

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, June 28, 2023** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto [www.youtube.com/@tooelecitey](http://www.youtube.com/@tooelecitey) or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecitey.org](mailto:pcpubliccomment@tooelecitey.org) anytime after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

**AGENDA**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Recommendation** on an ordinance of Tooele City amending table 1: Table of Uses in Chapter 7-16 of the Tooele City code regarding accessory dwelling units located above the ground floor in the GC General Commercial zoning district and Downtown Overlay District.
4. **City Council Reports**
5. **Review and Approval** of Planning Commission Minutes for the meeting held on June 14, 2023.
6. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Tooele City Planner and Zoning Administrator prior to the meeting at (435) 843-2132.

**STAFF REPORT**

June 22, 2023

**To:** Tooele City Planning Commission  
Business Date: June 28, 2023

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator / Director

**Re:** Tooele City Downtown ADUs – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment regarding Accessory Dwelling Units on the upper floors of multi-story buildings located within the Downtown Overlay Zone.

**BACKGROUND**

This application is a request for approval of a City Code Text Amendment in Title 7 Chapter 16 amending the Table of Uses. The proposed text amendment involves the permitting of multi-story buildings to construct residential units above the ground floor.

**ANALYSIS**

Current Conditions. Currently, Tooele City's ordinance permits a property owner with the zoning of GC General Commercial to construct an accessory dwelling unit (ADU) above the ground floor. Therefore, in order to qualify for an ADU one must have at least a two story building as the ADUs are only permitted on the upper floors and are not permitted on the ground floor. If a property is zoned GC General Commercial and if it has a multi-story building thereon they may have one ADU for every 6,000 square feet of lot area. Meaning, if a lot is 12,000 square feet that property owner could have two ADUs in the sections of the building located above ground floor. This use requires a conditional use permit approved by the Planning Commission after a public hearing.

For properties zoned GC General Commercial and located in the Downtown Overlay the restrictions are different. The Downtown Overlay extends from 100 South to Utah Avenue and from 50 West to Garden Street. The Downtown Overlay is designed to encourage development, re-development and economic activity by providing reductions in building setbacks, greater flexibility with signage and permits the use of sidewalk space for merchandise display as well as a few other reductions in regulations. The Downtown Overlay also permits greater flexibility for ADUs located above the ground floor. If a property is zoned GC General Commercial and if it is located within the Downtown Overlay the property is then permitted to have one ADU for every 2,000 square feet of lot area. Meaning, if a lot is 12,000 square feet that property owner could have six ADUs in the sections of the building located above the ground floor. This use also requires a conditional use permit approved by the Planning Commission after a public hearing.

Proposed Changes to the Ordinance. In order to facilitate development, re-development and greater economic activity in the downtown Tooele City is looking at ways to make it less cumbersome for property owners in the downtown to develop and re-develop property. Tooele City wants people in the downtown who will visit and utilize existing businesses. One way to accomplish this is to have people living in the

downtown in the numerous multi-story structures currently located there. To make the process of constructing an ADU above the ground floor in these buildings less cumbersome for the property owners and to encourage property owners to offer residences in their buildings, Tooele City staff is proposing that ADU's in the downtown become a permitted use rather than a conditional use. This change would only affect properties located in the Downtown Overlay. Properties not in the Downtown Overlay but zoned GC General Commercial would still be required to obtain a conditional use permit.

The ordinance amendment involves changing the Table of Uses by adding a C/P as well as a reference to Note #7. Language is added as note #7 which is proposed to say: *"This use shall be a permitted use when property zoned GC General Commercial is located within the Downtown Overlay district. Otherwise, the use shall be a conditional use. See Table 2; Table of Development Standards, for additional information regarding this use in the GC General Commercial zoning district and the Downtown Overlay district."*

*Criteria For Approval.* The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
  - (a) The effect of the proposed amendment on the character of the surrounding area.
  - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
  - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
  - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
  - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
  - (f) The overall community benefit of the proposed amendment.

## **REVIEWS**

*Planning Division Review.* The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed amendment to the City Code, consider the comments and input received from the public hearings to render a decision in the best interest of the community.

*Engineering Review.* The Tooele City Engineering Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed amendment to the City Code, consider the comments and input received from the public hearings to render a decision in the best interest of the community.

