

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, November 9, 2022

**Time:** 7:00 p.m.

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

**Commission Members Present:**

Tyson Hamilton  
Weston Jensen  
Melodi Gochis  
Alison Dunn  
Jon Proctor  
Melanie Hammer

**Commission Members Excused:**

Chris Sloan  
Matt Robinson

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

Andrew Agard, City Planner  
Jim Bolser, Community Development Director  
Paul Hansen, City Engineer  
Roger Baker, City Attorney

Minutes prepared by Katherin Yei

Jim Bolser called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Hamilton.

**2. Roll Call**

Melanie Hammer, Present  
Tyson Hamilton, Present  
Weston Jensen, Present  
Melodi Gochis, Present  
Alison Dunn, Present  
Jon Proctor, Present  
Matt Robinson, Excused

Chris Sloan, Excused  
Paul Smith, Absent

Neither the Chair nor Vice Chair were available to conduct the meeting. The Planning Commission Bylaws have a procedure for determining and appointing a temporary Chair to conduct the meeting until the return of the Chair or Vice Chair. Mr. Bolser called for a motion to appoint a Temporary Chair.

**Commissioner Gochis motioned to appoint Tyson Hamilton as the temporary chair.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**3. Decision on a Site Plan Design Review Request for the Harris Community Village Multi-Family Residential Support Facility Development by AJC Architects Located at 251 North First Street in the MR-8 Multi-Family Residential Zoning District on 9.3 Acres. (Continued from October 26, 2022 Planning Commission Meeting)**

Mr. Bolser addressed the Commission regarding the continuation and discussion of the Harris Community Village Apartments. There are terms in the City ordinance that the staff universally applies to multi-family residential applications. With this specific project, there are exceptions because of the nature of the facility. Staff has worked diligently with the applicant to make the provisions as close to the intent of the ordinance as possible. Staff has met with the applicant since the last meeting and they have made additional adjustments to the development that provided greater aesthetic. Staff’s position is that the application meets the intent of the City Code in every way given the specific exceptions necessary for this specific project.

Mr. Aagard presented the update site plan for the Harris Community Village. The updates include adjustment for balconies, front facade having vertical elements, window trim, and ground floor unit box windows front façade. Balconies create horizontal relief with the compromise to add larger shade awnings. The applicant has added trellis in the front facade facing the court yard. Alternative stone or stucco has been added above or below the window area. The applicant has added horizontal relief. Staff is recommending approval with the basic conditions listed in the staff report.

Planning Commission asked the following questions:  
Is the plan to update and fix the current fence?  
Can a condition be given to create a more stable fence?

Mr. Aagard addressed the Commissions questions. A view obstructing fence should be provided. The applicant will revise the current fence to have an obstructing view. The Planning Commission can identify an impact and add a use to mitigate that impact. The ordinance itself does not require it.

Mr. Bolser reminded the Commission that this application is a site plan review and not approval for a Conditional Use Permit. The decision to be made is on compliance with the ordinance and not identifying mitigation needed.

DeAnn Christensen addressed the Commission. They are hoping to have money left after the construction of the project, to make better improvements on the fence than just an obstructing view.

**Commissioner Hammer motioned to approve a Site Plan Design Review Request for the Harris Community Village Multi-Family Residential Support Facility Development by AJC Architects Located at 251 North First Street in the MR-8 Multi-Family Residential Zoning District on 9.3 Acres based on the findings and conditions listen in the staff report.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**4. Public Hearing and Decision on a Conditional Use Permit Request by Andrew Maddocks for the “Automobile Sales and Rental “Use on Property Located at 7 South Main Street in the GC General Commercial Zoning District on 0.25 Acres**

Mr. Aagard presented a conditional use permit for the existing property located near 7 South Main Street. It is zoned GC, General Commercial. The application is for an automobile sales and rental business. The State of Utah does require the dealership to have office space and three parking spots. As well as a Conditional Use Permit. Notices have been sent to neighboring properties within 200-feet. Staff is recommending approval with the conditions listed in the staff report.

The public hearing was opened.

Andrew Maddocks shared his business practices of the automobile sales and rental.

The public hearing was closed.

**Commissioner Jensen motioned to approve a Conditional Use Permit Request by Andrew Maddocks for the “Automobile Sales and Rental “Use on Property Located at 7 South Main Street in the GC General Commercial Zoning District on 0.25 Acres based on the findings and conditions listen in the staff report.** Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**5. Public Hearing and Decision on a Conditional Use Permit Request by Alyssa Valenzuela for a Home-Based Daycare Involving 8 to 16 Children at 981 Morning Lane on 0.22 Acres in the R1-7 Residential Zoning District**

Mr. Aagard presented a conditional use permit for the parcel located 981 Morning Lane. The property is zoned R1-7. The application is for an at home daycare for up to 16 children and 1 additional staff. Parking plans show parents and guardians parking in the driveway when dropping or picking up children. Notices have been sent to property owners within 200-feet. Staff is recommending approval with conditions listed in staff report. They will have to abide by state laws for the daycare facility.

