

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 28, 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

Chris Sloan

Melodi Gochis

Alison Dunn

Jon Proctor

Commission Members Excused:

Paul Smith

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 Chairman Robinson.

2. Roll Call

Melanie Hammer, Present

Matt Robinson, Present

Tyson Hamilton, Present

Weston Jensen, Present

Chris Sloan, Present

Melodi Gochis, Present

Alison Dunn, Present

Jon Proctor, Present

Paul Smith, Excused

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)

Mr. Aagard presented information on a Conditional Use Permit for the parcel located South of 2400 North. The property is GC, General Commercial. This is not a site plan application, but has been included for references only. The applicant did approach the City Council to purchase water rights from the City. They were not in support of that. This public hearing has remained opened.

The Planning Commission had the following questions and concerns.

Do they have water?

Does the Carwash recycle?

Does the letter from UDOT address the setback?

Mr. Aagard addressed the Planning Commission. They would have to provide water at the site plan approval process.

The public hearing was opened. No one came forward.

Connor Atkin addressed the Commission. They are working with other parties in the community to attain the water. A carwash uses 25-35 gallons of water per water. There are 4 reclaim tanks and grease traps to reuse. They have more than sufficient information for the setback.

Mr. Bolser addressed the Commission. The setback being referred to in the letter from UDOT is actually where the property line is so the building’s separation from the roadway will be similar to the car wash next door at the Chevron.

Commissioner Hamilton motioned to approve 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 based on the findings and conditions listen in the staff report. Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

4. City Council Reports

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

Everything the Planning Commission has seen, was approved.

Main Street parking was approved.

The annexation agreement has been approved.

5. Planning Commission Training on Parks and Recreation Planning.

The training has been postponed.

6. Review and Approval of Planning Commission Minutes for the Business Meeting Held on September 14, 2022.

Jon Proctor was misspelled.

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

7. Adjourn

Chairman Robinson adjourned the meeting at 7:15 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 26th day of October, 2022

Chris Sloan, Tooele City Planning Commission Vice-Chair