*Noticing.* The applicant has expressed their desire to amend the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application’s impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application’s impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Downtown ADU ordinance amendment Request by Tooele City for the purpose of revising the City Code to permit accessory dwelling units above the ground floor in the Downtown Overlay, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Downtown ADU ordinance amendment Request by Tooele City for the purpose of revising the City Code to permit accessory dwelling units above the ground floor in the Downtown Overlay, based on the following findings:”

1. List findings ...

**EXHIBIT A**

**DOWNTOWN ACCESSORY DWELLING UNITS ABOVE THE GROUND FLOOR CITY CODE TEXT  
AMENDMENT**





**Utah Avenue**

**50 West**

**Main Street (SR-36)**

**Garden Street**

**Vine Street**

**100 South**



**7-16-3 Table 1 Table of Uses**

Use	District								
	MU-B Mixed Use Broadway	MU-G Mixed Use General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C		C	C	C	C
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	<u>C/P</u> <i>See Note 7</i>	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						

**Notes:**

1. With the exception of detached single family dwellings, all dwellings in the MU (Mixed Use) zoning district must comply with the regulations and requirements, as amended, of the MR-16 (Multi-Family Residential) zoning district, or its equivalent replacement, contained in Chapter 7-14 and 7-11a unless otherwise specified in this Chapter. (Ord. 2018-13, 08-15-2018)

2. For any Use allowed in a zoning district and proposing or requiring any area for Accessory Outside Storage, for any purpose, such use and outside storage area shall be considered as a Conditional Use. All Accessory Outside Storage is prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
3. For any Use allowed in a zoning district and proposing or requiring a “Accessory Drive Through Facility”, such Drive Through Facility shall be considered as a Conditional Use. All Accessory Drive Through Facilities are prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District
4. For any Use allowed in a zoning district and proposing any Accessory Outside display and sales area, such Accessory Outside Display and Sales use and area, shall be considered as a Conditional Use for any Uses allowed in the District, except that it shall be a permitted use in the Downtown Overlay District. Accessory Outside Display and Storage is prohibited in the Mixed Use (MU) District, Neighborhood Commercial (NC) District, and the Research and Development (RD) District. Accessory Outdoor sales and display in the Downtown Overlay District shall be subject to the following requirements:
  - A. A 6-foot-wide unobstructed pedestrian pathway shall be maintained at all times on all sidewalks.
  - B. All sales and display items shall be removed from the sidewalk and brought indoors into the business at the end of the business’ hours of daily operation.
  - C. No sales or display items may extend more than 24 inches from the building facade of the selling or displaying business.
  - D. No sales or display items may be located within the landscaped park strip, on the curb, in the gutter, or in the vehicular travel lanes.
  - E. All sales and display items shall be located directly in front of the business selling or displaying the items and may not be located in front of other businesses or properties. (Ord. 2012-22, 12-05-12)
5. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, (c) any residential use or residential zoning boundary, including mixed-use zones, or (d) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
6. This use shall be a permitted use with no maximum density when proposed within and as a part of the redevelopment of an existing registered historical building. (2020-20, 05-06-2020) (Ord. 2018-13, 08-15-2018)



7. *This use shall be a permitted use when property zoned GC General Commercial is located within the Downtown Overlay district. Otherwise, this use shall be a conditional use. See Table 2; Table of Development Standards, for additional information regarding this use in the GC General Commercial zoning district and the Downtown Overlay district.*

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, June 14, 2023

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

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

**Commission Members Present:**

Melanie Hammer

Jon Proctor

Chris Sloan

Matt Robinson

Weston Jensen

Melodi Gochis

**Commission Members Excused:**

Tyson Hamilton

Doug Newel

Alison Dunn

**City Council Members Present:**

Ed Hansen

Maresa Manzione

**City Employees Present:**

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Roger Baker, City Attorney

Minutes prepared by Katherin Yei

Vice-chairman Sloan called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by vice-chairman Sloan.

**2. Roll Call**

Melanie Hammer, Present

Jon Proctor, Present

Matt Robinson, Present

Weston Jensen, Present

Chris Sloan, Present

Melodi Gochis, Present

Doug Newell, Excused



Alison Dunn, Excused  
Tyson Hamilton, Excused

**3. Public Hearing and Recommendation on a Land Use Map Amendment regarding a request to re-assign the land use designation by Wagstaff Investments, LLC for approximately 2.0 acres located at 602 W Three O'clock Drive from the existing land use designation of High Density Residential to Regional Commercial.**

Mr. Aagard presented a Land Use Map amendment for the property located at the intersection of 3 O'clock Drive and SR-36. The property is zoned MR-12, Multi-family. The Land Use designation is HDR, High density residential. The applicant wishes to change it to RC, Regional Commercial. They are looking to put a convenience store with gasoline services. Staff suggests the Planning Commission include the entirety of the property in the amendment. The Neighborhood Commercial zone does allow service stations as well. Notices had been sent to neighbors within 200 feet. A resident did call with questions.

The Planning Commission asked the following questions:  
How large is the parcel between the subject property and Coleman street?  
Do they need to have access to Coleman?  
Does the traffic study recommend a deceleration lane on 3 O'clock Drive?  
What has UDOT allowed?

