

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, July 12, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Melanie Hammer
Jon Proctor
Chris Sloan
Matt Robinson
Weston Jensen
Melodi Gochis
Alison Dunn

Commission Members Excused:

Doug Newel

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Roger Baker, 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

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

Jon Proctor, Present
Doug Newell, Excused

3. Public Hearing and Recommendation on a Zoning Map Amendment regarding a request to re-assign the zoning designation by Wagstaff Investments, LLC for approximately 2.0 acres located at 602 W Three O' Clock Drive from the existing zoning designation of MR-12 (Multi-Family Residential) to GC (General Commercial).

Mr. Aagard presented a Zoning Map amendment for the property located at 3 O'clock Drive and SR-36. It is zoned MR-12, multi-family residential. The applicant is requesting for GC, General Commercial to construct a Holiday Oil including a carwash. Staff recommends the Planning Commission to include the parcel next to the subject property to develop in a similar fashion.

Mr. Hansen addressed the Planning Commission. Two traffic studies have been done and will be forwarded to UDOT. This project will increase traffic. UDOT will oversee any improvements that may happen at this intersection.

The Planning Commission asked the following questions:

Are there any reasons the property owner would not be amenable to not changing that second part of the property?

Mr. Aagard addressed the Commission. The entire section of property is owned by the same person. By rezoning all of it, it makes selling or developing it easier.

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

Commissioner Proctor motioned to forward a positive Recommendation on a Zoning Map Amendment regarding a request to re-assign the zoning designation by Wagstaff Investments, LLC for approximately 2.0 acres located at 602 W Three O' Clock Drive from the existing zoning designation of MR-12 (Multi-Family Residential) to GC (General Commercial) based on the conditions and subject to the conditions listed in the staff report including the property to the North. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Proctor, "Aye," Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Robinson, "Aye", and Commissioner Gochis, "Aye". The motion passed.

4. Decision on a conceptual condominium plat proposed by Douglas Orthopedics located at 2321 North 400 East, Suite 300 in the GC General Commercial zoning district on 2.2 acres.

Mr. Aagard presented a conceptual condominium plat by Douglas Orthopedics located at 2321 North 400 East. The property owner wishes to sell the new portions of the building to private ownership. The condo plat is the process to accomplish it. It does require an approval of the concept plan before staff can move forward and approve the condominium plat.

The Planning Commission asked the following questions:

Has their parking for red curb and emergency services been addressed?

Mr. Aagard addressed the Commission. It has been recommended by staff and can be addressed during the formal approval process.

Council Member Manzione addressed the Commission. This topic was discussed during a pre-development meeting.

Commissioner Robinson motioned to approve Decision on a conceptual condominium plat proposed by Douglas Orthopedics located at 2321 North 400 East, Suite 300 in the GC General Commercial zoning district on 2.2 acres. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye,” Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

5. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: They approved the amendments to the code in regards to accessory dwellings.

6. Review and Approval of Planning Commission Minutes for the meeting held on June 28, 2023.

There are no changes to the minutes.

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

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:16 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 9th day of August, 2023

Tyson Hamilton, Tooele City Planning Commission Chair