

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, December 11, 2019

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Tony Graf
Bucky Whitehouse
Ray Smart
Matt Robinson

Commission Members Excused:

Phil Montano
Chris Sloan

City Employees Present:

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

City Employees Excused:

Roger Baker, City Attorney

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 Hamilton.

2. **Roll Call**

Matt Robinson, 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 uses of “Automobile Sales and rental” and “Automobile Service and Repair” for Trucks, Cars, and Credit at 57 South 100 West in the GC General Commercial zoning district on approximately 1.86 acres.

Presented by Andrew Aagard

Mr. Aagard stated that the Conditional Use Permit is east of 100 West and south of the Kirk Hotel building. There is an existing retail building that has seen various commercial uses over the years and an existing accessory out building closer to 100 West. The applicant wishes to use the large accessory building to repair and service automobiles, prior to selling them at other commercial locations in the city. The property is currently zoned GC General Commercial as are all of the surrounding properties. Properties to the west on the adjacent side of 100 West are zoned R1-7 Residential. The property surrounding the subject property bare a GC General Commercial zoning; there are many nonconforming residential uses. Most if not all of the properties fronting on 100 West are used as nonconforming residential. The applicant has indicated on the application that the property will be used as vehicle service and repair as well as vehicle service and rental. Both uses are permitted in the zone with a Conditional Use Permit. All vehicle repair shops require some storage of vehicles that are waiting service or awaiting transport. Vehicle storage is inevitable with a vehicle repair service. The site has plenty of area and space for vehicle parking. Staff’s main concern is a proper screen around the vehicles away from the residences in the area. Staff recommends the Conditional Use Permit be approved with an additional condition that all vehicle storage areas be screened with a solid fence. Mr. Aagard stated that the applicant is aware of this. This item is a public hearing and residences in the area received notification of the hearing, no comments or concerns were registered with staff.

Chairman Graf asked if there were any comments or questions from the Commission. There were none.

Chairman Graf opened the public hearing.

Mr. Tim Booth stated that he lives at 50 South 100 West. He has a view of the property. Mr. Booth gave a brief history of the accessory building. His concerns are the use of the building due to its prior uses and building modifications. He stated that the roadway out to 100 West should be a public roadway because it has been used that way for years. He stated that he is concerned about the man living in the camper outside the building, who has been seen relieving himself outside the building. He doesn’t believe there is a bathroom inside the building. Another issue pointed out by Mr. Booth is the agreement with UTA for the parking in the parking lot. Mr. Booth stated that there is a lot of vehicle traffic and criminal activity in the lot.

Ms. Michelle Polland stated that she grew up in the area of the building and watched the building change ownership. She stated that the only uses of the building have been a furniture store and a grocery store. She stated that there needs to be a mitigation of property. She

stated that putting this business will have a determinantal impact on the historical neighborhood. The home that is adjacent to the parking has a garage that has access to the lot and there needs to be easements for the usage of the garage. She stated that her husband is an auto mechanic and buys cars at auction, repairs them, and sells them. This business will bring in 40 and 50 cars at a time. These cars have leaking oils. All of the fluid for the leaking will be going in the ground. Will the applicant put in a system to mitigate the fuel? The water is not retained on the property or runs out in the drainage. She asked the Planning Commission to not approve the Conditional Use Permit.

Mr. Fiore Belmonte stated that he apologized for his security guard using the lot as a bathroom. There is no intention of the neighbor's garage being blocked, the fences will go up to the garage. The parking for UTA is not on his property usage. Mr. Belmonte stated that he will be stopping the traffic that goes through there. The fence will have a barrier to stop people from looking through the fence.

Commissioner Bevan asked about the concerns that were made about the leaking fluids from the cars, how will that be mitigated. Mr. Belmonte stated that anything that is mechanical can break. Any car can leak. The goal is to get cars fixed as quickly as they can. Nothing that doesn't happen on every street in every city. The business will get cars in and out very quickly. It won't be any different than any other repair shop.

