

Tooele City Planning Commission
Business Meeting Minutes

Date: January 22, 2025

Time: 7:00 pm

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Matt Robinson
Melanie Hammer
Weston Jensen
Jon Proctor
Kelly Anderson
Alison Dunn

City Council Members Present:

Maresa Manzione
Ed Hansen (excused)

City Employees Present:

Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Kent Page, City Planner

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Robinson called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

2. Roll Call

Chris Sloan, present
Tyson Hamilton, present
Matt Robinson, present
Melanie Hammer, present
Weston Jensen, present
Jon Proctor, present
Kelly Anderson, present

3. Public Hearing and Decision on a Conditional Use Permit request to consider an Accessory Drive Through Facility by LH Perry Investments, LLC, located at approximately northwest corner of 2400 N. and Main Str. (SR 36) on Pad B in the GC (General Commercial) Zoning District.

Mr. Page introduced the application and noted that the drive-through facilities required a Conditional Use Permit (CUP) due to the zoning regulations. He clarified that while a site plan approval would be required separately, the Commission could still consider how the drive-throughs might impact the site plan.

Commissioner Anderson inquired about the potential effect of the new drive-throughs on stacking for the proposed Smith's drive-through pharmacy. Mr. Page clarified that the proposed facilities were separate from Smith's and would not share stacking space. Commissioner Anderson asked whether the stacking lanes for the proposed drive-throughs would overlap with existing traffic patterns in the area. Mr. Page indicated that these were auxiliary pads within the development and would operate independently.

There being no further questions from the Commissioners, Chairman Robinson opened the floor at 7:03 pm.

Rick Magness, representing AWA Engineering and the applicant, addressed the Planning Commission to provide clarification on the proposed drive-through facilities. He confirmed that there would be no conflict between the queuing for the new drive-throughs and the Smith's pharmacy drive-through, as they were independent operations.

Regarding Pad B, he stated that the site would accommodate three tenants, including Tropical Smoothie and Beans & Brews. The drive-through layout allowed for a nine-car stacking lane on the inside and a 15-car stacking lane on the outside, both exceeding city code requirements.

Mr. Magness noted that city code prohibits drive-throughs from being elevated above adjacent roadways to prevent headlight glare. In this case, the site was actually below grade relative to the adjacent street, eliminating and potential for headlight interference. He acknowledged the growing demand for drive-throughs in restaurant developments and emphasized that these facilities were designed to serve the specific end users effectively.

He expressed appreciation for the city staff's assistance throughout the application process and stated that the applicant concurred with the staff recommendations. He concluded by offering to answer any further questions from the Commission.

Chairman Robinson confirmed that no members of the public wished to comment, and therefore, closed the public hearing at 7:06 pm and proceeded with questions for Mr. Magness. Commissioner Sloan inquired about the drive-through lane design, noting that the site plan appeared to show a crossover of the lanes.

Mr. Magness clarified that the development included two separate drive-throughs – one serving the end unit and the other serving the middle tenant. He explained that where the two lanes merged, there was sufficient space to accommodate proper turning radii. The striping pattern indicated on the site plan was designed to ensure a smooth traffic flow and prevent conflicts between vehicles exiting the drive-throughs.

There were no further questions from the Commission.

Motion: Commissioner Jensen moved to approve the CUP request by LH Perry Investments, LLC to authorize the use of an accessory drive-through facility at Pad B of The Peak at Compass Point Commercial Development, application number 2025004 based on the findings. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Jensen, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit request to consider an Accessory Drive Through Facility by LH Perry Investments, LLC, located at approximately northwest corner of 2400 N. and Main Str. (SR 36) on Pad F in the GC (General Commercial) Zoning District.

Mr. Page noted that the information previously presented for Pad B applied similarly to Pad F, and staff did not anticipate any issues with the application.

There being no questions from the Commission, Chairman Robinson opened the floor for public comment at 7:09 pm.

Mr. Magness addressed the Commission again to provide details. He confirmed that Pad F, like Pad B, would be below the grade of the adjacent street, ensuring compliance with city code regarding headlight interference. The proposed drive-through would have a stacking capacity for 15 vehicles, with a traffic flow designed to wrap around the building before reaching the service window. He assured the Commission that the facility would not interfere with adjacent parcels. Mr. Magness reiterated his support for staff recommendations and expressed appreciation for their assistance in the review process.

After opening the floor for public comments and receiving none, Chairman Robinson closed the public hearing at 7:11 pm.

Commissioner inquired about the potential tenants for Pad F, to which Mr. Magness responded that Einstein Bagels and Jersey Mikes were likely occupants, though he could not confirm specific lease assignments. He added that additional developments within the area would continue to be presented to the Commission in the future.

Motion: Commissioner Proctor moved to approve the CUP request by LH Perry Investments, LLC to authorize the use of an accessory drive-through facility at Pad F of The Peak at Compass Point Commercial Development, application number 2025003 based on the findings. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

5. City Council Reports

Council Member Manzione reported that the City Council had conducted its annual assignments for the year. She and Councilman Hansen would continue their roles, with Councilman Brady remaining as Council Chair and Councilwoman Gochis as Vice Chair. She offered to share additional details on other assignments if requested.

She highlighted a presentation given during the Work Meeting regarding the Harris Community Development project. Representatives from Switchpoint and the Tooele City Housing Authority provided updates, which she believed were relevant to the Planning Commission due to the project’s connection to future planning decisions. She encouraged Commissioners to watch the recorded presentation for a more comprehensive understanding.

Commissioner Sloan raised concerns about the presentation being held during the Work Meeting rather than the Business Meeting, noting that many residents were unaware of the distinction between the two. Some members of the public expressed frustration upon learning about the presentation after the fact, feeling that a Business Meeting setting might have allowed for greater public engagement. He referenced a resident who had voiced concerns about activities surrounding the facility and suggested that scheduling such discussions later in the evening could lead to increased public input.

Council woman Manzione acknowledged the concern and stated she would relay the feedback to the Council Chair.

6. Review and Decision – Minutes of the Planning Commission meeting held January 8, 2025

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the minutes of the Planning Commission meeting held January 8, 2025. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

7. Adjourn

Chairman Robinson adjourned the meeting at 7:16 pm.

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 ____ day of February, 2025

Matt Robinson, Tooele City Planning Commission Chair