

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, October 27, 2021

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Chris Sloan
Dave McCall
Shauna Bevan
Matt Robinson
Nathan Thomas
Weston Jensen
Paul Smith

Commission Members Excused:

Melanie Hammer

City Council Members Present:

Ed Hansen

City Council Members Excused:

Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, Tooele City Engineer
Jared Stewart, Economic Development Coordinator
Matthew Johnson, Assistant City Attorney

City Employees Excused:

Roger Baker, Tooele City Attorney

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

Tyson Hamilton, Present
Dave McCall, Present
Shauna Bevan, Present
Matt Robinson, Present
Nathan Thomas, Present
Weston Jensen, Present
Chris Sloan, Present
Paul Smith, Present

3. Public Hearing and Decision on a Conditional Use Permit Request by Copart, Inc., to Authorize the Use of “Vehicle Storage Yard” on Approximately 37.62 Acres Located at Approximately 300 South Lodestone Way in the (I) Industrial Zoning District.(Continued from the September 22, 2021 Meeting)

Mr. Aagard stated the thirty-seven acres is undeveloped and zoned I, Industrial. He stated the applicant is intending to use the property as a vehicle storage yard. He stated notices were sent to property owners within 200 feet of the subject property.

Chairman Hamilton invited the applicant up.

Ben Stevens is a property manager and represents the applicant. He stated Copart is an essential business. The company deals with the cars that are damaged and deemed no-longer drivable by insurance companies. He stated once the title is transferred, they sell the vehicle.

Commissioner Smith asked how many cars are expected on the lot at one time.

Mr. Stevens stated he is unsure, as he deals with the infrastructure and not the vehicles specifically.

Commissioner Smith asked once the cars are sold, if there is a sales tax to the City. He stated there also seems to be a lot of traffic.

Mr. Stevens stated there was a traffic study done.

Chairman Hamilton opened the public hearing.

Mr. Johnson stated there was a change on a slurry seal on a different condition and to make sure the Commission lists the exact findings from the staff report.

Commissioner Thomas moved to approve the Conditional Use Permit Request by Copart, Inc., to Authorize the Use of “Vehicle Storage Yard” on Approximately 37.62 Acres Located at Approximately 300 South with the facts and findings listed in the staff report dated October 20, 2021.

Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

4. Public Hearing and Decision on a Conditional Use Permit Request by Michelle Jensen for the Pear Place, a Multi-Use Facility, on 1.04 Acres Located at 311 South Main Street in the MU-G Mixed Use General Zoning District to Authorize the Reception Center, Retail Store (Located within an Existing Structure), Retail Store (Total Maximum 3,000 Square Feet), Professional Office, Nursery, Restaurant, Personal Services, and Private Education Facility Uses

Commissioner Jensen declared a conflict of interest on this item and recused himself from participating and voting on the Conditional Use Permit because he is involved in the project.

Mr. Aagard stated the property is located North of 400 South with existing structures on the properties. It is zoned mixed use general. He stated they would utilize the property as a multi-use event property and has provided a list of proposed uses including, retail stores, personal services, professional offices, nursery, private education, and a coffee shop. The proposed coffee shop has already been approved. He stated there would be a parking lot with an estimated 52 spots. He stated notices were sent to property owners within 200 feet of the subject property.

Chairman Hamilton opened the public hearing.

**Commissioner Bevan moved to approve Conditional Use Permit Request by Michelle Jensen for the Pear Place, a Multi-Use Facility, on 1.04 Acres Located at 311 South Main Street the Reception Center, Retail Store (Located within an Existing Structure), Retail Store (Total Maximum 3,000 Square Feet), Professional Office, Nursery, Restaurant, Personal Services, and Private Education Facility Uses
As listed in the staff report, October 20, 2021.**

Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

Chairman Hamilton also acknowledged Commissioner Jensen abstaining.

5. Public Hearing and Decision on a Conditional Use Permit Request by Mike Hunsaker and Jason Ray to Authorize the “Personal Storage Facility (Mini Storage)” Use on 1.32 Acres Located at Approximately 590 North 1000 West in the LI Light Industrial Zoning District.

Mr. Aagard stated the property is East of 1000 west and zoned LI, Light Industrial with the intended use being personal storage with RV and trailer storage. He stated the applicant provided

a site plan for reference. He stated notices were sent to property owners within 200 feet of the subject property.

Chairman Hamilton invited the applicant up.

Mike Hunsaker stated he owns the property and feels his application is straight forward.

Chairman Hamilton opened the public hearing.

Commissioner Robinson moved to approve Conditional Use Permit Request by Mike Hunsaker and Jason Ray to Authorize the “Personal Storage Facility (Mini Storage)” Use on 1.32 Acres Located at Approximately 590 North 1000 West based on the findings listed in the staff report dated October 20, 2020. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

6. Public Hearing and Recommendation on the Proposed Comprehensive Tooele City Economic Development Strategic Plan, Proposed by Tooele City

Mr. Stewart stated he has worked to put together a strategic plan to help give direction. He stated they used focus groups, surveys, and research to develop the strategies. He stated they received 500 responses from the surveys with responses investing in dining and retail infrastructure, entertainment and recreation. He stated they have strategies for workforce development and training including new business attractions, economic diversification, quality of life, business expansion and retention, and health inclusion and sustainability. He stated he has been working diligently to accomplish the strategies, plan to evaluate it annually. The goal is to support the general plan.

Chairman Hamilton opened the public hearing.

Commissioner Sloan moved to forward a positive recommendation on the proposed Comprehensive Tooele City Economic Development Strategic Plan. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, and Chairman Hamilton, “Aye”.

7. City Council Reports

Council Member Hansen stated they had a healthy discussion on the application to move up the number of students allowed in the home to teach music. He stated there was a request to extend the RDA extension of Collection of Tax Increment. He stated there was approval to change

parking lot landscaping, passed the camping ordinance, and approved the zoning change on property located at approximately 275 South 1200 West.

Commissioner Thomas asked if camping is allowed on personal properties, no camping on public property.

Council Member Hansen stated there is no camping on public property. If police come and tell you to move, they have 30 minutes to move. He stated there are special event permits for RV camping.

8. Review and Approval of Planning Commission Minutes for Meeting held on October 13, 2021

No change to the minutes for October 13, 2021.

Commissioner Sloan recused himself from voting on the Minutes from October 13 because he was not present for the meeting.

Commissioner Robinson moved to approve the October 13, 2021 minutes. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner McCall, “Aye”, Commissioner Robinson, “Aye”, Commissioner Bevan, “Aye”, Commissioner Jensen, “Aye”, Commissioner Thomas, “Aye,”, and Chairman Hamilton, “Aye”.

9. Adjourn

Chairman Hamilton adjourned the meeting at 7:34 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 10th day of November, 2021

Tyson Hamilton, Tooele City Planning Commission Chair