

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, July 26, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Melanie Hammer
Chris Sloan
Matt Robinson
Weston Jensen
Alison Dunn
Jon Proctor
Doug Newel

Commission Members Excused:

Melodi Gochis

City Council Members Present:

Maresa Manzione

City Employees Present:

Jared Stewart, Economic Development Director
Holly Potter, Deputy City Recorder
Roger Baker, City Attorney
Paul Hansen, City Engineer

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
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Alison Dunn, Present
Doug Newell, Present

Jon Proctor, Present
Melodi Gochis, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment request by Cindy McInnes to re-assign the zoning for approximately .39 acres located at 105 E 1000 N from the existing Zoning designation of RR-1 Residential Zone to R1-7 Residential Zone.

Mr. Stewart presented a Zoning Map Amendment for property located at 105 East, 200 North. It is currently zoned RR-1, Rural Residential. The applicant is requesting the amendment in order to subdivide a .39-acre parcel to maintain home ownership on the lot, allowing potential sale of the surrounding property. The applicant is requesting R1-7 Residential Zone.

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

Commissioner Robinson motioned to approve recommendation on a Zoning Map Amendment request by Cindy McInnes to re-assign the zoning for approximately .39 acres located at 105 E 1000 N from the existing Zoning designation of RR-1 Residential Zone to R1-7 Residential Zone. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, Commissioner Newel, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit request by IRVA Development to authorize the use of “Accessory drive through facility” for 2.283 acres of property located at 245 N Main Street in the GC General Commercial zoning district.

Mr. Stewart presented a Conditional Use Permit for the property located near the Key Bank at 245 N Main Street. The permit is for an accessory drive-through facility. Based in the northern drive-through, there is space for seven cars to queue, with the impact of possible emergency services being blocked. There is a possibility that the drive-through could queue onto the main road as well. Staff is recommending stacking lanes in an obscured fashion to make it aesthetically pleasing.

Mr. Hansen addressed the Commission. A traffic study has not been provided, though their engineer did give the applicant a traffic study yesterday. They would recommend a few changes to the design. The Commission has a few options including tabling the item or approving it with conditions, allowing staff to work with the developer in conjunction to the traffic study.

The Commission shared concerns about the traffic study.

Mr. Baker addressed the Commission. In order to impose a mitigating condition, the Commission must first determine the detrimental impacts of the proposed use. A professional traffic study is a great way to look at both the detrimental impacts as well as possible mitigating conditions.

The public hearing was opened.

Kalani Mascherino and Kelli Anderson shared concerns about traffic within the parking lot and surrounding areas.

The public hearing was closed.

Mr. Eal spoke to the Commission in regards to their engineer's suggestions.

The Planning Commission asked the following:

The plan shows two drive-through windows for the small building. Are they considering changing that?

Mr. Eal addressed the Commission. They are considering reducing it to one window.

Commissioner Proctor motioned to table this item until the traffic study has been provided and reviewed by the staff and Planning Commission. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Robinson, "Aye", Commissioner Newel, "Aye" and Commissioner Proctor, "Aye". The motion passed.

5. Decision on a Design Review request by Reeve and Associates to consider the use of asphalt millings gravel as finished paving material for designated parking areas associated with a new industrial business proposed to be located at 600 South Tooele Boulevard in the TCBP Tooele City Business Park zoning district on approximately 24.9 acres.

Mr. Stewart presented a design review for the 25-acre parcel bought by Leitner-Poma from the RDA. This is located in the TCBP, Tooele City Business Park. The overall site plan shows the building to the north and east. It is proposed to allow asphalt millings gravel. There is still a regular asphalt drive for emergency services. Staff has concerns for the municipal water sources nearby. They have asked the applicant for additional details and geotechnical report. The Planning Commission can table this item until a report comes in or approve it with conditions.

Mr. Hansen addressed the Commission. The product has been used throughout the City. Staff is recommending the applicant provides a geotechnical report that includes specifications (thickness and size of millings), allowing the City to hold them accountable.

The Planning Commission asked the following:

Why do they want to use this product?

Has the City used it near a water source before?

What will the report specify?

Mr. Stewart addressed the Commission. They are environmentally conscious, and it is cheaper to used recycled material.

Mr. Hansen addressed the Commission's questions. The availability of millings will determine how much or little they can use. The qualifications will be based on the representations in the report providing particle, rock size, and machinery required. If the applicant does not provide the report, they will have to pave the area. The City has not used this particular item near a water source, but they do not anticipate it being an issue.

Mr. Baker addressed the Commission. An alternative to tabling this item, would be to approve it conditioned upon the application complying with the conditions of the geotechnical report.

Commissioner Sloan motioned to table this item until the geotechnical report has been made available has passed staff review. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Robinson, "Nay", Commissioner Newel, "Aye" and Commissioner Proctor, "Aye". The motion passed.

6. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: Truth and taxation will be held during the next City Council meeting.

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:42 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 9th day of August, 2023

Tyson Hamilton, Tooele City Planning Commission Chair