

Tooele City Planning Commission
Business Meeting Minutes

Date: Wednesday, April 9, 2025

Time: 7:00 pm

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Weston Jensen
Kelley Anderson
Melanie Hammer
Jon Proctor

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, Community Development Director
Kent Page, City Planner
Roger Baker, City Attorney
Paul Hansen, City Engineer
Michelle Pitt, City Recorder
Zack Lawrence, I.T. Intern

Minutes prepared by Michelle Pitt

1. Pledge of Allegiance

Vice-Chairman Sloan called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

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

Alison Dunn, Excused
Jon Gossett, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment Request by Perry Homes to consider approval for the Compass Point RSD Zoning Ordinance and to re-assign the zoning for 1,227 acres located from approximately 1000 North to the City's northern boundary and from 1200 West to approximately Berra Boulevard from the R1-7 Residential and GC General Commercial zoning districts to the Compass Point RSD zoning district.

Mr. Aagard explained that this is the first RSD that has been proposed for Tooele City. If this RSD approved, it could govern development patterns in a large section of the City for many years to come. Mr. Aagard indicated that the City has been working with the applicant to come up with a document that will benefit the needs of the developer but also protect the City. An RSD is a document authorized by City Code that enables the developer to write their own zoning code, lot standards, and allows flexibility for design. Mr. Aagard explained that an RSD does not supersede state code, building codes, or fire codes. It is strictly a zoning ordinance.

Mr. Aagard turned the time over to Lindsey Nee of Perry Homes for a presentation. Ms. Nee stated that Compass Point includes 1200 acres with 3600 units. They feel it is important to comply with the goals of the City which includes balanced growth. There is the potential that areas, on the far western and northern part of the property, may transition over to commercial. Ms. Nee showed the proposed zoning, proposed land use, and the concept plan. There is a plan for a school in the northern portion of the property and a fire station in the southern part located near the park.

Ms. Nee stated that one of the amazing things about the RSD is that it allows for a variety of product types that appeal to potential residents: front and rear loaded town homes, courtyards, garden style products, traditional single family homes, cottages, collections, and estate products. The RSD also includes a variation of design standards and landscape requirements. There would be 50 acres of total open space, 47 acres for parks and detention and 3 acres of preserved open space. She said she realizes that the preliminary plan and plat stages need to go through further modeling and review with the city.

Commissioner Hamilton asked if the golf course would be included in the zoning. Ms. Nee answered that the golf course is not currently included because it is privately owned. However, the ownership entities are in discussion.

There being no further questions, Vice-Chairman Sloan opened the floor for public comment at 7:11 p.m.

Richard Stribling asked whether another hospital or another school was planned to accommodate all the developments that the Planning Commission was approving. He felt that the current hospital couldn't handle the population the City has now. He asked the Planning Commission to think about these issues while allowing all the development.

There being no further public comments, Vice-Chairman Sloan closed the floor at 7:13 p.m.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the Zoning Map Amendment request by Perry Homes to consider approval for the Compass Point RSD Zoning Ordinance and to re-assign the zoning for 1,227 acres located from approximately 1000 North to the City's northern boundary and from 1200 West to approximately Berra boulevard from the R1-7 Residential and GC General Commercial zoning districts to the Compass Point RSD zoning district. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Proctor, "Aye," Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Jensen, "Aye," Commissioner Anderson, "Aye," And Vice-Chairman Sloan, "Aye." There were none opposed. The motion passed.

4. Public Hearing and Decision on Conditional Use Permit request by Halle Properties, LLC to authorize the use of "Automobile Service and Repair" (for a proposed Discount Tire) at 2321 N. 275 East Street on 1.60 acres in the GC General Commercial zoning district.

Mr. Page presented an aerial view of the proposed Discount Tire site and stated that this property is currently zoned general commercial, which requires a Conditional Use Permit for automobile service and repair. It would be located east of Home Depot. Mr. Page indicated that the property owners near this area had been notified. This property would have access from SR-36, anticipated to come off 2400 North and then turn on to a private drive. Mr. Page presented a site plan showing proposed parking and elevation drawings. Staff recommends approval of the Conditional Use Permit with the recommendations listed in the staff report.

Commissioner Jensen asked for clarification of the location. Mr. Page answered that the proposed property is actually east of Home Depot.

