

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, March 10, 2021

Time: 7:00pm

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

Commission Members Present:

Tyson Hamilton
Dave McCall
Melanie Hammer
Chris Sloan
Paul Smith
Weston Jensen
Shaunna Bevan
Nathan Thomas
Matt Robinson

City Employees Present:

Andrew Aagard, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney
Steve Evans, Public Works Director
Jim Bolser, Community Development Director

Council Members Present:

Council Member Ed Hansen
Council Member Maresa Manzione

Minutes prepared by Kelly Odermott

Chairman Hamilton called the meeting to order at 7:00 pm.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sloan.

2. Roll Call

Tyson Hamilton, Present
Matt Robinson, Present
Shauna Bevan, Present
Dave McCall, Present
Matt Robinson, Present
Melanie Hammer, Present
Chris Sloan, Present

3. **Public Hearing and Recommendation on a Land Use Amendment by Mark Jensen of Off-Road Innovations, Inc., to Reassign the Land Use Designation for Approximately 8.81 Acres Located at 2400 North 600 East (The Public Hearing and Review for this Item has been Postponed and Re-Noticed for the March 24, 2021 Planning Commission Meeting).**

Presented by Jim Bolser

Mr. Bolser stated there was a discrepancy from the application and the intent by the applicant. It resulted in the noticing not covering the entire scope of what was being requested. The application has been re-noticed and will be on the Commission's next agenda.

4. **Recommendation on a Minor Subdivision Request to Amend Lot 1 of the Existing Buildings 2008, 2009, and 2020 Subdivision Plat by Wendy Smith for Property Located at Approximately 155 South Glenn Court in the Industrial Zoning District on Approximately 4.4 Acres.**

Presented by Andrew Aagard

Mr. Aagard stated this minor subdivision application is east of Garnet Street and west of Mountain States Asphalt in the Tooele Industrial Depot. The property currently bears the Industrial zoning designation, as do all of the surrounding properties. The applicant proposes a minor subdivision of lot 1 of the buildings 2008, 2009, and 2020 subdivisions. The proposed minor subdivision will amend the existing plat with the same name. The subdivision will split the existing 4.4 acre parcel into two lots. Lot 101 will maintain 2.5 acres and lot 102 will maintain 1.8 acres. Both lots easily exceed the 80 foot lot width minimum requirement of the Industrial Zoning District. Glenn Court is an existing private Road with an existing access and utility easement. This road will continue to provide access to both lots and the easement will remain intact with the subdivision. There is also a 20 foot wide railroad easement, which remain intact. Staff is recommending approval of the subdivision.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Buildings 2008, 2009, and 2020 Subdivision Plat Request by Wendy Smith, for the purpose of subdividing lot q of the existing Buildings 2008, 2009, and 2020 Subdivision Plat into two lots, application number P20-780, based on the findings and subject to the conditions listed in the Staff Report dated March 4, 2021 Commissioner Hammer seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Robinson, "Aye," Commissioner Bevan, "Aye," Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Thomas, "Aye," Chairman Hamilton, "Aye." The motion passes.

5. **Public Hearing and Recommendation on the Proposed Tooele City Transportation Master Plan.**

Presented by Steve Evans

Mr. Evans stated Hales Engineering Firm did the Tooele City Transportation master Plan. The Utah LTAP is a study done to determine information about the roads and the study discusses how to move traffic through the City. Mr. Evans shared the full build out of the City map on the screen. As the City is building, this will help the City determine the best ways to get vehicles around town. Mr. Evan pointed out that the Mid Valley Highway is not included on the map, as it is a state route and has not been determined. 1000 North east of Main Street will be an arterial road at future build out. There will be two lanes in each direction and can happen such as 3100 South and 4100 South in

west Valley, where there are no shoulders. The City Council has reviewed the Transportation Road and discussed Droubay Road. There are three off set intersections in the City, 100 east and Utah Avenue, Coleman and 4th South, and Skyline and SR 36. The City has been working with UDOT to make changes at Skyline which will include dedicated left and right turn lanes to improve the traffic flow. There is an intersection on 3100 North on the map, which is labeled as a future arterial. There is a UDOT corridor access agreement and the City has had plans submitted for the Perry Development to change that to 3300 North. The document is living and adjusted to standards and development.