Commissioner Smart asked if the cars will be brought in to be parted out? The applicant stated that is not the intent and a car that is there, will be behind the fence.

Commissioner Hammer asked the applicant to state where fencing is currently and what the plan is for the fencing. The applicant stated that there is no existing fencing. The fencing at the Kirk Hotel is not being utilized by the business. The applicant pointed out the east end and west end of the building on the map and the fencing will go directly north from the end of the building.

Chairman Graf closed the public hearing.

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

Commissioner Bevan asked Mr. Aagard if there is bathroom facilities in the building. Mr. Aagard stated that he was not aware of one, but building code would require there to be one as part of the conditions of the Conditional Use Permit. Mr. Aagard stated that auto wrecking as asked by Commissioner Smart is not allowed in the zone and would be a violation. Mr. Bolser stated that a Conditional Use Permit is the regulation of the use of the property, any occupation of the site has to comply with all applicable codes including building, fire, and EPA codes. Most of the concerns that were brought up are supplemental to the use of the property.

Commissioner Hamilton motioned to approve the Conditional Use Permit Request by Fiore Belmonte, representing Trucks, Cars, and Credit to authorize "Automobile Sales and Rental" and Automobile Service and Repair" on the property located at 57 South 100 West, application number P19-841, based on the findings and subject to the conditions listed in the

Staff Report dated December 2, 2019, emphasis added for the fencing on the property.

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

4. Public Hearing and Decision on a Conditional Use permit to allow the use of "Recycling Processing Center" for Green Box Recycling located at 150 South Feldspar Road in the I Industrial zoning district on 1.95 acres.

Presented by Andrew Aagard

Mr. Aagard stated that this is an application for a Conditional Use Permit on a property located in the industrial depot. The property is located just west of Feldspar Road and north of Atlas Road. The property has already been utilized as a vehicle impound yard, equipment storage and other industrial activities. The property is zone I Industrial as are all the surrounding properties. All properties in the area are vacant or utilized as industrial properties. The applicant wishes to use the property as a recycling processing center, which requires some outside storage in addition to the recycling activity. Staff does not anticipate any detrimental effect to the area due to the industrial activities already occurring in the area. Staff is confident that the use is appropriate for the area. This item is a public hearing and staff sent out notices to property owners within 200 feet of the property. No comments or concerns have been registered with the City. Staff is recommending approval with the basic housekeeping conditions.

Chairman Graf asked if there were any further comments or questions, there were none.

Chairman Graf opened the public hearing, there were no comments. Chairman Graf closed the public hearing.

Commissioner Robinson motioned to approve the Conditional Use Permit Request by Dane Applegate, to permit the use of "Recycling Processing Center" at 150 Feldspar Street, application number P19-878, based on the findings and subject to the conditions listed in the Staff Report dated December 2, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner, "Hamilton," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

5. Public Hearing and Decision on a Conditional Use Permit to allow the use of "Private Club/Bar" for The Venus Club located at 105 North Broadway in the MU—8 Mixed Use Broadway zoning district.

Presented by Andrew Aagard

Mr. Aagard stated that the application for a Conditional Use Permit is located in the New Town area on the corner of Broadway and Elm Street. It was proposed for an existing building. The property is zoned MU-8 Mixed Use Broadway as are the properties to the north, east, and south. Properties to the west are zoned R1-7 Residential. The property has previously had a private

club and bar operating under a previous Conditional Use Permit but that permit has expired after no use longer than a year. The applicant wishes to reestablish the same business and needs a new Conditional Use Permit to do so. There is an existing parking area with access to Elm Street. The area has room for eight or nine vehicles. The parking ordinance requires one parking stall for every three seats or one parking stall for every 100 square feet, excluding kitchen, office, and storage. Staff has reached out for the square footage of the interior or number of seats, but there was no response. With nine parking spots there could be potential 27 seats. Mr. Aagard stated that a building of this size, there would probably not be space for that many seats, therefore staff does not anticipate an issue with parking. There are other similar establishments in close proximity to the building and the use is not out of character for the area. The agenda item is a public hearing and notices were sent to property owners within 200 feet, no concerns or comments have been registered with the City.