Mr. Aagard addressed the Commission. The parcel is about an acre and a half. The applicant would like to have access on Coleman. The applicant did provide an updated traffic study. This is the Land Use Map amendment. The applicant does not need to submit design during this step. The applicant is trying to pull the access from SR-36 and enter Holiday Oil from the side roads.

The public hearing was opened.

Cecilia Linder and Kalani Mascherino shared concerns of traffic on 3 O'clock Drive and neighboring roads.

The public hearing was closed.

Brent Neil with Holiday Oil addressed the Planning Commission. They are pushing access towards Coleman, helping traffic from 3 O'clock. They have reached out to UDOT to help with traffic and a light on SR-36. Holiday Oil will not be functioning as a large functioning truck stop. The road would line the area on the west side. A carwash and fuel pumps would be a Conditional Use Permit. They are working hard to acquire and work with property owners for access on Coleman.

Mr. Baker addressed the Commission. A reason that the Commission could consider the second part of the property is to help the other property owner move forward in a similar direction of this project.

Mr. Aagard addressed the Commission. Carwashes are not permitted in Neighborhood Commercial, but are allowed in Regional Commercial and General Commercial with a Conditional Use Permit.

**Commissioner Sloan motioned to forward a positive recommendation on a Land Use Map Amendment regarding a request to re-assign the land use designation by Wagstaff Investments, LLC for approximately 2.0 acres located at 602 W Three O'clock Drive from the existing land use designation of High Density Residential to Community Commercial including the additional parcel as discussed.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye" Commissioner Jensen, "Aye", Commissioner Robinson, "Aye", and Commissioner Gochis, "Aye". The motion passed.

**4. Public Hearing and Recommendation on a Land Use Map Amendment regarding a request to re-assign the land use designation by Cindy McInnes for approximately .39 acres located at 105 E 1000 N from the existing land use designation of Regional Commercial to Medium Density Residential.**

Mr. Aagard presented a Land Use Map amendment for the property located 105 E 1000 N. There is an existing single-family home. It is currently zoned RR-1. The current Land Use designation is Regional Commercial. The applicant would like to change the designation to medium density residential. The applicant would like to subdivide .39 acre to maintain the house on its own property.

The Planning Commission asked the following questions:  
Is the property to the East considering the same thing in the future?

Mr. Aagard addressed the Commission. He is unsure if the neighbors would do the same in the future.

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

**Commissioner Jensen motioned to forward a positive recommendation on a Land Use Map Amendment regarding a request to re-assign the land use designation by Cindy McInnes for approximately .39 acres located at 105 E 1000 N from the existing land use designation of Regional Commercial to Medium Density Residential based on the findings and subject to the conditions listed in the staff report.** Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye" Commissioner Jensen, "Aye", Commissioner Robinson, "Aye", and Commissioner Gochis, "Aye". The motion passed.

**5. Public Hearing and Decision on a Conditional Use Permit request by Curtis Tatton to authorize the use of "Accessory Dwelling Unit for Caretaker Only (Must be located within primary structure)" for .5 acres of property located at 317 S 1200 W in the IS Industrial Service zoning district.**



Mr. Aagard presented a Conditional Use Permit for an accessory dwelling unit for a caretaker in an existing structure. The property is located at 317 S 1200 W. It is zoned Industrial Service. The ordinance does allow it with minimal qualifications. Notices were sent out to neighboring properties.

The Planning Commission asked the following questions:

How do you define which one is the primary structure?

Does it have solid roadway allowing snow services and emergency services to come in?

Mr. Aagard addressed the Commission. A primary structure is usually occupied by the business. This property went through a site plan review about three years ago. The surface around the property would be drivable or passable.

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

Mr. Baker addressed the Commission. There is a requirement since 2009, in Tooele City Code Section 3-3-16, for key box access for the fire department, making it possible that the primary facility already has that.

**Commissioner Proctor motioned to approve a Conditional Use Permit request by Curtis Tatton to authorize the use of “Accessory Dwelling Unit for Caretaker Only (Must be located within primary structure)” for .5 acres of property located at 317 S 1200 W in the IS Industrial Service zoning district based on the findings and conditions listed in the staff report.** Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

**6. Public Hearing and Decision on a Conditional Use Permit request by Ray Barker to authorize the use of “Automobile Sales and Rentals” for .48 acres of property located at 59 N 50 W in the GC General Commercial zoning district.**

Mr. Aagard presented a Conditional Use Permit for automobile sale and rentals at the existing facility near 59 N 50 W. It is zoned GC, General Commercial. The applicant will share space with the existing tire shop. They will have three to four employees and show three vehicles at the southwest area of the property. There is concern of having enough parking for both businesses. There is a condition that business must be contained on the lot with no parking on 50 West.

The public hearing was opened.

Bernadette Gallo shared concerns for parking and traffic surrounding their business, specifically overnight parking in neighboring lots.

