

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, February 23, 2022

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

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

**Commission Members Present:**

Melanie Hammer  
Nathan Thomas  
Chris Sloan  
Matt Robinson  
Tyson Hamilton  
Paul Smith  
Melodi Gochis

**Commission Members Excused:**

Weston Jensen  
Alison Dunn

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

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

Minutes prepared by Katherin Yei

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

**1. Pledge of Allegiance**

**2. Roll Call**

Melanie Hammer, Present  
Nathan Thomas, Present  
Chris Sloan, Present  
Matt Robinson, Present  
Tyson Hamilton, Present  
Paul Smith, Present

Melodi Gochis, Present  
Alison Dunn, Excused  
Weston Jensen, Excused

**3. Public Hearing and Decision on a Conditional Use Permit Request by Randy's Transmission, LLC, and Gilley fab Enterprises, LLC, to Authorize the "Automobile Service and Repair" Use on Property Located at 1518 North Pine Canyon Road in the GC General Commercial Zoning District on Approximately 1.9 Acres**

Mr. Aagard presented information on a Conditional Use Permit involving the 1.9-acre parcel located 1518 North near the movie theater. It is Zoned General Commercial. The business will be for automobile service and repair and requires a conditional use permit to operate. The staff recommended conditions that are typical for on sight storage and repair facilities. It can be viewed from the overpass, with a condition listed in the staff report for a full covered fence. Notices were sent to property owners within 200 feet of the area. The staff is recommending approval with the five conditions listed in the staff report.

The Planning Commission voiced concerns on additional parking and fencing type.

Mr. Aagard addressed the Planning Commission's concerns. There is no parking plan, but they will provide additional parking if they need to. The permit allows the use of the property; if they expand building then it is a different process.

Chairman Robinson opened the public hearing. No one came forward. The public hearing was closed.

The applicant, Mr. Gumucio, addressed the Planning Commission. The business will maintain the building they are in. During the expansion phase, they will work with the City to come up with additional parking.

Mr. Baker reminded the Commission to first make findings about potential adverse effects, and then identify conditions to mitigate those effects.

The Planning Commission shared additional concerns with the applicant including parking at the new building, what they are selling in the retail side, dual occupancy, leaks, and what repairs are going to be done in the new building.

Mr. Gumucio addressed the Planning Commission concerns. There will be a fence around the property to both protect and help the outside visual of the company. The company has ample trucks and tools to move vehicles. In the retail side of the business, they will sell truck parts, automotive improvement, ATV, enhancing diesel trucks, and add ons. There will not be dual occupancy and will be moving into the building immediately. Randy's Transmission is a state disposal unit and comply to all state and City guidelines. The original builder is handling modifications to the property.

The Planning Commission had a discussion on what conditions to include in the motion to prevent drain leaks to the sewer, following the City code.

**Commissioner Sloan moved to approve the Conditional Use Permit based on the conditions and findings listed in the staff report with additional conditions that the business abide by the City's pre-treatment ordinance and that vehicles be maintained on an impervious surface.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gochis, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", Commissioner Smith, "Aye", and Chairman Robinson, "Aye".

**4. Public Hearing and Decision on Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a new Culinary Water Well on Property Located at 68 South First Street in the R1-7 Residential Zoning District on Approximately 2.0 Acres.**

Mr. Aagard presented information on a two-acre parcel zoned R1-7, Residential. Tooele City wants to build a well, well house, and infrastructure. The well house structure will be done with limestone and surrounded with a six-foot chain-link fence. Notices were issued to property owners within 200 feet of the subject property. Staff is recommending approval with the five conditions listed in the staff report.

Commissioner Gochis shared concerns about removing the use of the baseball field.

Chairman Robinson opened the public hearing. No one came forward. The public hearing was closed.

**Commissioner Hamilton moved to approve the Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a new Culinary Water Well on Property Located at 68 South First Street based on the findings in the staff report.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Gochis, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye", Commissioner Smith, "Aye", and Chairman Robinson, "Aye".

**5. Public Hearing and Decision on a Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a New Culinary Water Well and Reservoir on Property Located at 2 West Aiden Way in the R1-7 Residential Zoning District on Approximately 3.6 Acres**

Mr. Aagard presented information on a new culinary well and storage reservoir located near 1300 North. It is zoned R1-7 residential. The culinary well and storage fall under public building and facility and require a permit. A detailed site plan was provided showing crushed limestone covering the property with earth and rock surrounding the reservoir. Fencing will include eight-foot masonry fence wall on two sides of the property and a six-foot chain-link fence on the other

sides of the property. Staff is recommending approval with basic conditions listed in the staff report.

