

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, September 28, 2022** 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.

**** Notice – Tooele City is no longer broadcasting meetings via Facebook Live ****

We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com and searching Tooele City Channel. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.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 Decision** on a Conditional Use Permit Request by Tagg N Go to Permit the "Car Wash" Use on 1.28 Acres Located at Approximately 270 East 2400 North in the GC General Commercial Zoning District. *(Continued from the September 14, 2022 Planning Commission Meeting)*
4. **City Council Reports**
5. **Planning Commission Training** on Parks and Recreation Planning.
6. **Review and Approval** of Planning Commission Minutes for the Meeting Held on September 14, 2022.
7. **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

August 31, 2022

To: Tooele City Planning Commission
Business Date: September 14, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Tagg N Go Car Wash – Conditional Use Permit Request

Application No.: P22-972
Applicant: Conner Atkin, representing Tagg N Go Car Wash
Project Location: 270 East 2400 North
Zoning: GC General Commercial Zone
Acreage: 1.28 Acres (Approximately 55,756 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorization of the use of “Car Wash” to occur on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.28 acres located at 270 East 2400 North. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of “Car Wash” to occur on the property. The Conditional Use Permit will then facilitate the construction of an express car wash on the north end of the property.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The property is surrounded on all sides by GC General Commercial zoning and commercial uses. Home Depot is located to the west, Burger King / Chevron are located to the north and on the adjacent side of SR-36 is located Popeye’s Chicken, Sherwin Williams Paint and Tooele Orthopedics. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Carwashes are typically found in the GC General Commercial zone and are scattered throughout Tooele City along Main Street so this is not an atypical request. However, all car washes do require a Conditional Use Permit approved by the Planning Commission after a public hearing.

Site Plan Layout. The applicant has provided a site plan along with the site plan design review application that was submitted at the same time as the Conditional Use Permit application. The site plan is included only as a reference for the Planning Commission and is not being reviewed for approval. The site plan should only be used as a reference to identify potential impacts created by the proposed use in the location and to identify conditions, if any are necessary, to mitigate those impacts.

It should be noted that 270 West is not a dedicated public right-of-way and is a road that is privately owned and maintained. All approvals for access to that road will need to be addressed directly with the owner of the road who, according to Tooele County property ownership records, is “Wintergreen Group, LC.”

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is

imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.

5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following comments:

1. There are no residential uses within close proximity to the proposed car wash location. All uses in the area are commercial and roads are established to handle commercial traffic and impacts.
2. 270 West street is a private road and all agreements and approvals regarding access to that road will need to be arranged with the owner of the road.

Engineering and Public Works Divisions Review. The Tooele City Engineering and Public Works Division has completed their review of the Conditional Use Permit submission and have not issued any comments regarding the proposal.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has not issued any comments regarding the proposal.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit for the subject property 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 approval of the request for a Conditional Use Permit by Conner Atkin, representing Tagg N Go Car Wash, application number P22-972, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.

5. The public services in the area are adequate to support the subject development.
6. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Conner Atkin, representing Tagg N Go Car Wash to authorize the use of “Car Wash” to occur on 1.28 acres located at approximately 270 East 2400 North, application number P22-972, based on the findings and subject to the conditions listed in the Staff Report dated August 31, 2022:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Conner Atkin, representing Tagg N Go Car Wash to authorize the use of “Car Wash” to occur on 1.28 acres located at approximately 270 East 2400 North, application number P22-972, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