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 Alyssa Valenzuela for a Home-Based Daycare Involving 8 to 16 Children at 981 Morning Lane on 0.22 Acres in the R1-7 Residential Zoning District based on the findings and conditions listen in the staff report.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**6. Public Hearing and Recommendation on a Land Use Map Amendment Request by Wagstaff Investments, LLC to Re-Assign the Land Use Designation for Approximately 2 Acres Located at the Northeast Corner of Franks Drive and 1000 North from High Density Residential to Regional Commercial**

Mr. Aagard presented a Land Use Map amendment for the 2-acre property located near 1000 North and Franks Drive. The property is zoned MR-16, Multi-Family Residential. The property is designated as high-density residential or multi-family usage. The applicant is requesting it to be reassigned to RC, Regional Commercial zone. The applicant would like to build a Holiday Oil. Two emails have been received for public comments regarding road improvements. A traffic study is being done for this area.

The Planning Commission asked the following:

What is happening in December with a traffic study?

Is it appropriate to forward a positive recommendation without a traffic study?

Mr. Aagard addressed the Commission. A traffic study will be done in December. The difficulty is that the road is a UDOT right-of-way and the applicant or City cannot do much without approval.

Mr. Bolser addressed the Planning Commission. A design is coming for that road in December. The intersection has already been determined to meet warrants for a light. The construction of a light and some roadway improvements will come out of the coming design.

The public hearing was opened.

Howard Schmidt shared the plans and details for Holiday Oil.

The public hearing was closed.

Brent Neil shared the pre-application meeting with UDOT and the traffic study being done. The traffic study can make recommendation to UDOT, but it is ultimately up to UDOT.

**Commissioner Gochis motioned to forward a positive recommendation on a Land Use Map Amendment Request by Wag staff Investments, LLC to Re-Assign the Land Use Designation for Approximately 2 Acres Located at the Northeast Corner of Franks Drive and 1000 North from High Density Residential to Regional Commercial 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 Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**7. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City to Revise Table 1 of Chapter 7-16 of the Tooele City Code Regarding Residential Treatment Facilities and Programs in the MU-G Mixed Used-General Zoning District.**

Mr. Bolser presented a City Code text amendment regarding residential treatment facilities and programs. The land use category that is identified in the City Code as residential treatments and programs is not defined in the City Code. However, it is defined in state code. This is what the City uses as its guideline. There is a facility that would like to expand into a different location that would be located in a MU-G, Mixed Use-General zoning district. The City Code text amendment would be to establish and allow residential treatment facilities and programs facilities in this specific area.

Planning Commission had the following questions:

What density will be allowed?

Do these facilities need to be identified with signage?

Would this be considered residential or commercial?

What is the difference between MU-B and MU-G?

What regulations are required for a facility?

Mr. Bolser addressed the Commission’s questions. Mixed-Use zones have a maximum density of MR-16. They would have parking requirements they would have to meet. A Conditional Use Permit would be required to give notice to the neighborhood, but signage is optional. The base line would be considered commercial, but would have to be reviewed as commercial and residential. The Commission would see a Conditional Use Permit and possibly a site plan review. The only difference between MU-B and MU-G is the geography. It is not uncommon to see similar zones. What is required would be based on the application and the needs of the facility type.

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

**Commissioner Hammer motioned to forward a positive recommendation on a City Code Text Amendment Request by Tooele City to Revise Table 1 of Chapter 7-16 of the Tooele City Code Regarding Residential Treatment Facilities and Programs in the MU-G Mixed Used-General Zoning District based on the findings and conditions listen in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Gochis, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

### **8. City Council Reports**

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

The Tooele City business park owned by RDA will be a possible rezone for the entire property. The improvements to 50 west and Garden Street are being reviewed.

### **9. Planning Commission Training on Parks and Recreation Planning**

Mr. Cook presented training on Parks and Recreation planning.

### **10. Review and Approval of Planning Commission Minutes for the Business Meeting Held on October 26, 2022.**

There are no changes.

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

### **11. Adjourn**

**Commissioner Hamilton adjourned the meeting at 8:37 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 14<sup>th</sup> day of December, 2022

---

Matt Robinson, Tooele City Planning Commission Chair