

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 14, 2024

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer

Chris Sloan

Tyson Hamilton

Weston Jensen

Kelley Anderson

Alison Dunn

Jon Gossett

Commission Members Excused:

Matt Robinson

Jon Proctor

City Council Members Present:

Ed Hansen

City Council Members Excused:

Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director

Jared Hall, City Planner

Roger Baker, City Attorney

Paul Hansen, City Engineer

Jared Perez, Economic 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
Kelley Anderson, Present
Alison Dunn, Present
Jon Gossett, Present
Jon Proctor, Excused
Matt Robinson, Excused

3. Public Hearing and Decision – Application #2024-032, a request by Cynthia Williams, Cynthia’s Daycare for Conditional Use approval to allow an in-home childcare business for between eight and sixteen children on property located at 301 E. 500 North in the R1-7, Residential Single-Family zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for 8-16 children for an in-home childcare business located near 301 E 500 North. It is zoned R1-7, single-family. There is room to have an employee and clients park on the property. Staff has recommended the hours between 6:30am-6:30pm with staggering drop off and pick up times. The applicant will have to meet all state requirements.

The Planning Commission opened the public hearing.

Caroline Nash shared concerns of fencing between the properties and the wildlife in the area.

The public hearing was closed.

The Planning Commission asked the following questions:
What are the conditions listed about the fencing?

Mr. Hall addressed the Commission’s questions. The state does have requirements on outdoor areas and fencing.

Commissioner Jensen motioned to approve Application #2024-032, a request by Cynthia Williams, Cynthia’s Daycare for Conditional Use approval to allow an in-home childcare business for between eight and sixteen children on property located at 301 E. 500 North in the R1-7, Residential Single-Family zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Dunn, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Public Hearing and Decision – Application #2024-035, a request by Alyssa Fairbourn, Early Explorers Daycare for Conditional Use Approval to allow an in-home childcare business for between eight and sixteen children on the property at 358 N. 200 West in the R1-7, Residential Single-Family zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for 8-16 children for an in-home childcare business located near 358N 200 West in the R1-7, residential single-family homes. There is room to have an employee and clients park on the property. Staff has recommended the hours between 6:30am-6:30pm with staggering drop off and pick up times. The applicant will have to meet all state requirements.

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

Commissioner Anderson motioned Application #2024-035, a request by Alyssa Fairbourn, Early Explorers Daycare for Conditional Use Approval to allow an in-home childcare business for between eight and sixteen children on the property at 358 N. 200 West in the R1-7, Residential Single-Family zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Dunn, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

5. Review and Decision – Resolution 2024-02, designating the Coleman Home, located at 461 S. Coleman Street, as a Historic Resource Landmark.

Presented by John Perez, Economic Development Director

Mr. Perez presented Coleman Home as a Historic Resource Landmark. This was discussed during the June meeting and approved by the Planning Commission. This item has come back as a formal Resolution.

Commission Sloan motioned to approve Resolution 2024-02, designating the Coleman Home, located at 461 S. Coleman Street, as a Historic Resource Landmark. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Dunn, “Aye”, Commissioner Jensen, “Nay”, and Commissioner Anderson, “Nay”. The motion passed.

6. Review and Decision – Resolution 2024-03, designating the Ritz Theater, located at 111 N. Main Street, as a Historic Resource Landmark.

Presented by John Perez, Economic Development Director

Mr. Perez presented the Ritz Theater as a Historic Resource Landmark. This was discussed during the June meeting and approved by the Planning Commission. This item has come back as a formal Resolution.

Commissioner Hammer motioned to approve the Resolution 2024-03, designating the Ritz Theater, located at 111 N. Main Street, as a Historic Resource Landmark. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Dunn, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

7. City Council Reports

Council Member Hansen reported the following from the City Council meeting:

The Council has approved the annexation agreement, discussing lot sizes and continuing the trail.

8. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

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

9. Adjourn

Chairman Hamilton adjourned the meeting at 7:20 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 28th day of August, 2024

Tyson Hamilton, Tooele City Planning Commission Chair