

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, April 12, 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

Doug Newel

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

Matt Robinson, Present

Tyson Hamilton, Present

Weston Jensen, Present

Chris Sloan, Present

Melodi Gochis, Present

Doug Newell, Present

Alison Dunn, Present

3. Public Hearing and Recommendation on a Zoning Map Amendment to consider a request to re-assign the zoning for approximately 324 acres located at approximately 1200 West 700 South from the existing zones of LI Light Industrial and RD Research and Development to the Tooele Business Park CSD Commercial Special District zone and to authorize the specific standards that accompany the CSD designation.

Mr. Aagard presented a Zoning Map Amendment to re-assign 324 acres located near 1200 West 700 South, near the Union Pacific Railroad. It is zoned RD, Research and Development and LI, Light Industrial. The Land Use map shows it as Regional Commercial. A CSD is a special zone that allows the applicant that allows them to write their own zoning code. It is authorized by City code, as long as it has 50 acres and a designation of Commercial on the land use map. CSD is approved in the same manner as the zoning map amendment along with a new ordinance being approved. If the zoning map is changed, it will be Tooele Business Park CSD. This is a public hearing and notices were sent out.

Mr. Stewart addressed the Planning Commission. The RDA, Redevelopment Agency, owns about 60% of the property alongside four other property owners. One of the assets of Tooele is having rail that the City and businesses can utilize. One of the objectives is to create jobs within town. A CSD will allow them to design landscape standards, design standards, and look at various uses that benefits Tooele. With this being such a large site, this is not development that will happen all at once. This project will take years to come and look at the concept.

Mr. Stewart addressed some of the public comments received via email.

There is a uniqueness to the size of the property, providing an opportunity for architecture standard. This is raising the standard for businesses in the community. This development will create responsible business in the area that will have a vested interest to reduce crime, improve the community, and help keep things in order. This project is great for tax base. The right-of-way for Mid-Valley Highway is outlined on the road map. The plan would be to build a bypass road that compliments the Mid-Valley Highway, connecting to Tooele Boulevard. Acting as a buffer and connect to SR-36, pulling traffic from main street. To pay for the road, they will sell property. Looking at the table of uses, they can adjust as needed. Hazardous use could be taken out or adjusted. As well as putting only Light Industrial or Commercial by the residential areas. There is a perspective buyer that manufactures ski cables, parts for snow machines, and wind turbines. Wind Turbines come in a variety of sizes. The wind turbines proposed would be on the smaller versions and a Conditional Use Permit would be required.

The Planning Commission shared concerns of allowing Heavy Industrial in the business park that close to a residential area. There is concern that they pass this, there is a lot of unknowns and possibilities to what could be put in there. The building height requirements seem high. Having 85-foot buildings and wind turbines can be an eye sore. They need to consider view scaping.

The Planning Commission asked the following questions:

How do they feel comfortable moving forward with the unknowns of the highway and rail?

With the conglomeration of land owners involved, how are the handling the private property owners?

Is there a drainage channel or ditch?

Who will pay for the road and infrastructure?

Can the City request a bridge or at grade crossing for the railroad?

Mr. Stewart addressed the Commission's questions and concerns. If they can create a map that shows Heavy Industrial in only one area of the property. If the CSD moves forward, there are options. They can do multiple uses and specifications. They have been working with an CRS to approach Union Pacific for development concept preliminary approval. They have an option for a UP focus site. A business comes to UP and asks for a location to manufacture and use rail. They will help the City plan infrastructure needed for that site. Savage and Peterson Industrial Depot is interested in participating, owning and operating in the rail. They have applied for congressional funding to construct the rail. To begin the development, they do not need Mid-Valley Highway to run the business park. UDOT has not released the plan for the highway. The RDA has been coordinating with the owners of the property for a long time. They have provided letters of interest to participate. There is a mix of local owners in town and a few that are not locally owned. When it comes to property sales, a relator will be involved of the sale to mitigate and help the transaction. The City will maintain the easements and possibly expand the existing infrastructure where Tooele Boulevard ends and connects to 700 South. The rail crossing will not be a public crossing, but used mainly for emergency or special access.

