

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, March 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
Matt Robinson
Melodi Gochis
Alison Dunn

City Council Members Present:

Ed Hansen

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Roger Baker, 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

Melanie Hammer, Present
Jon Proctor, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Doug Newell, Present
Melodi Gochis, Present
Alison Dunn, Present

3. Public Hearing and Decision on a Conditional Use Permit Request by Adelain Dalis for a Home-Based Daycare Involving the Care of 8 to 16 Children at 555 West 1470 North on 0.16 acres in the R1-7 Residential Zoning District

Mr. Aagard presented a Conditional Use Permit for a home-based daycare business located in the Lexington Green Subdivision. The property is zoned R1-Residential. They did provide a traffic plan showing how they will control traffic. Notifications have been sent to neighboring properties. A supportive comment was received from Jared Scaggin. Staff is recommending approval with the basic conditions listed in the staff report.

The Planning Commission asked the following questions:
Do they have the property fence?

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

Commissioner Proctor 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 listed in the staff report. Commissioner Jensen 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 Gochis, “Aye”. The motion passed.

4. Public Hearing and Recommendation on a Land Use Map Amendment Request by Holly Jones to Reassign the Land Use Designation for Approximately 0.39 Acres Located at 60 South Main Street from Community Commercial to Mixed Use

Mr. Aagard presented a Land Use map Amendment located west of Main Street. The property is zoned GC, General Commercial. The applicant is requesting a Land Use Map amendment for a future zone change that allows a residential treatment facility. The request is to change the map to Mix-Use. Notices were sent to neighboring properties. A comment was received from Mandy Brown expressing opposition.

The Planning Commission asked the following questions:
Are the setbacks permissible of the lot for the Mix-Use General?

Mr. Aagard addressed the Commission’s questions. It allows zero-lot lines if it meets building zone. It would most likely meet the requirements.

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

Ms. Jones addressed the Planning Commission. They currently hold a Conditional Use Permit to allow them to reside upstairs in the living space. The difference is if the clients need help from one section of their business to the next.

The Planning Commission asked the following questions:

Can you define what kind of assistance is given?

Is there an elevator?

How is the parking lot shared?

If this is approved, can anything else go in that would cause the need for additional parking?

Do they need to have concern about the comment they received?

Ms. Jones addressed the Commission. They help with behavioral health and are trying to allow treatment in all areas. There is an ADA unit on the main floor. They have 13 spaces. Residents are not allowed to have their cars at the facility allowing ample parking.

Mr. Aagard addressed the Commission's questions. Parking would be reviewed at the time of business licensing. If they do not have sufficient parking, it will not be approved. By approving this change, multi-family housing could be allowed with a Conditional Use Permit.

Mr. Baker addressed the Commission. The parking requirements for the Mixed-Use General are not as restrictive. The concern of excessive garbage could be addressed if there is substantial evidence that it will adversely affect the neighbors.

Commissioner Sloan motioned to forward a positive recommendation on a Land Use Map Amendment Request by Holly Jones to Reassign the Land Use Designation for Approximately 0.39 Acres Located at 60 South Main Street from Community Commercial to Mixed Use 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, "Aye", and Commissioner Gochis, "Aye". The motion passed.

5. City Council Reports

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

There is a business coming into the business park that will produce more jobs for the City.

A street signal is coming near Macey's.

6. Review and Approval of Planning Commission Minutes for the Business Meeting Held on February 8, 2023.

There are no changes to the minutes.

Commissioner Robinson 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.

7. Planning Commission Training on Conditional Uses

Mr. Bolser presented a training on Conditional Uses.

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:20 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 22nd day of March, 2023

Tyson Hamilton, Tooele City Planning Commission Chair