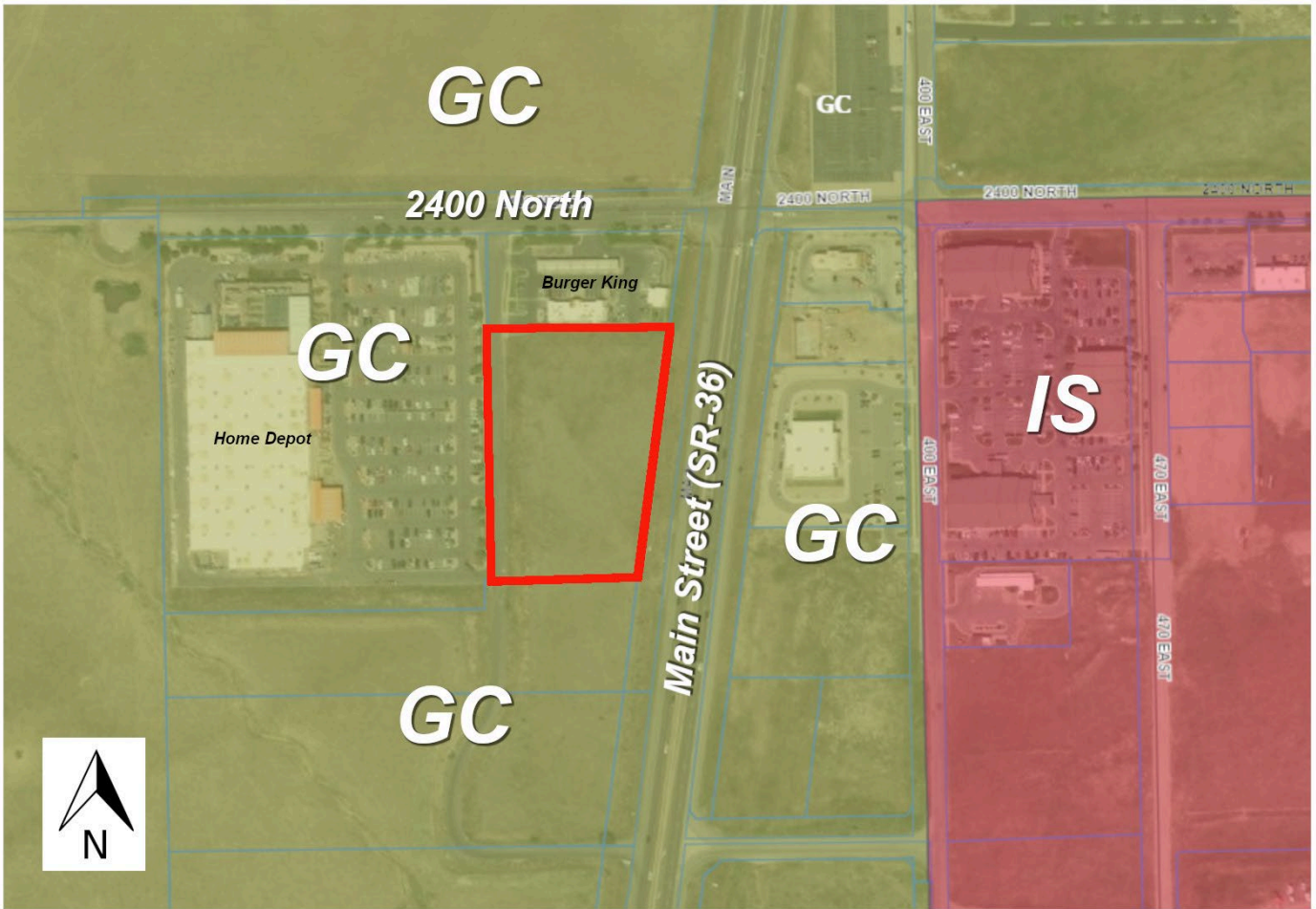
**MAPPING PERTINENT TO THE
TAGG N GO CAR WASH CONDITIONAL USE PERMIT**

Tagg N Go Car Wash Conditional Use



Aerial View

Tagg N Go Car Wash Conditional Use



Current Zoning

EXHIBIT B


**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2132 Fax (435) 843-2139
www.tooelecity.org



Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information				22-972			
Date of Submission: 08/04/2022		Current Zoning: Regional Commercial		Parcel #(s): 16-025-0-002A			
Project Name: Tagg N 60 Car Wash				Acres: 1.28 Acres			
Project Address: 270 E. 2400 North				Units: 1			
Project Description: Express Car Wash							
Current Use of Property: Raw land							
Property Owner(s): Wintergreen Group, LLC				Applicant(s): Tagg N 60 Car Wash			
Address: 5939 FM 52				Address: PO Box 911839			
City: Perrin		State: TX	Zip: 76486	City: St. George		State: UT	Zip: 84791
Phone: 435-669-0708				Phone: 435-628-2256			
Contact Person: Conner Atkin				Address: 839 E 1330 S			
Phone: 435-669-0708				City: Salem		State: UT	Zip: 84653
Cellular: 435-669-0708		Fax:		Email: conner@tagg90.com			
Signature of Applicant: 							
Date 08/04/2022							

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only				2220980			
Fee: 9650.00		Received By: 498573		Date Received: 8/12/27		Receipt #: #7	
(213)							

Tagg N Go Car Wash Conditional Use

2400 North

270 East

CHRISTENSEN & LARSON
INVESTMENT CO
Parcel: 16-025-0-001A
1.68 ac

LOT 1
1.28 ac

Main Street (SR-36)

D 36



Proposed Site Plan

Jim Bolser

From: Grant Farnsworth <gfarnsworth@utah.gov>
Sent: Tuesday, September 6, 2022 11:02 AM
To: Planning Commission Public Comment; Andrew Aagard
Subject: 2400 N & SR-36 Development

Tooele City,

It would be beneficial to have setbacks similar to the property to the north to allow a shared use path to be built along SR-36 if that is in Tooele City's long range active transportation plan as additional widening to 3 lanes in each direction and if a dual left-turn lane would be needed and might use all the ROW available.