Chairman Graf asked if there were any questions or comments from the Commission, there were not comments.

Chairman Graf opened the public hearing, there were no comments. Chairman Graf closed the public hearing.

Commissioner Hammer motioned to approve the Conditional Use Permit Request by Terry Crossley, to permit the use of Private Club/Bar” at 105 North Broadway, application number P19-882, based on the findings and subject to the conditions listed in the Staff Report dated December 2, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner, “Hamilton,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Smart, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Graf, “Aye.” The motion passes.

6. Public Hearing and recommendation on a Zoning Map Amendment request from the GC General Commercial Zoning District to the LI Light Industrial Zoning District by KMD LLC, for approximately 5.53 acres located at approximately 2100 North and SR36.

Presented by Andrew Aagard

Mr. Aagard stated that the application is a 5-acre parcel that is located east of SR-36 or Main Street and north of 2000 North. The property currently bares two zoning designations. The eastern half of the property is LI Light Industrial and western half is GC General Commercial. The applicant wishes to amend the Zoning Map so that all the property is assigned to LI Light Industrial zoning district. The property is located within the North Gateway Overlay. This overlay places greater requirements regarding landscaping building architecture, parking location, and so forth. Those will be reviewed during the site plan review. Rezoning the property to LI Light Industrial district will not have any impact on the overlay and all uses in the overlay must meet the requirements of the overlay. The main difference between the two zones is the intensity of the commercial uses. The GC General Commercial zone has a wide range of commercial uses and limits manufacturing and heavier commercial uses. The LI Light Industrial is more intense and allows many of the same uses but allows research, manufacturing and storage units. Storage units are not allowed in the General Commercial zone, but are allowed in the LI Light Industrial. Storage units are the intent of the property. Access to the

property is limited from 2200 North and a viaduct located at 2000 North. Access to 2000 North is not likely. All the surrounding uses are commercial or light industrial. The applicant is requesting the zoning for the construction of the storage units, the Planning Commission should consider that if the LI Light industrial is approved all uses for LI Light industrial can occur on the property. This item is a public hearing and notices were mailed to all property owners within 200 feet of the subject property. No comments or concerns have been registered.

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

Commissioner Robinson asked Mr. Aagard for clarification that if the property is rezoned, the applicant can change their mind and do something other than a storage unit. Mr. Aagard confirmed that could happen.

Chairman Graf opened the public hearing.

Mr. Randy Hunt stated that directly east of the property is 50 acres that is already zoned light industrial and he doesn't believe it is in the best interest of the City to rezone it to LI Light Industrial when there is land available in the area.

Mr. Steve Griffith, stated that he is a real estate broker and has a vested interest in industrial and commercial in the City. He stated that not too long ago there was a study of storage units in the County and there were 2000 acres of land that would accommodate this type of facility. He stated that General Commercial is hard to find. He stated that he would hate to see General Commercial changed to Light Industrial.

Mr. Arno Kruisman, the applicant stated that he and his business partner have done over 110 self-storage units. They are serious self-storage investors. He stated that he lives locally as well. They have investigated the location. The location used to be LI Light Industrial. The location of the site although General Commercial, there is no access to it. He stated they think this is a great location for their product. The self-storage will have a fortress style and will have landscaping. They look nice and is a great concern. The partners have worked well with the City staff and have tried to implement as many of the recommendations. During the research of the facility, the partners found that Tooele is 95% self-storage full. They believe this will be a great fit and location. He stated that they want visibility from the road and the growth in Tooele will help make this a successful.

Chairman Graf closed the public hearing.

Chairman Graf asked the Commission if they had any additional comments or questions, there were none.

Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Fortress Self Storage Zoning Map Amendment Request by Arno Kruisman, representing KMD LLC to reassign the subject property to the LI Light Industrial zoning district application Number P19-821, based on the findings listed in the Staff Report dated December 2, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Nay,"

Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Nay,” Commissioner Smart, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Graf, “Aye.” The motion passes.