Ray Barker spoke on the parking issue. They are using it as fill in work to keep employees employed.

The public hearing was closed.

Mr. Baker addressed the parking issue. There needs to be signs posted in the parking lot in order to enforce parking measures, such as, “no overnight parking,” or “lodge parking only.”

The Planning Commission shared concerns of parking and high traffic on the road.

**Commissioner Sloan motioned to approve a Conditional Use Permit request by Ray Barker to authorize the use of “Automobile Sales and Rentals” for .48 acres of property located at 59 N 50 W in the GC General Commercial zoning district based on the findings and subject to the conditions listed in the staff report; with business parking being maintaining on their property.** Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

**7. Public Hearing and Decision on a Conditional Use Permit request by Tyson Hunt to authorize the use of “Health Club” for .08 acres of property located at 222 Maple Street in the MUB Mixed Use Broadway zoning district.**

Mr. Aagard presented a Conditional Use Permit for the property located at 222 Maple Street. It is currently zoned MUB, Mixed-Use Broadway. There is an existing structure on the property. The applicant would like to have a health club with one-on-one weight training. Any kind of health club facility requires a Conditional Use Permit in the zoning. There is small parking area to handle a few vehicles.

Mr. Baker addressed the Commission. Tooele City owns property on Vine Street near Broadway. In 2005, Tooele City acquired the parcel located east of the property in subject, at considerable expense. The property line is thought to be through the old plumbing building or at the back wall of the building. Any paved or fenced areas behind the building belong to the City. The City is not waiving its rights to enjoy its property interests. There can be no further encroachment into the Tooele City property, and the City does not accept existing encroachments.

The Planning Commission asked the following questions:  
Is this being used as a resident or only for business?

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

Mr. Hunt spoke to the Commission. It is only being used for the business.

Mr. Baker clarified legal lines and understanding of where the property line is.



**Commissioner Robinson motioned to approve Conditional Use Permit request by Tyson Hunt to authorize the use of “Health Club” for .08 acres of property located at 222 Maple Street in the MUB Mixed Use Broadway zoning district based on the findings and 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” Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

**8. Public Hearing and Decision on a Conditional Use Permit request by AREC (Amerco Real Estate Company) to authorize the use of “Personal Storage Facility (Mini-Storage)” for 6.31 acres of property located at 2300 N 400 E in the IS Industrial Service zoning district.**

Mr. Aagard presented a Conditional Use Permit for the property located at 2300 N 400 E for a new U-Haul location. The zoning is Industrial Service. The proposed site plan has various uses including vehicle rental in the northwest corner, retail in the larger structure, and personal mini-storage. They are proposing a 3-story indoor storage facility and a section for vehicle accessible units. Staff is recommending approval with the basic house keeping conditions listed in the staff report.

The Planning Commission asked the following questions:

Since they are renting vehicles, do they have a wash bay & service station?

Can they impose the same conditions on this property as they did on the neighboring property?

What areas require fire suppression?

Mr. Aagard addressed the Commission. With the early stage in the process, the plans do not indicate a wash bay or service area. This is not a legislative matter, the Planning Commission is unable to place the same conditions on this property, as the neighboring properties.

The public hearing was opened.

Kelly Galliger addressed the Commission. He asked for consideration of a level playing field and similar restrictions of his business be imposed.

The public hearing was closed.

The applicant addressed the Commission’s concerns and questions. They do not have onsite repair facilities or a wash bay. They will send vehicles to another facility in Salt Lake as needed. Most trucks are new and under warranty. The large building interior is required to have a fire suppression system.

Mr. Baker addressed the Commission. The other property involved a legislative decision: a rezone. Conditions upon the Council’s approval were appropriate. This property involves an administrative decision: a Conditional Use Permit. The Commission must approve it, if it meets

City requirements. Conditions are appropriate only to mitigate anticipated adverse impacts. The Planning Commission does not have the ability to impose new requirements that are not in the City Code. It is a different kind of decision making.

**Commissioner Proctor motioned to approve Conditional Use Permit request by AREC (Amerco Real Estate Company) to authorize the use of “Personal Storage Facility (Mini-Storage)” for 6.31 acres of property located at 2300 N 400 E in the IS Industrial Service zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

### **9. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting: A new Library director was appointed. They approved the sub-roads change, the water conservation ordinance, zoning for Tooele City Business Park, and an ordinance that gives civil penalties to public nuisances.

### **10. Review and Approval of Planning Commission Minutes for the meeting held on May 24, 2023.**

There are no changes to the minutes.

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

### **11. Adjourn**

**Vice-chairman Sloan adjourned the meeting at 8:13 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 \_\_\_\_ day of June, 2023

\_\_\_\_\_  
Tyson Hamilton, Tooele City Planning Commission Chair