

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, July 27, 2022

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

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

**Commission Members Present:**

Melanie Hammer

Matt Robinson

Tyson Hamilton

Weston Jensen

Paul Smith

Alison Dunn

**Commission Members Excused:**

Melodi Gochis

Chris Sloan

**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 Chairman Robinson.

**2. Roll Call**

Melanie Hammer, Present

Matt Robinson, Present

Tyson Hamilton, Present

Weston Jensen, Present

Paul Smith, Present

Alison Dunn, Present  
Melodi Gochis, Excused  
Chris Sloan, Excused

**3. Public Hearing and Decision on Zoning Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Zoning for Approximately 167 Acres Located at Approximately 2000 North 1400 West From the RR-5 Residential and GC General Commercial zoning districts to the LI Light Industrial and I Industrial zoning districts. (Continued and revised from July 13, 2022 Planning Commission meeting)**

Mr. Aagard presented information on a zoning map amendment that was previously discussed in the last Planning Commission meeting. It was tabled to allow the applicant to be more in line with the Land Use Map. The property is located North of SR-112. The property is zoned RR-5 and GC, General Commercial. The Land Use Map plan identified it as LI, Light Industrial and I, Industrial.

The public hearing is open.

Brant Boardman followed up with the Planning Commission. The R1-7 piece will have an application to be rezoned so there is not residential in the middle of the Industrial.

The public hearing was closed.

Commissioner Smith shared his reasoning behind a nay vote.

**Commissioner Hamilton motioned to forward an appositive recommendation Zoning Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Zoning for Approximately 167 Acres Located at Approximately 2000 North 1400 West From the RR-5 Residential and GC General Commercial zoning districts to the LI Light Industrial and I Industrial zoning districts based on the findings and conditions listed in the staff report.**

Chairman Jensen seconded the motion. The vote was as follows:

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

**4. Public Hearing and Decision on a Conditional Use Permit request by Scott Mommer of Lars Andersen & Associates to authorize the use of “Heavy Equipment Sales and Rental” as an accessory use to an established retail use for property located at 222 East 2400 North in the existing Home Depot store on 11.36 acres in the GC General Commercial Zoning district.**

Mr. Aagard presented information on a Conditional Use Permit for the Home Depot property. It is zoned the GC, General Commercial. The applicant wishes to operate a heavy equipment

business in the area. The rental area will be operated out of the southwest area of the store, occupying 18 spots. One concern the staff has is the loss of available parking. There are 420 parking stalls. The applicant has provided parking information, with it showing there is ample parking. A site plan has been submitted. There will still be 353 parking stalls still available. Notices have been sent to property owners within 200 feet.

The Planning Commission had the following questions:

With the places they put stuff into the parking lot, does that increase sale space and the amount of parking?

Mr. Aagard addressed the Planning Commission. The enclosure would need more parking. The parking requirement is calculated one space per 300 feet of retail space.

The public hearing was open. No one came forward. The public hearing was closed.

The Planning Commission shared the following concerns:

There does not feel like there is excess parking stalls when arriving at Home Depot. The seasonal merchandise does not always stay in the designated area or go away by the date they project.

**Commissioner Jensen motioned to approve a Conditional Use Permit request by Scott Mommer of Lars Andersen & Associates to authorize the use of “Heavy Equipment Sales and Rental” as an accessory use to an established retail use for property located at 222 East 2400 North in the existing Home Depot store on 11.36 acres in the GC General Commercial Zoning district based on the findings and conditions listed in the staff report.**

Chairman Robinson seconded the motion. The vote was as follows:

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

**5. Public Hearing and Decision on a Conditional Use Permit request by Austin Horrocks representing Volusol to authorize the use of “Chemical Manufacture and Storage” for property located at 1735 West I Avenue on 1.91 acres in the Industrial Zoning district**

Mr. Aagard presented information on a Conditional Use Permit for the property located in the Peterson Industrial Depot. The property is I, Industrial with the PID Industrial zoning district. The applicant is requesting a Conditional Use Permit for chemical manufacturing storage. The applicant has also submitted a fire safety design, which has been discussed with the Fire Chief, whom is recommending approval. There will be two, 1600-gallon storage tanks on the outside of the building. Notices were sent within 200 feet of the property. Staff is recommending approval with the conditions listed in the staff report.

The public hearing was opened. No one came forward. The public hearing was closed.

Scott Horrocks addressed the Commission. They are existing business and operate out of West Valley. They use Summit for a Fire Suppression.

Commissioner Jensen addressed the applicant. They appreciation the information regarding the Fire Suppression, but they are not approving they fire information.

**Commissioner Hamilton motioned to approve a Conditional Use Permit request by Austin Horrocks representing Volusol to authorize the use of “Chemical Manufacture and Storage” for property located at 1735 West I Avenue on 1.91 acres in the Industrial Zoning district based on the findings and conditions listed in the staff report.**

Commissioner Hammer seconded the motion. The vote was as follows:

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

**6. Recommendation on a Subdivision Plat Amendment request by Lex Apartments, LLC, to subdivide lot 102 of the existing Lexington at Overlake Subdivision Plat located at approximately 1202 North Franks Drive in the MR-16 Multi-Family Residential Zone on 10.6 acres.**

Mr. Aagard presented a subdivision plat amendment of the Lexington Green apartments. The property is currently zoned MR-16. They are looking to subdivide lot 102 into two lots. Both lots will have ample access. The application meets or exceeds the requirements.

**Chairman Robinson motioned to forward a positive recommendation on a Subdivision Plat Amendment request by Lex Apartments, LLC, to subdivide lot 102 of the existing Lexington at Overlake Subdivision Plat located at approximately 1202 North Franks Drive in the MR-16 Multi-Family Residential Zone on 10.6 acres based on the findings and conditions listed in the staff report.**

Commissioner Hamilton seconded the motion. The vote was as follows:

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

**7. Recommendation on a Preliminary Subdivision Plan request by Hallmark Homes to subdivide approximately 4.6 acres located at the north west corner of 2000 North Berra Boulevard into 36 individual town house lots, limited common areas and common areas in the MR-8 Multi-Family Residential Zoning district.**

Mr. Aagard presented a preliminary subdivision plan involving the 4.6 parcel located near 2000 North. It is zoned MR-8. The applicant is requesting to subdivide the property for a townhouse development creating 36 lots. There are no lot-size restrictions in MR-8. The subdivision plan suggests common areas to be built for storm basins and amenities. The plan meets or exceeds requirements.

**Chairman Jensen motioned to forward a positive recommendation a Preliminary Subdivision Plan request by Hallmark Homes to subdivide approximately 4.6 acres located**

**at the north west corner of 2000 North Berra Boulevard into 36 individual town house lots, limited common areas and common areas in the MR-8 Multi-Family Residential Zoning district based on the findings and conditions listed in the staff report.**

Commissioner Dunn seconded the motion. The vote was as follows:

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

### **8. City Council Reports**

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

The McKellar Lane rezone with the six-units that are non-conforming was tabled, requesting that the applicant brings the property up to code and change the property line to meet requirements.

### **9. Review and Approval of Planning Commission Minutes for the Business Meeting Held on July 13, 2022.**

There were no changes to the minutes.

#### **Commissioner Hammer motioned to approve the minutes.**

Commissioner Smith seconded the motion. The vote was as follows:

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

### **10. Adjourn**

**Chairman Robinson adjourned the meeting at 7:28 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 10<sup>th</sup> day of August, 2022

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Matt Robinson, Tooele City Planning Commission Chair