

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 28, 2024

Time: 7:00 p.m.

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Weston Jensen
Kelley Anderson
Matt Robinson
Jon Proctor
Jon Gossett

Commission Members Excused:

Alison Dunn
Melanie Hammer

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
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

Jon Gossett, Present
Jon Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Matt Robinson, Present
Weston Jensen, Present
Kelley Anderson, Present

Alison Dunn, Excused
Melanie Hammer, Excused

3. Public Hearing and Decision – Application #2024-038, a request by Natsu Healthcare for Conditional use Permit approval to allow the operation of a medical clinic including social and medical detoxification services on property located at 1959 N. Aaron Drive in the Overlake Highway Commercial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for Natsu Health allowing social and medical detoxification on the property located at 1959 N. Aaron Drive in the Overlake Highway Commercial zoning district. There are eighteen beds available in the facility with plenty of parking. They will have to make some fire and building code changes.

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

The Planning Commission asked the following questions:
Is this open to anyone or just Tooele community?

Mr. Garcia with Natsu Healthcare shared the need for this service in the community. The program is open for everyone. It is typically a quick turn around program, three to fourteen days.

Commissioner Robinson motioned to approve Application #2024-038, a request by Natsu Healthcare for Conditional use Permit approval to allow the operation of a medical clinic including social and medical detoxification services on property located at 1959 N. Aaron Drive in the Overlake Highway Commercial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Gossett, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Public Hearing and Decision Application #2024-031, a request by Julia Laboriel and GL Home Investments to amend the Land use Map designation of 9.81 acres of property located at approximately 300 East 1000 North from Medium Density Residential to High Density Residential

Presented by Jared Hall, City Planner

Mr. Hall presented a Land Use Map amendment for the property located at 300 East 1000 North. The property is vacant. It is designated Medium Density Residential, MDR. The applicant is asking for High Density Residential. The zoning is Rural Residential. The application is intending to build town homes on the property.

The Planning Commission asked the following questions:
Would the road near the new fire station tie back into another road?

Mr. Hall addressed the Commission's questions. This development may help bring additional roads into this area.

The public hearing was opened.

Denise Graham shared concerns of high-density housing causing higher taxes and low resources.

The public hearing was closed.

Commissioner Proctor motioned forward a positive recommendation to the City Council on Application #2024-031, a request by Julia Laboriel and GL Home Investments to amend the Land use Map designation of 9.81 acres of property located at approximately 300 East 1000 North from Medium Density Residential to High Density Residential based on the findings and subject to the conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Gossett, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

5. City Council Reports

Council Member Manzione reported the following from the City Council meeting:

The City Council had a discussion on the Land Use Map designation on 300 East 1000 North. They discussed business lofts in the same area. Staff will put together information on what kind of housing is actually needed in Tooele City. The annexation petition was approved. The Golf Course and England Acres will be receiving additional work. The Council will not have a meeting the first Wednesday of September.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

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

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:27 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 11th day of September, 2024

Tyson Hamilton, Tooele City Planning Commission Chair