

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, February 14, 2024

**Time:** 7:00 p.m.

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

**Commission Members Present:**

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

**City Council Members Present:**

Maresa Manzione  
Ed Hansen

**City Employees Present:**

Andrew Aagard, City Development Director  
Jared Hall, City Planner

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**

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

**3. Public Hearing and Recommendation – Consideration of amending Tooele City Code 7-16-3, Table 1, Table of uses and Tooele City Code 7-1-5, Definitions regarding Accessory Vehicle Storage Yards.**

*Presented by Andrew Aagard, City Development Director*

Mr. Aagard presented a proposed amendment to table of commercial uses. The amendment is to add a use of an accessory vehicle storage yard for automobile sales and rental. This would require a Conditional Use Permit. It has additional notes with requirements to follow including fencing, pavement, and limiting the storage area. As well as amending the definition of accessory vehicle storage yard.

The Planning Commission asked the following questions:

Is there any way an automobile vehicle storage could be found in General Industrial or Regional Commercial?

Did staff work with Markosian Auto as they were updated the code?

Mr. Aagard addressed the Commission's questions. General Industrial does allow automobile sales, but will not be allowed vehicle storage. Staff has been working with Markosian Auto throughout this process.

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

**Commissioner Robinson motioned to forward a positive recommendation on amending Tooele City Code 7-16-3, Table 1, Table of uses and Tooele City Code 7-1-5, Definitions regarding Accessory Vehicle Storage Yards 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 Hammer, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

**4. Review and Decision – Consideration of a request by Justin Kimball, representing Kimball Investments for Preliminary Approval for a six-lot commercial subdivision of property located at approximately 1000 North Main Street in the GC, General Commercial zoning district.**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a preliminary approval for a commercial subdivision located at 1000 North and Main Street. It is zoned GC, General Commercial. The Land Use is Regional Commercial. The subdivision is made up of 6 lots and 2 parcels. The first lot is a large parking area. The main entrance will be signaled, with other entrances as right in, right out. Parcel A and B are not part of the first phase. Staff is recommending approval with the conditions listed in staff report.

The Planning Commission asked the following questions:

Will the entrance closet to Denny's interfere with the business?

Is the access on the west side right-in, right-out?

Were public notices sent out for this item?

Mr. Hall addressed the Commission. There has been a traffic study done for this project. It has been reviewed. This item has been posted to the appropriate sites. UDOT will not remove the access near Denny's without his knowledge.

Mr. Aagard addressed the Commission's questions. There will be singled access at Denny's. The owner is aware. They are working with UDOT to get two major accesses for this project. They do have a corridor agreement for 1000 North. Access on the west side will be full access, not limited to right-in, right-out.

**Commissioner Proctor motioned to approve a request by Justin Kimball, representing Kimball Investments for Preliminary Approval for a six-lot commercial subdivision of property located at approximately 1000 North Main Street in the GC, General Commercial zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "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 shared the following information from the City Council Meeting: The State of the City Address was given by Mayor Winn. The Council approved an agreement with Ensign Engineering for the roadway near 2400 North, near the new high school.

### **6. Review and Approval – Planning Commission Minutes for the meeting held on January 10, 2024.**

The following changes have been requested:

Melodi Gochis's name needs to be removed from attendance. Kelley Anderson's name was spelled incorrectly.

**Commissioner Anderson motioned to approve the minutes with the updated changes.**

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

### **7. Planning Commission Land Use Training**

Mr. Aagard presented training on the general power and duties of the Planning Commission.

### **8. Adjourn**

**Chairman Hamilton adjourned the meeting at 8:10 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 28<sup>th</sup> day of February, 2024

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Tyson Hamilton, Tooele City Planning Commission Chair