

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, March 22, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer

Alison Dunn

Doug Newel

Tyson Hamilton

Weston Jensen

Matt Robinson

Melodi Gochis

Commission Members Excused:

Jon Proctor

Chris Sloan

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

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

Alison Dunn, Present

Doug Newel, Present

Tyson Hamilton, Present

Weston Jensen, Present

Matt Robinson, Present

Melodi Gochis, Present
Jon Proctor, Excused
Chris Sloan, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by Craig Hooper for a Detached Accessory Structure that Exceeds the 8% Lot Coverage Restriction on 0.63 Acres Located at 461 South 100 West in the R1-7 Residential Zoning District.

Mr. Aagard presented a Conditional Use Permit for the long narrow property located at 461 South, 100 West. It is zoned R1-7, Residential. The applicant is requesting the permit for a detached garage over the 8% lot coverage. A site plan was attached for review. There will be 20 feet setbacks on the sides. There are basic conditions listed in the staff report. Staff is recommending approval.

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

Commissioner Dunn motioned to approve a Conditional Use Permit Request by Craig Hooper for a Detached Accessory Structure that Exceeds the 8% Lot Coverage Restriction on 0.63 Acres Located at 461 South 100 West in the R1-7 Residential Zoning District based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by All West Communications for “Public Use” and “Contractor’s Storage Yard” Uses on 1.0 Acre Located at 347 South 1200 West in the IS Industrial Service Zoning District.

Mr. Aagard presented a Conditional Use Permit for the one-acre parcel located at 347 South, 1200 West. The property is zoned IS, Industrial Service. The applicant would like to have a facility for the fiber optic equipment and a Contractor’s Storage Yard. The property is vacant and a site plan was provided. Staff is recommending approval with the basic conditions listed in the staff report.

The Planning Commission asked the following questions:
How many employees will be at the facility?
Are restrooms needed?

Mr. Aagard addressed the Commission. There are plans to expand to a customer service building at a later time. At that time, the restrooms would be addressed.

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

Mr. Thompson addressed the Planning Commission. There will be no employees on site. This is an equipment facility only. All West will be installing fiber throughout Tooele City and they need a home base. The shed is about 12x16 Feet.

Commissioner Jensen motioned to approve Conditional Use Permit Request by All West Communications for “Public Use” and “Contractor’s Storage Yard” Uses on 1.0 Acre Located at 347 South 1200 West in the IS Industrial Service Zoning District based on the findings and conditions listed in the staff report. Commissioner Gochis seconded the motion. The vote was as follows: The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

5. Recommendation on a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision to Include 47 Single-Family Residential Lots on 9.8 Acres Located at Approximately 460 West 600 North in the R1-7 Residential Zoning District.

Mr. Aagard presented a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision for the property located North of the existing rodeo grounds. It is zoned R1-7, Residential. It is proposed to be subdivided into 48 lots with road dedication on 520 West. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:

For the landscaping on the retention basin, does the Parks Department always review?
Is their requirement for improvements on 600 North?

Mr. Aagard addressed the Commission. The Parks Department does receive a copy and is asked for comment. The applicant will have to improve their side of the road.

Commissioner Robinson forwards a positive recommendation on a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision to Include 47 Single-Family Residential Lots on 9.8 Acres Located at Approximately 460 West 600 North in the R1-7 Residential Zoning District. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

6. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: They approved a re-zone for the 60 South Main property. They approved a payment of fee-in-lieu for the Microtel Moda Hotel. The Council adopted a new ordinance for alcohol licensing within the City.

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

There are no changes to the minutes.

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

8. Adjourn

Chairman Hamilton adjourned the meeting at 7:18 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 12th day of April, 2023

Tyson Hamilton, Tooele City Planning Commission Chair