Mr. Evans stated that the average commute is 28.6 minutes, which was included in the study. The level of service is the length of time for sitting at the intersection. Mr. Evans discussed several streets and the level of service of the intersections. A particular street discussed with UDOT was 1280 North, which has been changed to have two lefts, one straight and one right turn lane. A lot of the plan was done by traffic counters. Mr. Evans stated that 6th West and 1000 North will be a large intersection with the Temple. At the time of the study there was a non disclosure agreement for this intersection. The LDS church has provided traffic expectations which will be discussed with UDOT. The full build out potential is year 2040.

Chairman Hamilton asked the Commission if there were any comments or questions about the plan?

Commissioner Sloan asked about 1000 North and Broadway Avenue and there are no future lights at Broadway Avenue or 520 East. The developments currently in progress will add a lot of additional traffic to these intersections and is that being contemplated? Mr. Evans stated that to help the flow of traffic, would be the two lanes in either direction to allow for turning. Mr. Hansen stated that the only lights shown in the Transportation Plan with the exception of Droubay Road are those that are part of corridor access agreement with UDOT. The other lights have not been shown as they will be shown as warrants are met. There are a number of checks that have to be considered to put in a stop sign or traffic light when it meets a certain number of warrants. Commissioner Sloan stated that is his concern. Mr. Hansen stated that the City reserves the right to look at any intersection as they meet warrants. Mr. Evans stated that part of the plan is to see what will happen with 7th Street as that is completed. There may be a need for a speed trailer.

Commissioner Thomas read a portion of the plan about alternate modes of transportation with public transit and increasing transit. He shared his experience of riding the transit to Salt Lake City and stated that the place the busses end up are not central to Salt Lake City. Salt Lake Central would help people get to the light rail. One of the issues with people riding the transit may be the limited destinations for the public transit outside Salt Lake central. It may be helpful for a better understanding of where people in Tooele City actually work in Salt Lake County. Mr. Evans shared his own experience of riding the transit. He stated they could work with UTA to get better service, but a limitation is cost. Commissioner Sloan stated that he was a trustee on UTA and that comment didn't come up very often. The service can only go as far as the tax increment allows, but there is a good working relationship with UTA and is an opportunity to look at expanded service.

Chairman Hamilton stated that his only comment was the restriction of U turns in Tooele. Mr. Evans stated they have put up signs, but people are still doing U-turns. There was a brief discussion about the cement barriers and Main Street construction.

Chairman Hamilton opened the public hearing, there were no comments,

Chairman Hamilton closed the public hearing.

Commissioner Robinson motioned to approve a positive recommendation on the Tooele City Master Transportation Plan . Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Robinson, “Aye,” Commissioner Bevan, “Aye,” Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

6. **City Council Reports**

Presented by Council Member Manzione

Council Member Manzione stated the only item she had was the item which was pulled and will be reviewed for the next meeting. Chairman Hamilton asked if there is anything the Commission can do to make things better. Council Member Manzione stated that the Planning Commission is discussing and vetting the ideas before the Council and doing a good job.

Commissioner Sloan asked if there was stuff missed by the Commission in discussing the Transportation Plan as the Council had seen it before the Planning Commission. Council Member Manzione stated the same things were discussed.

7. **Review and Approval of the Planning Commission Minutes for Meeting Held on February 24, 2021.**

Commissioner Hammer motioned to approve the minutes. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Robinson, “Aye,” Commissioner Bevan, “Aye,” Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Commissioner Thomas, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

8. **Adjourn**

Chairman Hamilton declared the meeting adjourned 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 24th day of March, 2021

Tyson Hamilton, Chairman, Tooele City Planning Commission