning Commission Minutes for Meetings held on September 8, 2021 and September 22, 2021

No changes to the September 8th Minutes.

Commissioner McCall moved to approve the September 8th minutes. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

No changes to the September 22nd Minutes.

Commissioner Robinson moved to approve the September 22nd minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner McCall, “Aye”,

Commissioner Robinson, “Aye” Commissioner Jensen, “Aye”, Commissioner Hammer, “Aye”, and Chairman Hamilton, “Aye”. The motion passed.

11. Planning Commission Training on the Tooele City Charter & Planning Commission Bylaw

Mr. Bolser reviewed the Planning Commission Bylaws including how the Commission works with Chair and Vice Chair elections, duties, filling vacancies, and voting.

12. Adjourn

Chairman Hamilton adjourned the meeting at 8:34 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 28th day of October, 2021

Tyson Hamilton, Tooele City Planning Commission Chair