Chairman Graf voted aye and stated that the map is split in half between the zones and because it would be appropriate based on the report.

Mr. Bolser stated that this item will still need to be reviewed by the City Council. There will be a public hearing before the City Council but it will not be advertised in the same matter as this one. There will not be property owner notifications mailed to neighboring property owners as they were for this hearing. Anyone interested will need to keep a close eye on City Council agendas that are posted to the website or sign up to receive automatic emails of any agendas that come out.

Chairman Graf seconded Mr. Bolser’s comments and echoed that anyone concerned with the property should attend the City Council meeting to voice comments

7. Recommendation on a Preliminary Plan Subdivision request by Perry Development, LLC for Overlake 2A consisting of 90 lots located at approximately 2000 North 400 West in the R1-7 Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated that the original submittal of the preliminary plan was for 90 lots. Since the submittal, the lot count has decreased to 80 lots. The preliminary plan proposes to subdivide 30 acres of land north of 2000 North and 400 West. It is immediately west of the Clark Johnson Junior High. The property is currently zoned R1-7 Residential as are properties to the north and south. Properties to the east are R1-8 Residential. Other than the school, all properties in the area are utilized as residential. The subdivision proposes single family lots ranging in size from 8,000 square feet to 14,000 square feet. The proposed lots in the preliminary plan exceed lot size, lot width, and lot frontages of the R1-7 Residential zone. There are some double fronting lots along 400 West. Park strip and land will be landscaped and maintained by the property HOA. A six-foot solid masonry fence wall is required on the rear frontages. All streets in the development will be public roads and dedicated to Tooele City for maintenance. Stub streets will be put in place for the property to the west for future development. All storm water basins are managed offsite on private land owned by the developer. The preliminary plan will be phased into 3 phases consisting of 20 to 30 lots. Each phase will require final plat submittal and a final plat Planning Commission and City Council approvals. The preliminary plan proposed meets or exceeds the requirements are proposed by City codes. Staff recommends approval with the conditions listed in the Staff Report.

Chairman Graf asked if the Commission had any questions or comments.

Commissioner Hammer stated that property that is adjacent to or near the North Tooele City Service District was to be offered or invited to join the service district. There is a space on the plat for the service district to sign off on, but has the service district had the opportunity to invite Perry homes to the service district. Mr. Aagard stated that contacting the service district

is left up to the applicant. If the applicant doesn't wish to be annexed into the service district, that is not required up front. Commissioner Hammer asked if the service district knows that they could contact the developer. Mr. Aagard stated that curtesy notices are sent to utility providers and the service district would be one of those providers.

Chairman Graf asked if there are any lights along 400 West. Mr. Aagard stated he would need to look at the plans. Mr. Hansen stated that there will be lights on the Perry side. Chairman Graf asked if there is any mechanism to deal with the continuity of the street lights. Mr. Bolser stated that with the settlement agreement from the Overlake litigation, the district's boundaries were limited at that time for what was platted at that time. South of 2000 North included the entire right of way of 400 West was included in the plats that had been recorded. Mr. Bolser stated that he was not sure if it included the entire right of way of 400 West in the area north of 2000 North. If it did than the improvements would have to comply with the North Tooele City Special Service District standards. If there is right of way outside of the service district than it would become a negotiating point between the City and the applicant.

Commissioner Hammer asked for clarification on the double frontage homes on 400 West. Those homes would join an existing HOA or are they creating an HOA. The other homes along 400 West to the south are part of the service district, but do not pay fees. Mr. Bolser stated that home directly south of this plat on the west side of the 400 West are not part of the district. The right-of-way is part of the district. There is a Homeowners Association in that neighborhood set up by the developer which is separate from the North Tooele City Special Service District. The HOA set up will come with final plat. Mr. Bolser stated that his understanding is that Perry homes will be extending the existing HOA to incorporate this development but they would have the option to set up another HOA for this development. Mr. Bolser stated that if the right-of-way was part of the original agreement than it will be part of the service district, if it was not part of the original agreement, it will not be part of the district or subject to those standards.