Thanks,
Grant

Grant Farnsworth, PE
Region Two Planning Manager
Mobile 801-663-9985

I'm anticipating to be out-of-office from September 26th to October 14th

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 14, 2022

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Matt Robinson
Tyson Hamilton
Weston Jensen
Alison Dunn
Chris Sloan
Paul Smith
Melodi Gochis

Commission Members Excused:

John Proctor

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

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

Minutes prepared by Katherin Yei

Chairman Robinson called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson.

2. Roll Call

Melanie Hammer, Present
Matt Robinson, Present
Tyson Hamilton, Present
Weston Jensen, Present
Paul Smith, Present
Chris Sloan, Present
Alison Dunn, Present

Melodi Gochis, Present
John Proctor, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment Request by Hallmark Homes to Reassign the Zoning for Approximately 7.3 Acres Located at the Intersection of 3 O'clock Drive and SR-36 (Main Street) From the NC Neighborhood Commercial Zoning District to the MR-12 Multi-Family Residential Zoning District

Mr. Aagard presented information on a zoning map amendment involving both property that surround 3 O'clock Drive. The property is zoned NC, Neighborhood Commercial. The Land Use Map was changed to High-Density Residential by the City Council with a condition that it be limited to MR-10. The concept plan is included to demonstrate the idea for the property. Notices have been sent to neighboring properties. Comments have been received before the meeting from Grant Farnsworth, Rochelle Christiansen, Michael Naeger, David Walters, and Larry Martin.

The public hearing was opened. Their concerns include school sized, traffic, water, apartments and high-density housing.

Michael Naeger, applicant, addressed a few concerns. There are no plans for apartments, but there will be 58 townhomes. They do own water.

The public hearing was closed.

The Planning Commission shared concerns and addressed the public.

How did the City Council determine the condition of MR-10?

Safety and traffic are a major concern that needs to be addressed with the City and UDOT.

Will they be lowering the speed limit in that area?

UDOT is reactive, not proactive. They encouraged the public to call UDOT and share the traffic and safety concerns.

Council Member Manzione addressed the Commission. This property has been brought up many times before as MR-25. A highway is better for High-Density. The Council did not want to have the Highest-Density come back as a part of the application, therefore putting adding a condition. There was a traffic study done in a previous application. The bus garage will be moving to the Industrial Depot, that will lesson the bus traffic.

Mr. Hansen addressed the Commission. An updated traffic study had been received with additional items included. The study shows the outcome of the project would not add any additional traffic. The City has requested UDOT to reduce the speed limit in that area.

Mr. Bolser addressed the Commission. The condition listed on the property by the City Council is listed as MR-10.

Commissioner Sloan motioned to forward a positive recommendation on a Zoning Map Amendment Request by Hallmark Homes to Reassign the Zoning for Approximately 7.3

Acres Located at the Intersection of 3 O'clock Drive and SR-36 (Main Street) From the NC Neighborhood Commercial Zoning District to the MR-12 Multi-Family Residential Zoning District based on the findings and conditions listed in the staff report with the condition the zoning map is limited to MR-10. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Nay". The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by Epic Summer Recreation, LLC, to Permit the "Automobile Sales and Rental" Use on 0.5 Acres Located at 323 North Main Street in the GC General Commercial Zoning District.

Mr. Aagard presented information on a Conditional Use Permit involving the previous police department occupied by the plumbing business and law offices. It bares the GC, General Commercial. They are proposing to do a small Automobile Sales and Rental business to hold and sell automobiles. Staff is satisfied the needs of all small business inside the building, including the automobile area will have plenty of parking. Public notices have been sent and received as by state law. Staff is recommending approval.

The Planning Commission had the following questions and concerns.

Are they going to be licensed by the State?

Will they need to get that before getting approved by City?

Mr. Aagard addressed the Planning Commission. They are working through the process and getting licensed by the State. There is an error in the staff report in model motion, the wrong address was included.

The public hearing was opened.

Matt Boluck addressed the Commission in regards to the License he received from the State and parking. The majority of business is small trailers and it is seasonal to have product on the property.

The public hearing was closed.

Commissioner Hammer motioned to approve a Conditional Use Permit Request by Epic Summer Recreation, LLC, to Permit the "Automobile Sales and Rental" Use on 0.5 Acres Located at 323 North Main Street in the GC General Commercial Zoning District based on the findings and conditions listed in the staff report. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

5. Public Hearing and Decision on a Conditional Use Permit Request by Moorad Commercial, LLC, to Permit the "Retail Store (Located Within an Existing Structure) and

Business Office (Located Within an Existing Structure)” Uses on 0.9 Acres Located at 154 South Main Street in the MU-G Mixed Use General Zoning District.