Commissioner Hammer asked if there would be curb and sidewalk in front of the Discount Tire on the private road. Mr. Page answered that staff is requiring that be installed. Commissioner Hammer asked about requiring a written agreement for the access on the private street. She also asked about who maintained the private road. Mr. Hansen answered that the right-of-way has a cross-access easement that already exists and allows for use, but the maintenance is the responsibility of property owners. The street will be required to be up to city standards, with curb, gutter and lights.

Vice-Chair Sloan opened the floor for public comment at 7:23 p.m. There were no comments from in-person attendees. Therefore, Vice-Chair Sloan closed the floor at 7:24 p.m.

Commissioner Hammer asked about the elevation, saying that the other buildings in the area were required to have some sort of stone or masonry. Mr. Page answered that the City doesn't currently have design standards for commercial buildings in the north gateway, but the City encourages enhanced elevations. Mr. Baker said that the reason the City was able to require architectural upgrades for the storage complex was because they asked for a rezone. Therefore, the City was able to attach conditions as part of the zoning ordinance. This is already zoned, so the City doesn't have the opportunity to attach those conditions.

Motion: Vice-Chair Commissioner Sloan moved to approve the Conditional Use Permit by Halle Properties, LLC to authorize the use of "Automobile Service and Repair" (for a proposed Discount Tire) at 2321 N. 275 East Street on 1.60 acres in the GC General Commercial zoning district. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Proctor, "Aye, Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Jensen, "Aye," Commissioner Anderson, "Aye," and Vice-Chairman Sloan, "Aye." There were none opposed. The motion passed.

5. Public Hearing and Decision on a Conditional Use Permit request by Jake Tate – AWA, to authorize the use of an "Accessory Drive Through Facility" for property located at 2400 North and S.R. 36 on Pad "Fin K" (1.138 acres) in the GC General Commercial zoning district. (Pad to be used for America First Credit Union branch in the Smith's Shopping Center development.)

Mr. Page presented an aerial view of the proposed America First Credit Union branch and explained that this property is also zoned general commercial, located north of Home Depot. Property owners have been properly notified and proper notification has been posted. Mr. Page showed the site plan for the drive through facility. Access for the property will be off SR-36, and will also use the private drive. It is anticipated that up to 20 vehicles could be on this site and not disturb access through the site. The building is located in the corner to not interfere with the thoroughfare. Staff recommends approval of the Conditional Use Permit with the recommendations listed in the staff report.

Vice-Chairman Sloan invited questions from the Commission. No concerns were raised. He opened the floor for public comment at 7:29 p.m. Rick Magness with AWA Engineering stated that they concur with the staff recommendations. He said that there will be two drive ups, and one drive through, known as an ATM. There were no further comments, therefore, Vice-Chairman Sloan closed the floor at 7:31 p.m.

Motion: Commissioner Anderson moved to approve the Conditional Use Permit request by Jake Tate – AWA, to authorize the use of an “Accessory Drive Through Facility” for property located at 2400 North and S.R. 36 on Pad “Fin K” (1.138 acres) in the GC General Commercial zoning District. (Pad to be used for America First Credit Union branch in the Smith’s Shopping Center development.) Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Proctor, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Jensen, “Aye,” Commissioner Anderson, “Aye,” and Vice-Chairman Sloan, “Aye.” There were none opposed. The motion passed.

6. City Council Reports

Council Member Manzione reported that there was an uptick in vandalism during spring break causing a lot of damage in City parks. She reminded everyone, if you see something say something.

Council Member Manzione said that the Council discussed and approved the DR Horton zoning map amendment request and had a healthy discussion on the Desert Rose Business Lofts water use proposal. The Council and staff are trying to work through that request, and it may come back to the Planning Commission.

Council Member Manzione further reported that the City is going to finish the road at 200 West around 600 North, and the Council talked about adding a sidewalk in that area.

Council Member Manzione thanked the Commission for representing the City so well.

7. Review and Decision – Minutes of the Planning Commission Meeting Held March 26, 2025

There were no corrections to the minutes.

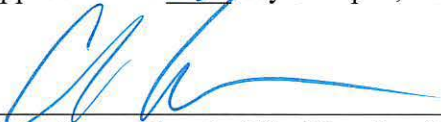
Motion: Commissioner Hammer moved to approve the March 26, 2025 minutes as presented. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Proctor, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Jensen, “Aye,” Commissioner Anderson, “Aye,” and Vice-Chairman Sloan, “Aye.” There were none opposed. The motion passed.

8. Adjourn

There being no further business, Vice Chairman Sloan adjourned the meeting at 7:34 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 23 day of April, 2025



Chris Sloan, Tooele City Planning Commission Vice-Chair