Commissioner Robinson asked if that was done in final plat approval. Mr. Bolser responded yes and stated that it should be pretty seamless since this developer has done one before in the vicinity and is looking to just extend the HOA to this development.

Commissioner Hammer stated that she lives in Overlake Estate 2a and she was curious how this name will be recorded. Mr. Bolser stated that he did not believe there was a prior phase 2A but regardless, plat names cannot be duplicated. That will be reviewed by the County during plat review. The county will review the names and surveying. A change in that regard will not affect any approvals.

Commissioner Robinson moved to forward a positive recommendation to the City Council for the Overlake Estates 2A Preliminary Plan Subdivision Request by Dan Reeves, representing Perry Development, LLC, application number P19-98, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

8. Recommendation on a Minor Subdivision request by Kevin Boyle for Desert Cove Subdivision consisting of 5 lots located at 242 East 400 North in the R1-7 Residential zoning District.

Presented by Andrew Aagard

Mr. Aagard stated this minor subdivision is south of 400 North and east of First Street. There is an existing home on the property that will remain. The property is currently zoned R1-7 Residential as are all of the surrounding properties. The dominant land use in the area is single family residences. The applicant proposes to subdivide the property into five single family lots ranging in size from 7,000 up to 12,800 square feet. The largest lot being a flag lot. All lots within the subdivision meet or exceed standards for lot development as required by zoning district and subdivision ordinance. Staff has ensured that the subdivision does not create any nonconformities with the existing home which will remain. All setbacks from the home and accessory structures to the new property lines due comply with ordinance requirements. Lots three and four will utilize the 30 foot wide staff portion of the flag lot for access and utility connection. An easement is included on the plat guaranteeing access to lot four and utility access to lot four and five. Staff portion of the flag lot is required to be improved with either concrete or asphalt. Staff is recommending approval with the basic housekeeping items.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Desert Cove Minor Subdivision request by Kevin Boyle, representing the The Great Stock Company of Vast International Import for the purpose of creating 5 single-family residential lots, application number P19-639, based on the findings and subject to the conditions listed in the Staff report dated December 3, 2019. Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

9. Recommendation on a Final Plat Subdivision request by Bach Homes for Copper Canyon Phase 9 consisting of 36 lot located at approximately 600 West Tooele Boulevard in the R1-7 PUD Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated the property is zoned R1-7 PUD as are all of the surrounding properties. There are some properties zoned MR-16 Multi-Family Residential on the adjacent side of the railroad tracks. The final plat application proposes the creation of 36 single-family residential lots ranging in size of 6,000 square feet to 11,200 square feet. Each lot in the proposed subdivision meets or exceeds minimum lot size and width requirements required by the PUD requirements of the subdivision and the R1-7 Residential zone. Parcel 9a of the plat will be landscaped as part of the overall PUD open space plan, connecting an existing park to the west side of Copper Canyon. Parcel 9 landscaping will be maintained by Tooele City. The landscaping plans were reviewed by Tooele City Parks and Recreation Department. There will also be some improvements to Tooele Boulevard with double fronting lots that will receive the same

landscaping. There will be a six-foot solid masonry fence between Tooele Boulevard and the railroad. Staff is recommending approval with the conditions listed in the Staff Report.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Copper Canyon Phase 9 Final Plat Subdivision Request by Brain Carlisle, representing Bach Homes for the purpose of creating 36 single-family residential lots, application number P19-507, based on the findings and subject to the conditions listed in the Staff Report dated December 3, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner, Smart, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Graf, “Aye.” The motion passes.

