

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, May 22, 2024

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
Weston Jensen
Matt Robinson
Jon Proctor
Kelley Anderson

Commission Members Excused:

Alison Dunn

City Council Members Present:

Maresa Manzione

City Council Members Excused:

Ed Hansen

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:05 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Melanie Hammer, Present
Chris Sloan, Present
Weston Jensen, Present
Matt Robinson, Present

Jon Proctor, Present
Kelley Anderson, Present
Alison Dunn, Excused

3. Public Hearing and Decision – Consideration of a request for Conditional Use Approval by Evergreen Preschool & Childcare to allow an in-home child daycare business for up to 16 children at 529 Park Hill Drive in the R1-7 zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit by Evergreen Preschool & Childcare to allow up to 16 children. The property is zoned R1-7. They did provide the state certifications that they can meet. Traffic does become more of concern with a larger number of kids coming and going. They will need to work with staff to work out a traffic plan.

The public hearing was opened.

Carole Ripley shared concerns about the traffic in the neighborhood and that home in particular. Dave Ripley shared concerns of having a business in the neighborhood.

The public hearing was closed.

Mr. Baker addressed how Conditional Use Permits are approved or issues are mitigated.

The Planning Commission shared concerns about traffic, parking, and additional employees for the number of children.

Commissioner Robinson motioned to table this item until the applicant can provide a traffic study, drop off and pick up schedule, and staffing. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

4. Public Hearing and Decision – Consideration of a request for Conditional Use Approval by the Tooele City Fire Department to allow the construction of an 80-foot communications tower located at 145 E. 1000 North in the LI, Light Industrial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for an 80-foot communications tower for the new fire department building. It is in the LI zone. Staff is recommending approval with the conditions listed in the staff report.

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

Commissioner Jensen motioned to approve the Conditional Use Approval by the Tooele City Fire Department to allow the construction of an 80-foot communications tower located at 145 E. 1000 North in the LI, Light Industrial zoning district based on the findings and facts listed in the staff report. Commissioner Proctor seconded the motion. The vote was as

follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

5. Public Hearing and Recommendation – Consideration of a request by Perry Homes Inc. to amend the Land Use Map designation of a 16.78-acre portion of property located at approximately 55 West and 3100 North from Medium Density Residential and Regional Commercial to High Density Residential.

Presented by Jared Hall, City Planner

Mr. Hall presented a Land Use Map amendment for Perry Homes Inc. located near 55 West and 3100 North. The applicant would like to reassign a portion of the property to high-density residential. This change does support the larger plan. The applicant did submit a concept plan.

Mr. Aagard addressed the Commission. The City does have a modern income housing element. They must identify how the City will help. A few of the strategies are to rezone properties to higher density and rezone properties closer to major transportation corridors. This application is beneficial to fulfill these modern income housing requirements.

The public hearing was opened.

Don Ballard shared the support of Perry Homes. He did share concerns of the corridor agreement for access points on SR-36.

The public hearing was closed.

Matt Swain representing Perry Homes addressed the Commission. They have designed the project to incorporate many aspects. This is the first step in the project. This project is self-contained project, owned and management by Perry Homes. They will be building the surroundings roads.

Mr. Hansen addressed the Planning Commission. The corridor agreement will be preserved.

Commissioner proctor motioned to forward a positive recommendation of a request by Perry Homes Inc. to amend the Land Use Map designation of a 16.78-acre portion of property located at approximately 55 West and 3100 North from Medium Density Residential and Regional Commercial to High Density Residential based on the findings listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

6. Public Hearing and Recommendation – Consideration of a request by Perry Homes Inc. to amend the Zoning Map designation of a 16.78-acre portion of property located at

approximately 55 West and 3100 North from GC, General Commercial to MR-20, Multi-Family Residential

Presented by Jared Hall, City Planner

Mr. Hall presented a zoning map amendment for Perry Homes. The property is zoned GC, General Commercial zone. The applicant is asking for MR-20, Multi-Family Residential for about 16 acres. This would allow 20 units per acre.

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

Commissioner Sloan motioned to forward a positive recommendation on the Consideration of a request by Perry Homes Inc. to amend the Zoning Map designation of a 16.78-acre portion of property located at approximately 55 West and 3100 North from GC, General Commercial to MR-20, Multi-Family Residential based on the findings and subject to the conditions listed in the staff report. Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

7. Review and Recommendation – Consideration of the Douglas Orthopedic Final Condominium Plat, a five-unit commercial condominium subdivision of the property located at 2321 N. 400 East in the GC, General Commercial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Condominium Plat for Douglas Orthopedic at 400 East. This takes the building and separates it into 5 parts. These are privately owned units, with the other areas are open shared access. Staff is recommending approval with the conditions mentioned.

The Planning Commission asked the following:

Can the commission list a condition to designate the parking on the west side as emergency and fire access?

Mr. Hansen addressed the Commission. The site plan will require them to red curb it.

Commissioner Hammer motioned to forward a positive recommendation on he Consideration of the Douglas Orthopedic Final Condominium Plat, a five-unit commercial condominium subdivision of the property located at 2321 N. 400 East in the GC, General Commercial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Anderson, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

8. City Council Reports

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

The Council discussed the budget and will approval it in June. They adopted the active transportation plan. The Council discussed setting rules for the public comment including having time limits and no signs within the Council chambers. They approved the ordinance for uncovered architecture.

9. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

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

10. Adjourn

Chairman Hamilton adjourned the meeting at 8:00 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 June, 2024

Tyson Hamilton, Tooele City Planning Commission Chair