The public hearing was opened.

The public shared concerns for increased traffic and speeding, decrease in property values, view obscuring walls and buildings, increased crime rates, noise pollution, the need for increased emergency response, unappealing architecture, and waste.

Those that spoke are included as the following:

Jed Richardson, Chris Erickson, Scott Paris, Kaleni Mascherino, Nick Broderik, Ann Paris, and Michelle Besendorf.

Emails were received from multiple people listed as the following:

Desiree Mudrow, Jennifer Nay, Chris Freerksen, Scott Parris, Sarah Minchey, Nick Broderick, and Ann Paris.

Mr. Bolser made a recommendation to continue the public hearing because when they come back, they will have ample opportunity to comment. There are two ways, leave open through conclusion or close public hearing and in the motion to continue the item, it will be continued when the item comes back. Mr. Stewart thought about bringing back a single piece for the site and would have its own public hearing. It is encouraged to look at future agendas.

Mr. Baker addressed the Commission. It gives staff an opportunity to publish a public hearing notice again and a greater likelihood of greater participation in the public hearing. The example renderings start on page 29 of the Commission packet.

For specifics, the recording of the meeting is available to view.

The public hearing was closed.

Commissioner Robinson moved to table the item until the items and questions can be adequately addressed by staff and the public hearing by re-noticed and re-opened.

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

4. Recommendation on a Minor Subdivision request for the Five Star Subdivision by Cameron Dortch to subdivide 19.4 acres located at 1471 West L Avenue into 4 industrial lots and accompanying railroad parcels in the PID Industrial zoning district.

Mr. Aagard presented a minor subdivision request for the parcel located east of Garnet and south of L Avenue. The parcel is built out and includes four existing structures. It is zoned PID Industrial. The subdivision does not result in any new development; the request by the owner is to create four parcels for the purpose of selling those off individually. All lot sizes exceed lot requirements. Staff is recommending approval with the basic house keeping items in the staff report.

Commissioner Proctor motioned to forward a positive recommendation on a Minor Subdivision request for the Five Star Subdivision by Cameron Dortch based on the findings and conditions listed in the staff report. Chairman Hamilton seconded the motion.

The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

5. Decision on a Site Plan Design Review request by Lexington Townhomes LLC for Phase 2 of Lexington Townhomes proposed to be located at approximately 625 West 1200 North on 2.5 acres in the MR-16 Multi-Family Residential zoning district.

Mr. Aagard presented a site plan review request by Lexington Townhomes south of Carols Way. Phase one of the Lexington Townhomes is constructed. The property is zoned MR-16. Phase two proposes the construction of 30 townhomes. The layout is simple with roads running north to south. The roads are private streets maintained by the HOA. They are proposing dry-scape and minor sod with a child play structure. Each unit has a two-car garage and a driveway to accommodate two cars. The building architecture complies with the City Code. Staff is recommending approval, with a condition to ass signage on all entrances.

The Planning Commission asked the following questions:

Can they request to have additional grass and bigger play area?

Mr. Aagard addressed the Commission. There is nothing in the site plan that offers organized sports area. Amenities are required by the number of units.

Mr. Baker addressed the Commission. At this point in the process, they have lost the opportunity to request those items. At this point in the process, the applications have been submitted and the City is required to approve them if they comply with City Code. Also, if the City required such amenities, earlier in the process, the City would have to pay for them.

Commissioner Sloan motioned to approve on a Site Plan Design Review request by Lexington Townhomes LLC for Phase 2 of Lexington Townhomes proposed to be located at approximately 625 West 1200 North on 2.5 acres in the MR-16 Multi-Family Residential zoning district based on the findings and conditions listen in the staff report and include the additional signage. 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”, Commissioner Robinson, “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 the Vista Meadows Subdivision, the amended City Code for parking violations, and the construction for the new headworks building. They thanked Mr. Bolser for his service with the City.

7. Review and Approval of Planning Commission Minutes for the meeting held on March 22, 2023.

There are no changes on the minutes

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

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:15 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 26th day of April, 2023

Tyson Hamilton, Tooele City Planning Commission Chair