10. Recommendation on a Minor Subdivision request by Zenith Tooele LLC for Lexington Greens consisting of 5 lots located at approximately 400 West 1200 North in the MR-16 Multi-Family Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated the property was recently rezoned to MR-16 Multi-Family Residential. It encompasses Franks Drive. The subdivision is for the purpose of establishing property lines. The proposed lots range in size from 5.2 acres to 7.5 acres. There is no development proposed in conjunction of this subdivision. The developer of each parcel will be required to dedicate roadways, water rights, and so forth. Also, undergo any site application approvals. The development will not occur on the parcels until these items have been completed. Staff has added nine conditions to the Staff Report. Conditions one through four are the basic housekeeping conditions required by every approval. Conditions five through nine ensure that the subdivision is for property delineation and ownership only and requires each parcel to undergo all necessary approval applications, make all dedications necessary for development, and install all necessary infrastructure and so forth when each parcel develops. Staff is recommending approval on the minor subdivision plat with the nine conditions.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Hammer motioned to forward a positive recommendation to the City Council for the Lexington Greens Minor Subdivision Request by Zenith Tooele LLC for the purpose of creating 5 lots, application number P19-868, based on the findings and subject to the conditions listed in the Staff Report dated December 6, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner, Smart, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Graf, “Aye.” The motion passes.

11. Setting Dates, Time and Place for regular Plannig Commisison meetigs for the 2020 Calendar year.

Presented by Jim Bolser

Mr. Bolser stated that tonight's meeting is the conclusion of the schedule for 2019. Mr. Bolser thanked Council Member McCall's service to the community and nation. There is a yearly obligation to set dates and times for yearly meetings. A memo of dates was provided to the Commissioners with a schedule that follows the Planning Commission bylaws with the meetings on the second and fourth Wednesday of each month at the hour of 7:00pm in the Council Chambers at City Hall. The proposed schedule follows the pattern, but there needs to be an adjustment to the month of November. The first regular date would be Veterans Day, which City Hall is not opened for the observed holiday. The second regular date would be the day before Thanksgiving, which is the day before a recognized holiday. The bylaws and City Charter there must be a scheduled meeting once a month. Mr. Bolser stated that one of the key dates for the revision of the General Plan is during November. Mr. Bolser asked the Commission when they would like to meet with the recommendation of Thursday November 12.

Chairman Graf asked if the motion needs to be done with a formal vote? Mr. Bolser stated traditionally yes. The Commission concurred that the meeting should be on Thursday November 12.

Commissioner Hamilton motioned to accept the schedule as written with the exception of adding the Planning Commission meeting date of November 12, 2020. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robison, "Aye," Chairman Graf, "Aye." The motion passes.

Mr. Bolser gave the Commission some numbers on the number of residential units approved, zoning requests approved, Conditional Use Permits, text amendments and mapping amendments.

12. Nomination and election of Planning Commission Chair and Vice-Chair for the 2020 Calendar year.

Mr. Bolser stated the options for the Commission Chair are open for all Commission members, even those not present, excluding Chairman Graf whom is moving to City Council and Commissioner Whitehouse whom is an alternate. The Commission has the option to do voting by paper ballot or open vote. Mr. Bolser entertained nominations for Chairman. Commissioner Whitehouse asked if previous Chairs could be reelected for Chair. Mr. Bolser stated that the only limitation is that any individual cannot serve more than two consecutive years, but once a year has been taken away from the Chair position that Commission Member is eligible again.

Commissioner Smart nominated Chris Sloan for Chair. Chairman Graf nominated Commissioner Hamilton for Chair. The Commission elected for open voting.

There was one vote for Commissioner Sloan. There were six votes for Commissioner Hamilton.

Mr. Bolser stated there is no limitation on consecutive years as vice chair. Commissioner Hamilton nominated Commissioner Sloan for Vice Chair. There were seven votes for Commissioner Sloan for Vice Chairman.

Chairman Graf thanked the Commission for their work while he was on the Commission and Council Member McCall for his friendliness. He thanked all the Commissioners individually. He thanked staff for their service.

13. Review and Approval of Planning Commission minutes for meeting held November 13, 2019.

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

Commissioner Hammer moved to approve minutes from the meeting held on November 13, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

14. Adjourn

Commissioner Bevan moved to adjourn. Chairman Graf declared the meeting adjourned at 8:18p.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 15th day of January, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission