

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 9, 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
Chris Sloan
Weston Jensen
Doug Newel
Melodi Gochis

Commission Members Excused:

Jon Proctor
Alison Dunn
Matt Robinson

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Holly Potter, Deputy City Recorder
Roger Baker, City Attorney
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director

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
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Melodi Gochis, Present

Doug Newel, Present
Jon Proctor, Excused
Matt Robinson, Excused
Alison Dunn, Excused

3. Public Hearing and Recommendation on a Land Use Map Amendment request by Kay Thomas Reese to re-assign the land use designation for approximately .25 acres located at 215 S 200 E from the existing land use designation of Medium Density Residential to Mixed Use.

Mr. Aagard presented a Land Use amendment to the property located at 200 east and 200 south. It is zoned R1-7. The land use is Medium Density Residential. The applicant is requesting Mixed-Use General to be able to use the building for commercial use. It would take the structure out of non-conforming and make it legal.

The Planning Commission asked the following questions:

Are there any uses allowed in Mixed-Use General that the City would not want to see there?
Would it be suggested to change the old hospital to match that land use designation?

Mr. Aagard addressed the Commission's questions. Mixed Use is considered light in a neighborhood setting and often times fits well. If the Commission would like to recommend the hospital change, it would align with the Land Use Map and Zoning Map.

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

K. Thomas Reese addressed the Commission and shared some history about the building.

Commissioner Sloan motioned to forward a positive recommendation on a Land Use Map Amendment request by Kay Thomas Reese to re-assign the land use designation for approximately .25 acres located at 215 S 200 E from the existing land use designation of Medium Density Residential to Mixed Use based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Newel, "Aye" and Commissioner Gochis, "Aye". The motion passed.

4. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: There was a discussion on term limits, updating the City Charter, and changes to the City recorder's appointment. They also held a public hearing for the final budget and tax rate.

5. Review and Approval of Planning Commission Minutes for the meeting held on July 12, 2023

There are no changes to the minutes.

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

6. Review and Approval of Planning Commission Minutes for the meeting held on July 26, 2023.

There are no changes to the minutes.

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

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:13 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 23rd day of August, 2023

Tyson Hamilton, Tooele City Planning Commission Chair