

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, May 11, 2022

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

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

**Commission Members Present:**

Matt Robinson  
Tyson Hamilton  
Weston Jensen  
Paul Smith  
Chris Sloan

**Commission Members Excused:**

Melanie Hammer  
Nathan Thomas  
Melodi Gochis  
Alison Dunn

**City Council Members Present:**

Ed Hansen

**City Council Members Excused:**

Maresa Manzione

**City Employees Present:**

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

Minutes prepared by Katherin Yei

Chairman Robinson 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**

Matt Robinson, Present  
Tyson Hamilton, Present  
Weston Jensen, Present  
Paul Smith, Present

Chris Sloan, Present at 7:14pm  
Melanie Hammer, Excused  
Nathan Thomas, Excused  
Melodi Gochis, Excused  
Alison Dunn, Excused

**Mr. Bolser made a statement according to the bylaws and standard practice regarding the requirement of having a minimum of four votes to pass a motion.**

**3. Recommendation on the Proposed Prosperity at Overlake Phase 2 Subdivision Preliminary Plan by Howard Schmidt to Subdivide Approximately 14.11 Acres into 56 Lots Located at Approximately 1280 North Berra Boulevard in the R1-7 Residential Zone.**

Mr. Aagard presented a subdivision application involving a 14-acre parcel near North Berra Boulevard. It is zoned R1-7, Residential. The applicant proposes to subdivide the acreage into 55 single-family homes with one storm basin. The property meets or exceeds requirements by the R1-7 zoning district. The applicant will install an 8-foot masonry fence for all homes facing the railroad. As well as the properties adjacent to the culinary well and facility. The staff recommends approval with conditions listed in the staff report.

The Planning Commission asked the following questions:

Is this the same developer that developed to the North of this property?

Does the basin have to be all grass or can they recommend xeriscape?

Mr. Aagard addressed the Commission's questions. It is a different developer from the property to the North, but the same developer for phase one of the property to the South. The staff is encouraging xeriscaping.

Mr. Smith addressed the Commission regarding the xeriscaping. The applicant is working with the City's Parks and Rec department to do xeriscaping and concrete with cornhole and benches.

**Commissioner Jensen motioned to forward a positive recommendation on the Proposed Prosperity at Overlake Phase 2 Subdivision Preliminary Plan by Howard Schmidt to Subdivide Approximately 14.11 Acres into 56 Lots Located at Approximately 1280 North Berra Boulevard in the R1-7 Residential Zone based on the findings and subject listed in the staff report.** Commissioner Smith seconded the motion. The vote was as follows: Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Smith, "Aye", and Chairman Robinson, "Aye". The motion passed.

**4. Recommendation on the Proposed 400 East Commercial Subdivision Preliminary Plan by Steve Evans Representing MEH Real Estate, LLC, to Subdivide Approximately 19.40 Acres into 9 Lots Located at Approximately 2100 North 400 East in the IS Industrial Service Zone.**

Mr. Aagard presented the application for commercial industrial subdivision of 19.40 acres located near 2100 North 400 East. It bares IS, Industrial Service zoning district. The application proposes new industrial lots from .5 acres to 6 acres. The lots meet or exceed requirements. The developer will make the roads and frontage improvements including sidewalk, gutters, and roads. Staff is recommending approval with conditions listed in staff report.

**Commissioner Hamilton motioned to forward a positive recommendation on the Proposed 400 East Commercial Subdivision Preliminary Plan by Steve Evans Representing MEH Real Estate, LLC, to Subdivide Approximately 19.40 Acres into 9 Lots Located at Approximately 2100 North 400 East in the IS Industrial Service Zone based on the findings and conditions listed in the staff report.** Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”. The motion passed.

#### **5. Decision on Planning Commission Resolution 2022-01 A Resolution of the Tooele City Planning Commission Amending the Planning Commission Bylaws and Rules of Procedure.**

Mr. Bolser addressed the Planning Commission regarding the minimum vote being 5 because the alternates are included in the vote.

Chairman Robinson moved this item until after the City Council report. This item was continued at 7:17pm.

Mr. Bolser presented the amendment to the Planning Commission bylaws and rules of procedure. The Planning Commission asked for multiple options for number 2, section 5 of the bylaws regarding the procedures of alternates. No additional changes have been made to the bylaws other than to make language clear and understandable.

The Planning Commission is in favor of option one in section 5 because it allows the Chair to have an option of how to move forward.

Mr. Baker and Mr. Bolser addressed the Commission regarding the bylaws that will be signed and approved by the Planning Commission, including the bylaws themselves and the resolution itself.

**Commissioner Sloan motioned to approve Planning Commission Resolution 2022-01 A Resolution of the Tooele City Planning Commission Amending the Planning Commission Bylaws and Rules of Procedure with option 1 verbiage in number 2, section 5.**

Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”. The motion passed.

#### **6. City Council Reports**

Council Member Hansen shared the following information from the City Council Meeting:

The change of code for multi-family housing was approved. The application or development on Frank Drive and the Bryant subdivision were approved. Ordinance 2022-10 regarding annexation was vetoed by the Mayor and brought back for another vote. The motion was to leave the 2/3 vote requirement within the City Code.

**7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on April 27, 2022.**

No requested changes to these minutes.

**Commissioner Sloan motioned to approve Planning Commission minutes from April 27, 2022.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Sloan, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”. The motion passed.

**8. Planning Commission Training for an Update from the 2022 General Legislative Session**

Mr. Bolser presented information on the 2022 General Legislative Session.

**9. Adjourn**

Chairman Robinson adjourned the meeting at 8:12 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 25<sup>th</sup> day of May, 2022

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Matt Robinson, Tooele City Planning Commission Chair