

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, February 8, 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

Weston Jensen

Doug Newel

Commission Members Excused:

Matt Robinson

Melodi Gochis

Alison Dunn

City Council Members Present:

Ed Hansen

Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner

Jim Bolser, Community Development Director

Paul Hansen, City Engineer

Roger Baker, City Attorney

Jared Stewart, Economic 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

Tyson Hamilton, Present

Weston Jensen, Present

Chris Sloan, Present

Doug Newell, Present
Melodi Gochis, Excused
Alison Dunn, Excused
Matt Robinson, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by the Tooele County School District to Authorize a “Public Use” on Approximately 4 Acres of Property Located at 101 South Industrial Loop Road in the Industrial Zoning District

Mr. Aagard presented a Conditional Use Permit for the four-acre parcel south of Cabela’s. The property is currently zoned I, Industrial. Tooele County School District is proposing the construction a fuel depot. It is listed as a public use. Staff is recommending approval with the basic conditionals listed in the report.

The Planning Commission asked the following questions:

Is this in addition to the other location?

Does this add on change any access point to the bus location?

Mr. Aagard addressed the Commission. It is believed to be an addition.

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

Mr. Garcia addressed the Commission. The site that is located near the City shops will remain there. The new site will be addition. In order to have this location to be a state site, there has to be 24-hour access.

Commissioner Jensen motioned to approve a Conditional Use Permit Request by the Tooele County School District to Authorize a “Public Use” on Approximately 4 Acres of Property Located at 101 South Industrial Loop Road in the Industrial Zoning District based on the findings and conditions listen in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Newell, “Aye”. The motion passed.

4. Presentation Regarding the Downtown Master Plan: Review of Focus Group and Survey Results and Discussion of Main Topics

Mr. Young presented the Downtown Master Plan. A survey was done with over 600 responses. As well as, focus groups for feedback on the City and downtown area. They will have an open house in March to get additional feedback. This master plan will be dropped into the General Plan. The draft vision, goals, and strategies were shared; including the plan to work with UDOT.

Goals & Strategies are listed as the following topics:

1. Mainstreet (street and streetscape)
2. Downtown Visual Appearance

3. Gathering Place
4. Land Uses
5. Parking and Alleys
6. Destination for Activities and Entertain

These items were discussed by the Planning Commission for improvements to the draft plan. The draft vision is a good start because it is where they want Tooele to go. The larger vehicles and semi's need to be directed off of Main Street to make the improvements worthwhile. There needs to be a program or incentive to help land owners improve the parking lot and add additional lighting. Straight in parking will be a great addition for businesses, but traffic needs to be addressed before that should happen. The map of Main Street could be looked at to be expanded to include non-profits and business that will benefit the vision and goals of the Downtown Masterplan.

Mr. Baker asked clarifying questions about the vision and strategies. They are as follows:

What is the meaning of "heart of the community?"

Are there to be architecture design standards as a part of the strategy or listed in the plan somewhere?

What is a Business Improvement District?

Could the parking spots be acquired or studied by the RDA to improve the parking lots behind businesses?

Where is the funding listed?

How broad is the plan meant to be? Does it need to include schedules and action items?

Mr. Young clarified the meaning of "heart of the community," including unique architecture, community, events, destination, and the experience. The City would have a shared commodity with the parking lots. There are multiple routes that have parking authority or standards with businesses. Tooele is a long way from parking structures. On street parking is nice for the public. Under each goal, funding strategies could be added. Action items can be general and not category specific.

Mr. Stewart addressed the Commission. The County has put out for bid at \$2.3 million for their retail/commercial buildings at Main St and Vine St. It is an opportunity to involve the county and the City can reach out with an offer to collaborate on design. The Business Improvement District could be a special district to be established. A fee would be involved for businesses, which would be invested back into the area.

Mr. Young wrote down the feedback. A draft document will be coming back to review.

5. City Council Reports

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

The land use designation for the property near the Army Depot was not approved.

The residential treatment facility has been requested to be added into the GC zone and was discussed during the work meeting.

6. Review and Approval of Planning Commission Minutes for the Business Meeting Held on January 25, 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” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Newell, “Aye”. The motion passed.

7. Adjourn

Chairman Hamilton adjourned the meeting at 8:08 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 March, 2023

Tyson Hamilton, Tooele City Planning Commission Chair