

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, September 13, 2023

**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  
Matt Robinson  
Weston Jensen  
Jon Proctor  
Doug Newell  
Melodi Gochis

**Commission Members Excused:**

Alison Dunn

**City Council Members Present:**

Maresa Manzione  
Ed Hansen

**City Employees Present:**

Holly Potter, Deputy City Recorder  
Andrew Aagard, Community Development Director  
Paul Hansen, City Engineer

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  
Tyson Hamilton, Present  
Weston Jensen, Present  
Chris Sloan, Present  
Doug Newell, Present  
Jon Proctor, Present  
Melodi Gochis, Present

Matt Robinson, Present  
Alison Dunn, Excused

**3. Public Hearing and Recommendation on a Zoning Map Amendment request by Kay Thomas Reese to re-assign the zoning for approximately .49 acres located at 215 South 200 East from the existing Zoning designation of R1-7 Residential Zone to MU-G Mixed use General Zone.**

Mr. Aagard presented a Zoning Map amendment request for the property located 215 South 200 East. It is currently zoned R1-7. The current building is non-conforming. The Land Use Map was recently changed to Mixed Use. The applicant is requesting the Zoning Map amendment to Mixed-Used General. Notices have been sent to neighboring properties within 200 feet.

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

**Commissioner Gochis motioned to forward a positive recommendation on a Zoning Map Amendment request by Kay Thomas Reese to re-assign the zoning for approximately .49 acres located at 215 South 200 East from the existing Zoning designation of R1-7 Residential Zone to MU-G Mixed use General Zone based on the findings and subject to the conditions listed in the staff report.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**4. Public Hearing and Decision on a Conditional Use Permit request by Shane Stafford to authorize the use of “Automobile sales and rental” for .18 acres of property located at 351 Ease Utah Avenue in the MU-B Mixed use Broadway zoning district.**

Mr. Aagard presented a Conditional Use Permit for the property located at Broadway and Utah Avenue for automobile sales and rental. It is zoned MU-B, Mixed-Use Broadway. It is not clear if the applicant is using the facility for both sales and rentals. Staff has concerns on parking. A condition has been included that there is no business off street parking.

The Planning Commission asked the following questions:

Are there any handi-cap parking stalls?

If the off-street parking is in the City Code, why does staff need it in the condition?

How many employees will they have?

How many parking spots are there?

Can the Commission put a condition on how many vehicles for sale the business can have outside in the parking lot?

Does staff review a site plan for this application?

Mr. Aagard addressed the Commission’s questions. By law, the business is required to have disabled parking. Off street parking is addressed in the code, but staff has included it for emphasis. Any Conditional Use Permit approved, the Planning Commission has the right to

revoke it, if the applicant is not following the guidelines. Planning Commission can strike the word customer from the condition; as customers are allowed to park on the street. Staff will not review and approve a site plan for this application, unless the Commission asks for it specifically.

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

Mr. Stafford addressed the Commission. They do not wish to have more than three or four cars on the lot. Restorations of vehicles are happening within the shop. Currently, there is only one employee with the hope to hire an additional three employees in the future. The building does have one handi-cap parking spot with an additional nine spots.

**Commissioner Proctor motioned to approve the Conditional Use Permit request by Shane Stafford to authorize the use of “Automobile sales and rental” for .18 acres of property located at 351 Ease Utah Avenue in the MU-B Mixed use Broadway zoning district based on the findings and subject to the conditions listed in the staff report including striking the word “customers” from the condition.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**5. Public Hearing and Decision on a Conditional Use Permit request by Travis and Kelly Dunaj to authorize a detached accessory structure that exceeds 8% total lot coverage and exceeds the 15-foot height limit for .18 acres of property located at 857 South 730 West in the R1-7 Residential zoning district.**

Mr. Aagard presented a Conditional Use Permit for the property located at 857 South 730 West. The property is zoned R1-7. The applicant is requesting to exceed the 8% total lot coverage for detached accessory structures. The ordinance does allow Planning Commission to grant a variance to the 8% if there are no impacts to surrounding properties. The applicant is proposing a new drive way. The building height would be an estimated 17 ½ feet to the midpoint. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:  
Is this a garage or pole building?

Mr. Aagard addressed the Commission. Pole building is referencing the construction.

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

**Commissioner Robinson motioned to approve Conditional Use Permit request by Travis and Kelly Dunaj to authorize a detached accessory structure that exceeds 8% total lot coverage and exceeds the 15-foot height limit for .18 acres of property located at 857 South 730 West in the R1-7 Residential 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 Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

**6. Decision on a Conditional Use Permit request by IRVA Development to authorize the use of “Accessory drive through facility” for 2.283 acres of property located at 245 N Main Street in the GC General Commercial zoning district (tabled from July 26th Planning Commission meeting).**

Mr. Aagard presented a Conditional Use Permit for a drive-through accessory facility located at 245 North Main Street. The Planning Commission tabled this item during a previous meeting to make sure this was viable for the area. The applicant did get a traffic study done. As well as submit an updated site plan. The biggest concern of this application is that vehicle stacking does not go onto public streets. For the North building, the applicant moved the building closer to SR-36. The traffic study did provide and resolve many concerns staff had. They will keep vehicle storage interior and away from the public streets. Staff shared concerns about parking. The traffic study does show the applicant does have sufficient parking.

The Planning Commission asked the following:

How does parking effect existing businesses?

Does the Planning Commission need to include the newest date of the staff report in the approval?

Is there a requirement of signage within the parking lot?

Does the taco cart go away?

Is there customer seating in these businesses.

The Planning Commission shared thoughts about considering other businesses and the parking situation when approving a site plan.

Mr. Aagard addressed the Commission’s questions. The study does count for the existing parking and businesses. The code does provide natural adjustment range. As well as requiring excessive parking than what may be needed. There are not any requirements by code for signs. They just have to meet sign ordinance.

Mr. Able addressed the Commission. They will address the signage with the business owners. They are providing excessive parking for the newest businesses. The uses of business will have different peak hours. There are 5-10 seats inside each new place. The taco truck is looking for a physical location. They are trying to keep all businesses in mind.

**Commissioner Jensen motioned to approve Conditional Use Permit request by IRVA Development to authorize the use of “Accessory drive through facility” for 2.283 acres of property located at 245 N Main Street in the GC General Commercial zoning district based on the findings and subject to the conditions listed in the staff report dated September 13, 2023.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner

Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

### **7. City Council Reports**

Council Member Manzione shared information and key themes from the conference the City Council attended.

### **8. Review and Approval of Planning Commission Minutes for the meeting held on August 23, 2023.**

There are no changes to the minutes.

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

### **9. Planning Commission Training on Tooele City’s ordinances applicable to the Planning Commission’s responsibilities.**

Mr. Aagard presented training on Tooele City’s ordinances applicable to the Planning Commission’s responsibilities.

### **10. Adjourn**

**Chairman Hamilton adjourned the meeting at 8:28 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 27<sup>th</sup> day of September, 2023

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Tyson Hamilton, Tooele City Planning Commission Chair