

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, June 8, 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
Weston Jensen
Paul Smith
Melodi Gochis
Alison Dunn

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Planner
Jim Bolser, Community Development Director

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 Commissioner Sloan.

2. Roll Call

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

3. Public Hearing and Decision on a Conditional Use Permit Request by Kishka Erekson to Authorize the Daycare / Preschool Center Use on Property Located at 494 South Main Street on Approximately 0.96 Acres in the MU-G Mixed Use General Zoning District.

Mr. Aagard presented information on a conditional use permit involving the old restaurant building near 494 South Main Street. The property is zoned MUG, Mixed Use General. The restaurant building will be converted to a daycare center. The applicant did provide a site plan and a vehicle viewing plan. Staff is recommending approval of the conditional use permit with the conditions listed in the staff report.

Commissioner Hamilton asked for clarification on the online automotive dealer shown on the site plan.

Chris Erekson spoke to the Commission regarding the dealership aspect of the building and their plans. The business will not have any vehicles on the property, the business is a brokerage to help customers find and buy cars. The section of building the business will not interfere with the daycare, as it is behind the kitchen and has a separate entrance.

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

Mr. Bolser addressed the Planning Commission regarding the brokerage. The application applied for and is only reviewing the daycare. The brokerage would need to come back with its own applications for approval.

Commissioner Hamilton motioned to approve a Conditional Use Permit Request by Kishka Erekson to Authorize the Daycare / Preschool Center Use on Property Located at 494 South Main Street on Approximately 0.96 Acres in the MU-G Mixed Use General Zoning District based on the findings and conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Thomas, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Naye”. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by Cook Builders to Authorize the “Automobile Service and Repair” and “Private Educational Facility” Uses for Property Located at Approximately 600 East 2400 North on 3.0 acres in the GC General Commercial Zoning District.

Mr. Aagard presented information on a Conditional Use Permit for undeveloped property located near 600 East 2400 North for a private educational facility. The property is zoned GC, General Commercial. The applicant wants to use the property for auto service and repair, offices, minor retail, and classes. The permit is specifically for the auto repair of the fleet of trucks that will be stored inside the building. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked for clarification on the following:

The Commission had approved a Conditional Use Permit previously in this area. Is it in the same location? Knowing it is used for commercial process, are there concerns for waste disposal.

Mr. Aagard addressed the Planning Commission. The Conditional Use Permit that was previously approved is directly next to it. There are no concerns for waste disposal because of the intent of the repairs of the trucks.

Jordan Wheeler shared additional information about their plans with the property and the purpose of the building. It will be used to teach classes and host programs to teach participants how to use the Ford vehicles they have bought. As well as maintenance of the fleet of trucks and storing vehicles during off season.

The Planning Commission addressed Mr. Wheeler. Will the program itself be taking place within City limits? They shared their excitement that the program is staying in Tooele City limits.

Mr. Wheeler addressed the Commission's concerns. The class portion will be in the building and the driving will be done in a separate location in Rush Valley.

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

Commissioner Sloan motioned to approve on a Conditional Use Permit Request by Cook Builders to Authorize the "Automobile Service and Repair" and "Private Educational Facility" Uses for Property Located at Approximately 600 East 2400 North on 3.0 acres in the GC General Commercial Zoning District based off the findings listed in the staff report. Chairman Smith seconded the motion. The vote was as follows:

Commissioner Hammer, "Aye", Commissioner Thomas, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", Commissioner Jensen, "Aye", and Commissioner Smith, "Aye". The motion passed.

5. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: A Fire Chief has been appointed and will be sworn in during the next Council meeting. Budget approval will be taking place next Council meeting as well. An action item will be coming forward soon regarding the new high-density zoning options with MR-12 and MR-20. Two options will come forward with MR-12, MR-20, and MR-25.

6. Review and Approval of Planning Commission Minutes for the Business Meeting Held on May 25, 2022.

There are no changes to the minutes.

Chairman Robinson motioned to approve the minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Thomas, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

7. Planning Commission Training on Ethics

Mr. Bolser presented training and scenarios on Ethics.

8. Adjourn

Chairman Robinson adjourned the meeting at 8:03 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 22nd day of June, 2022

Matt Robinson, Tooele City Planning Commission Chair