

## TOOELE CITY PLANNING COMMISSION MINUTES

**Date:** Wednesday, November 13, 2019

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

**Commission Members Present:**

Shauna Bevan  
Melanie Hammer  
Tyson Hamilton  
Chris Sloan  
Tony Graf  
Bucky Whitehouse  
Ray Smart

**Commission Members Excused:**

Phil Montano  
Matt Robinson

**City Employees Present:**

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

**Council Members Present:**

Council Member Gochis  
Council Member McCall

Minutes prepared by Kelly Odermott

Chairman Graf 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**

Chris Sloan, Present  
Melanie Hammer, Present  
Shauna Bevan, Present  
Tyson Hamilton, Present  
Tony Graf, Present  
Bucky Whitehouse, Present  
Ray Smart, Present

3. **Public Hearing and Decision on a Conditional Use Permit to allow the “Automobile Sales and Rental” use on property located at 132 North Main Street in the GC General Commercial zoning district on approximately .4 acres.**

Presented by Andrew Aagard

Mr. Aagard stated that

Chairman Graf asked if there were any comments or questions from the Commission.

Commissioner Bevan, disclosed that the applicant is her nephew, but that she is not connected monetarily to the project.

**Commissioner Sloan motioned to approve the Conditional Use Permit Request by Suzanne Jameson, representing Buy Right Enterprise to permit “Automobile Sales and rental” on the property located at 132 North Main Street, application number P19-803, based on the findings and subject to the conditions listed in the Staff Report dated November 6, 2019.**

Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner, Smart, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Chairman Graf, “Aye.” The motion passes.

4. **Public Hearing and Recommendation on a Zoning Map Amendment application by Tooele Associates, LP., to reassign the zoning for 18.18 acres located at 1000 North 600 West from NC Neighborhood Commercial to MR-16 Multi-Family Residential 16 units per acre.**

Presented by Andrew Aagard

Mr. Aagard stated that this

Chairman Graf asked if there were any further comments or questions.

Chairman Graf stated that he noticed that each lot will need to provide a FEMA flood evaluation certificate. Mr. Aagard stated that is related to the 20 lots that are located next to the Middle Canyon drainage ditch. When a building permit is provided there will need to be the documentation for the lot.

**Commissioner Hamilton motioned we forward a positive recommendation to the City Council for The Epic Apartments at Overlake Zoning Map Amendment Request by Tooele Associates, LP to reassign the subject property to the MR-16 Multi-Family Residential zoning district, application number P19-781, based on the findings listed in the Staff Report dated November 4, 2019.** Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner, “Hamilton,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Smart, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Graf, “Aye.” The motion passes.

5. **Recommendation on a Subdivision Final Plat for Country View Villas Plat A by Dave Erickson of Irish Creek, LLC, to create 56 lots located at approximately 1000 North 200 East on 13 acres.**  
Presented by Andrew Aagard

Mr. Bolser stated that

**Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Country View Villas Plat A Final Plat Subdivision Request by Dave Erickson, representing Leisure Villas, Inc. for the purpose of creating 56 residential lots, application number P19-71, based on the findings and subject to the conditions listed in the Staff report dated November 5, 2019** Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner, "Hamilton," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

6. **Public Hearing and Recommendation on Ordinance 2019-19, an ordinance of the Tooele City Council proposing amendments to Tooele City Codes Chapter 7-1-15 and 7-16 regarding the establishment of medical cannabis production and pharmacies, Tooele City, applicant.**  
Presented by Andrew Aagard

**Commissioner Hamilton motioned to forward a** Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner, "Hamilton," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

7. **Review and Discussion of the initial draft of the Introduction Element of the Tooele City General Plan revision.**  
Presented by Jim Bolser

It's a fairly ambitious timeline. Some larger scale studies and project a bit. Mr Bolser left the floor open for the planning Commission to discuss and decide what they would like to direct.

Commissioner Sloan stated that it is a quick timeframe. Is there enough time between the public open houses and the changes needed to stay on the timeline. Mr Bolser stated that he is comfortable knowing the timeline of the meetings. Just as a side note is that one of the dates is a Thursday. There will need to be a different day for the November meeting in 2020.

Chairman Graf pointed out a couple of typos.

Chairman Graf stated that it looked great.

Chairman Graf additional comments, questions, there were none.

**8. Review and Approval of Planning Commission minutes for meeting held October 23, 2019.**

Chairman Graf asked the Commission if there were any comments or questions.

**Commissioner Hammer moved to approve minutes from the meeting held on October 23, 2019.** Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, Aye," Chairman Graf, "Aye." The motion passes.

**9. Adjourn**

Commissioner Hammer moved to adjourn. Chairman Graf declared the meeting adjourned at 7:45p.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 13th day of November, 2019

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Tony Graf, Chairman, Tooele City Planning Commission