

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, July 10, 2024

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
Weston Jensen
Matt Robinson
Kelley Anderson

Commission Members Excused:

Alison Dunn

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
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
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Jon Proctor, Present
Kelley Anderson, Present
Matt Robinson, Present
Alison Dunn, Excused

3. Public Hearing and Recommendation on an annexation petition and plat regarding the annexation of 61.16 acres of property located at approximately 750 North Droubay Road into Tooele City's incorporated boundaries.

Presented by Andrew Aagard, Community Development Director

Mr. Perez presented an annexation petition and plat for the 61.16 acres of property located at 750 North Droubay Road. It currently does not have a land use designation. The surrounding properties are designated as MDR and zoned R1-7. The intended use is to develop the property to 172 lots of single-family homes. The studies the applicant submitted was provided for the Planning Commission.

The Planning Commission asked the following questions:

Does the developer have to provide their own utilities when they are not part of the City?

Is there anything different from the last application to this one?

Was the packet referencing the newest agreement?

Mr. Aagard addressed the Commission. If a piece of land is in Tooele City, the developer has a right to develop. Property annexed in will have to provide their infrastructure. The petition is essentially the same. There is a trail shown on the plans. The trail is part of Tooele County and not going to be part of the annexation. The agreement does mention minimum lot sizes and will have to follow up the single-family design standards.

Mr. Baker addressed the Commission. The letter from the Finance Director is new this go around. Tooele County has approached UDOT to acquire the property for a trail. One of the agreements was to have a contribution to help offset public safety costs, pedestrian activated crosswalks, and recommendations of the varies studies will guide the developer to improve the water and sewer systems.

The Planning Commission opened the public hearing. No one came forward. The public hearing was closed.

Commissioner Proctor motioned to approve a positive recommendation on an annexation petition and plat regarding the annexation of 61.16 acres of property located at approximately 750 North Droubay Road into Tooele City's incorporated boundaries based on the findings listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Jensen, "Nay", Commissioner Robinson, "Aye", Commissioner Proctor, "Aye", and Commissioner Anderson, "Nay". The motion passed.

4. Public Hearing and Decision – Application #2024-020, a request by Heygley Gonzalez for Conditional Use approval to allow an in-home childcare business for between eight and sixteen children on property located at 942 N. 650 East in the R1-7 Zoning District.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for 8-16 children for an in-home childcare business located near 942 N 650 East. It is zoned R1-7. Operation begins at 7:30am for staff. Children will arrive between 8:00am and 9:00am. There are two spaces in the driveway for parents to park. Staff will be waiting at the door during hours to help with safety, pick up, and drop off times. Operations end at 6:00pm. Staff is recommending approval with the conditions listed.

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

Commissioner Hammer motioned to approve the Conditional Use Permit for an in-home childcare business for between eight and sixteen children on property located at 942 N. 650 East in the R1-7 Zoning District based on the findings, facts, and subject to the conditions listed in the staff report. 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 Proctor, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

5. City Council Reports

Council Member Manzione did not have anything to report.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Robinson 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 Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

Commissioner Anderson abstained from voting.

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:23 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 14th day of August, 2024

Tyson Hamilton, Tooele City Planning Commission Chair