

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, January 25, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer

Jon Proctor

Chris Sloan

Tyson Hamilton

Matt Robinson

Weston Jensen

Melodi Gochis

Alison Dunn

Doug Newell

City Council Members Present:

Ed Hansen

Maresa Manzione

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

Melanie Hammer, Present

Jon Proctor, Present

Matt Robinson, Present

Tyson Hamilton, Present

Weston Jensen, Present

Chris Sloan, Present

Melodi Gochis, Present

Alison Dunn, Present

Doug Newel, Present

3. Public Hearing and Recommendation on a Land Use Map Amendment Request by Craig Mills to Re-Assign the Land Use Designation for Approximately 97 Acres Located at Approximately 1825 South 11th Avenue from Regional Commercial to Industrial.

Mr. Aagard presented a Land Use Map amendment for the property located at 1825 South 11th Avenue, near the Tooele County Jail. It is zoned RR-1. Currently, the property designation is RC, Regional Commercial. The applicant is requesting I, Industrial. They would like to expand the existing RV park, add personal storage units, and create an industrial park.

The Planning Commission asked the following questions:
What is the difference between Light Industrial and Industrial?

Mr. Aagard addressed the Commission. The Council has seen this item in a business meeting. Light Industrial is a light impact. Industrial allows a wider, heavier use in the zone.

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

Mr. Mills addressed the Commission. A general contractor helped put together an additional 10 pads to the existing. Currently there are 17 pads. There is a contract with the Army Depot. They will continue the contract until they are not able to provide water or the applicant can tap into another source. They would like to go to Industrial because they can use less water in that area.

The Planning Commission asked the following questions:
What other uses or business will be put into this area that may affect the public?
Do the proposed uses all fall under the Industrial Zoning?
What was the discussion from the City Council?

Mr. Mills addressed the Commission. They are looking at self-storage and blue-collar shops. They would not like to add anything that would affect the public safety that Tooele does not already have. They decided on Industrial because what they would like to accomplish.

Mr. Bolser addressed the Commission. The 12-inch water line was installed solely for the use of the jail. At the time of approval, it was established that only the jail would use that single feed line. The applicant would have to loop into the water system. If the use is allowed in the zone, the City would be in the position to have to approve it, if it is a permissible use. The mix of uses he is proposing would require an Industrial Zone of some type.

The Commission's concerns are what can happen in the future.

Commissioner Sloan motioned to forward a negative Recommendation on a Land Use Map Amendment Request by Craig Mills to Re-Assign the Land Use Designation for Approximately 97 Acres Located at Approximately 1825 South 11th Avenue from Regional Commercial to Industrial based on the findings and conditions listed in the staff report.

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

Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Nay”, and Commissioner Gochis, “Aye”. The motion passed.

Mr. Mills addressed the Commission. The only other zone that would allow the uses, is Industrial service. It would allow everything but vehicle storage.

4. Public Hearing and Recommendation on Draft Ordinance 2023-03, An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use.

Mr. Bolser presented an Ordinance to amend Chapter 7-16. Currently, the verbiage allows a group home in General Commercial zoning district. With the recently approved ordinance permitting residential facilities for persons with a disability, there is a conflict in the Table of Uses. Ordinance 2023-01 removes the group home use from the table to eliminate the conflict. There is a temporary ordinance in place, allowing the City to prevent group homes moving into that district until the permanent solution is approved.

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

Commissioner Robinson motioned to forward a positive recommendation on Draft Ordinance 2023-03, An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use based on the findings and conditions listen in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

5. Public Hearing and Recommendation on a Draft Ordinance 2023-04, An Ordinance of the Tooele City Council Making Technical Revisions to the Amended (2022) Moderate Income Housing Element of the Tooele City General Plan.

Mr. Bolser presented a technical revision to the amended Moderate-Income Housing Element of the General Plan. When House Bill 462 was passed, it required the City Council to adopt an updated Income Housing Element of the Tooele City General Plan. The City received a non-compliance notice from the State. They have 90 days to make the plan into compliance and resubmit. The City has been making amendments and working with the State.

The Planning Commission asked the following:
Of the nine strategies, what are the proposed changes?

Mr. Bolser addressed the Commission. There were two deficiencies that were identified by the state. One was a requirement that was outlined from the state code, they asked for a citation and verbatim reference to the state code. A further discussion that included specific benchmarks and reporting to follow up on each of the strategies was the second deficiency.

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

Commissioner Robinson motioned to forward a positive Recommendation on a Draft Ordinance 2023-04. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

6. City Council Reports

Council Member Manzione shared information of a presentation by the Chamber of Commerce about the housing outlook of the Tooele area.

Mr. Bolser spoke on the approval of Mayor Winn’s recommendation on Commissioner Gochis and Commissioner Newell.

7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on January 11, 2023.

There are no changes to the minutes.

Commissioner Proctor motioned to approve the minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Robinson, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

8. Adjourn

Chairman Hamilton adjourned the meeting at 7:33 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 8th day of February, 2023

Tyson Hamilton, Tooele City Planning Commission Chair