

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 11, 2024

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Weston Jensen
Kelley Anderson
Matt Robinson
Jon Gossett
Alison Dunn

Commission Members Excused:

Melanie Hammer
Chris Sloan
Jon Proctor

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director
Jared Hall, City Planner
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

Jon Gossett, Present
Tyson Hamilton, Present
Matt Robinson, Present
Weston Jensen, Present
Kelley Anderson, Present
Alison Dunn, Present

Melanie Hammer, Excused
Jon Proctor, Excused
Chris Sloan, Excused

3. Public Hearing and Decision – Application #2024-046, a request by Mark Runyon and the New Life Christian Academy for Conditional Use Permit approval to allow the operation of a private school on property located at 411 E. Utah Avenue in the R1-7, Residential zoning district.

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for the New Life Christian Academy private school. The school will be run inside the existing building of the Church. It is zoned R1-7. The is extended road for parking.

The Planning Commission asked the following questions:
What is the maximum capacity allowed in the building?

Mr. Hall addressed the Commission’s questions. The number of students will be very small in comparison to the congregation of the church.

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

Mr. Hall read additional comments into the record. These were received via email and phone call prior to the meeting. Both comments were in support of this item.

Commissioner Robinson motioned to approve the request by Mark Runyon and the New Life Christian Academy for Conditional Use Permit approval to allow the operation of a private school on property located at 411 E. Utah Avenue in the R1-7, Residential 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 Dunn, “Aye”, Commissioner Gossett, “Aye”, Chairman Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Public Hearing and Recommendation – Application #2024-040, a request by Amy Johnson to amend the Land Use Map designation of 4.91 acres of property located at approximately 105 East 1000 North from Regional Commercial to Mixed Use.

Presented by Jared Hall, City Planner

Mr. Hall presented a Land Use Map amendment for the property located at 105 East 1000 North. It is currently zoned RR-1. It is contained within the Regional Commercial Land Use Map designation. The applicant is asking for Mixed-Use Land Use. It supports Mixed-Use Broadway and Mixed-Use General. Live-work units are being suggested for this property. These would be small businesses on the ground floor, with living units above.

The Planning Commission asked the following questions:

What regulations become a part of the property with a Land Use change?
What are the setbacks requirements between properties?
How are the live-work unit taxed?

Mr. Hall addressed the Commission's questions. With a Land Use Map amendment, there are no regulations. The zoning change and development application will have regulations that they will discuss. Making the Land Use Designation does not obligate the City to make a zoning change. There are setbacks and buffer zones between properties.

Mr. Baker addressed the Commission in regards to live-work units.

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

Mr. Garrett addressed the Commission. Their vision is to keep more businesses and tax revenue in Tooele City.

The public hearing was opened.

Robert Childs asked questions about noise from the surrounding businesses.

The public hearing was closed.

Commissioner Anderson motioned to approve a request by Amy Johnson to amend the Land Use Map designation of 4.91 acres of property located at approximately 105 East 1000 North from Regional Commercial 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 Dunn, "Aye", Commissioner Gossett, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

5. City Council Reports

Council Member Manzione reported the following from the City Council meeting:
There was not a meeting last week because the Council attended training.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Jensen motioned to approve the minutes. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Dunn, "Aye", Commissioner Gossett, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

7. Land Use Training – Subdivision and Site Plan Development and Review.

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented training on subdivision and site plan development and review.

8. Adjourn

Chairman Hamilton adjourned the meeting at 8:40 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 25th day of September, 2024

Tyson Hamilton, Tooele City Planning Commission Chair