The Planning Commission shared concerns including the lifespan of the tank, the exterior esthetics, and the noises for the surrounding neighbors.

Mr. Hansen addressed the Planning Commissions Concerns. The design lifetime is 50 years, but they tend to see the lifespan of the wells last much longer. The structures are built for functionality of the system. There will be a land exchange with the neighboring property to ensure the land usable and efficient. Everything is located inside the building, with the exception of the emergency generator.

Chairman Robinson opened the public hearing. No one came forward. The public hearing was closed.

**Commissioner Hammer moved to approve the Conditional Use Permit Request by Tooele City Corporation to Authorize the “Public Building and Facility” Use for a New Culinary Water Well and Reservoir on Property Located at 2 West Aiden Way based on the findings listed in the staff report.** Chairman Robinson seconded the motion. The vote was as follows: Commissioner Gochis, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

**6. Public Hearing and Recommendation on a City Code Text Amendment Request by Tooele City for Ordinance 2022-04, an Ordinance of the Tooele City Council Proposing Amendments to Tooele City Code Chapters 7-1-5 and 7-2-19 Regarding Musical Instruction Home Occupations**

Mr. Baker presented information on amending an Ordinance of the Tooele City Code Chapters 7-1-5 and 7-2-19 regarding Musical Instruction Home Occupations. It is a two-tiered system; one to seven students are permitted use and eight to sixteen students require a conditional use permit. The change is mirrored off of the daycare and preschool numbers.

The Planning Commission had concerns on the parking and drop off within the neighborhoods.

Mr. Baker addressed the Planning Commission’s concerns regarding traffic and impact. A weekly music lesson doesn’t bring much traffic for one-on-one lessons. The Planning Commission can evaluate and discuss adding conditions before approving permits.

Chairman Robinson opened the public hearing. No one came forward. The public hearing was closed.

**Commissioner Hamilton motioned to make a positive recommendation to the City Council on City Code Text Amendment Request by Tooele City for Ordinance 2022-04, an Ordinance of the Tooele City Council Proposing Amendments to Tooele City Code**

**Chapters 7-1-5 and 7-2-19 Regarding Musical Instruction Home Occupations.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Gochis, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

**7. Decision on a Multi-Family Residential Site Plan Design Review Request by DR Horton for Phase 1 of the Western Acres Subdivision Located Southwest of Pine Canyon Road and Copper Canyon Road in the MR-16 PUD Zoning District on 12.49 Acres**

Mr. Aagard presented information on the proposed site plan, phase 1, of the Western Acres subdivision. The site plan will authorize plan for 130 individual town homes with private driveways and grass and a public area. There will be three entrances; one on Pine Canyon and two entrances on the East. All roads are privately owned and maintained by an HOA. Exterior facing units are rear-loading and interior facing units are front loading with a driveway for two vehicles. There will be 32 parking stalls for guest parking spread throughout the subdivision. It is in compliance with Tooele City’s guidelines and requirements. The staff is recommending approval with the basic conditions listed in the staff report and the added conditions of a monument sign on every entrance.

The Planning Commission shared concerns regarding the drainage channel, the traffic study, and amenities in phase one.

Mr. Hansen addressed the Planning Commission concerns. They are beginning work to realign and rework the drainage channels allowing homes to be built outside flood plains. A traffic study has been done and is public record that can be reviewed.

**Commissioner Sloan moved to approve the Site Plan Design Review Request by DR Horton for Phase 1 of the Western Acres Subdivision Located Southwest of Pine Canyon Road and Copper Canyon Road based on the findings listed in staff report and including monument signs.** Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Gochis, “Naye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Commissioner Thomas, “Aye”, Commissioner Smith, “Aye”, and Chairman Robinson, “Aye”.

**8. City Council Reports**

Council Member Manzione informed the Planning Commission the City Council meeting was canceled.

**9. Adjourn**

Chairman Robinson adjourned the meeting at 8:25 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 9<sup>th</sup> day of March, 2022

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Matt Robinson, Tooele City Planning Commission Chair