

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 25, 2024

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Weston Jensen
Kelley Anderson
Chris Sloan
Jon Proctor

Commission Members Excused:

Melanie Hammer
Matt Robinson
Jon Gossett
Alison Dunn

City Council Members Present:

Dave McCall

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 7:09 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Jon Proctor, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present
Alison Dunn, Excused
Melanie Hammer, Excused
Jon Gossett, Excused

Matt Robinson, Excused

3. Public Hearing, Review and Decision – Application #2024-048. A request by Smith’s Food & Drug Centers, Inc. for Conditional Use Approval to allow an accessory drive-thru facility on property located at approximately 2400 N. Main Street in the GC, General Commercial zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for Smith’s Food & Drug Center for an accessory drive-thru facility located at 2400 North Main Street. It is zoned GC, General Commercial. They will use the drive-through for their pharmacy. There will be landscaping along the drive through to help hide the waiting cars. Staff is recommending approval with the conditions listed.

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

Commissioner Proctor motioned to approve request by Smith’s Food & Drug Centers, Inc. for Conditional Use Approval to allow an accessory drive-thru facility on property located at approximately 2400 N. Main Street in the GC, General Commercial zoning district based on the findings of fact and subject to the conditions listed in the staff report.

Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Review and Decision – Application #2024-044. A request by UPDWELL HOMES for Site Plan and Design Review approval for the Lot 107 Townhomes of Lexington Greens, a multi-family residential project on property located at 620 W. Carole’s Way in the MR-16 Multi-Family Residential zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a site plan and design review for the lot 107 townhomes at Lexington Greens. It will be 18 units within the subdivision. It is in the MR-16 zone. There are 2 car garages and a driveway to meet the parking requirements. The 4-unit buildings are under the brick standards and will need to be adjusted. All other standards are being met. Staff is recommending approval with the conditions listed.

Commissioner Sloan motioned to approve a request by UPDWELL HOMES for Site Plan and Design Review approval for the Lot 107 Townhomes of Lexington Greens, a multi-family residential project on property located at 620 W. Carole’s Way in the MR-16 Multi-Family Residential 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 Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

5. City Council Reports

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

They approved an agreement with Broken Arrow for the parking lot at Denny's to help facilitate the development. The development on 1000 North for the mixed-use condos had been tabled.

6. Review and Approval – Planning Commission Minutes

Commissioner Andrew needs to be changed to Commissioner Anderson.

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

Commissioner Sloan abstained from voting.

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:24 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 October, 2024

Tyson Hamilton, Tooele City Planning Commission Chair