Mr. Aagard presented information on a Conditional Use Permit to permit retail store at the Chamber of Commerce building. The property is zoned M-UG, Mixed Use General. They specialize in clothes and IT accessories. The applicant has indicated that the business will not have retail. Staff has also included business office usage in the permit. Parking is a concern, but the property has plenty of parking. Notices have been mailed and posted as law requires. Staff is recommending approval.

The Planning Commission had the following questions and concerns:
How are materials being delivered or picked up? Will they have large amounts of retail?
The Chambers lease agreement does specify what can or cannot be done in that space. The building is not set up for large volume retail.

Mr. Aagard addressed the Planning Commission. The applicant has not clarified anything particular. He only occupies a small business space.

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

Commissioner Hamilton motioned to approve a Conditional Use Permit Request by Moorad Commercial, LLC, to Permit the “Retail Store (Located Within an Existing Structure) and Business Office (Located Within an Existing Structure)” Uses on 0.9 Acres Located at 154 South Main Street in the MU-G Mixed Use General Zoning District based on the findings and conditions listed in the staff report.

Commissioner Sloan seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Gochis, “Nay”, Commissioner Sloan, “Aye”
Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and
Commissioner Smith, “Aye”. The motion passed.

6. Public Hearing and Decision on a Conditional Use Permit Request by Tagg N Go to Permit the “Car Wash” Use on 1.28 Acres Located at Approximately 270 East 2400 North in the GC General Commercial Zoning District

Mr. Aagard addressed the Commission in regards to tabling the item, because the applicant would like to be there to speak with the Commission.

Mr. Bolser addressed the Planning Commission. He recommends they hold the public hearing because notices have been sent out. He further recommends to keep the public hearing open and table the item until next meeting.

Public hearing was opened. No one came forward. The public hearing will remain opened until the next meeting.

Commissioner Sloan motioned to table item until the next planning commission meeting and leave the public hearing opened. Commissioner Smith seconded. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

7. Recommendation on a Subdivision Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 by Harold Irving Representing Lexington Townhomes LLC, to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole’s Way in the MR-16 Multi-Family Residential Zoning District on 6.39 Acres.

Mr. Aagard presented information on a subdivision preliminary plan request for the Lexington Townhomes subdivision. It is zoned MR-16. The plan proposes to subdivide the 6.39 acres into townhomes. They have chosen to do phase 2 and phase 3 at the same time. This is not a site plan review, but does tie into the lot boundaries. The applicant does need to submit a site review application. Each lot is 25-feet wide with a creation of driveways, common areas including road ways, storm drains, and leisure area in surrounding areas. Staff is recommending approval with the conditions listed in the staff report.

Commissioner Jensen motioned to forward a positive recommendation on a Subdivision Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 by Harold Irving Representing Lexington Townhomes LLC, to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole’s Way in the MR-16 Multi Family Residential Zoning District on 6.39 Acres based on the findings and conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Nay”. The motion passed.

8. Public Hearing and Recommendation on an Update to the Moderate-Income Housing Plan Element of the Tooele City General Plan.

Mr. Aagard presented an update to the Moderate-Income Housing plan based off recent House Bill 462 being passed. The changes include clarifying MIH requirement and timing to amend the General Plan. Tooele City is in great shape for compliance and has already been doing that with additional strategies. Once the plan is adopted by the City Council, the report will be sent into the State and be posted on the City website.

The Planning Commission had the following questions:
When the City updates the report, are they required to use the census?

Mr. Aagard addressed the Planning Commission. They are not required to use the census, but it is a great resource.

Mr. Bolser addressed the Commission. The scope the state requires, the census leads to answers everything the City needs to comply.

The public hearing was opened.

Kalani Mascherino shared her excitement that Tooele is in good shape.

The public hearing was closed.

Commissioner Sloan motioned to forward a positive recommendation to amend and update the Moderate-Income Housing Plan Element of the Tooele City General Plan.

Commissioner Hamilton seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

9. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting:

There was a public hearing on the annexation with no decision yet. There was a public hearing and an approval for the amendment of the zoning map for 800 East due to non-conforming. They approved a few subdivisions.

10. Review and Approval of Planning Commission Minutes for the Business Meeting Held on August 24, 2022.

There are no changes to the minutes.

Chairman Robinson motioned to approve the minutes for August 24th, 2022. Commissioner Hammer seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

11. Adjourn

Chairman Robinson adjourned the meeting at 8:15 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 September, 2022

Matt Robinson, Tooele City Planning Commission Chair