

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, October 9, 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  
Melanie Hammer  
Chris Sloan  
Jon Proctor

**Commission Members Excused:**

Jon Gossett  
Alison Dunn

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

Andrew Aagard, City Development Director  
Jared Hall, City Planner  
Roger Baker, City Attorney  
Paul Hansen, City Engineer

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 Proctor, Present  
Chris Sloan, Present  
Tyson Hamilton, Present  
Matt Robinson, Present  
Weston Jensen, Present  
Kelley Anderson, Present

Melanie Hammer, Present  
Alison Dunn, Excused  
Jon Gossett, Excused

**3. Public Hearing and Recommendation – Proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented amendments to Tooele City Code in regards to parking lots, park strips landscaping, development standards in the Commercial and Industrial zones. Staff is proposing the following changes: eliminate landscaping and tree requirement on park strips, amend titles to include LI and IS zones, requires all disturbed areas will be reclaimed with native seed mixtures, requires submission of a disturbed area reclamation plan at the time of site plan review, and financial waivers.

The Planning Commission asked the following questions:  
Is the 1% decided by Legislation?

Mr. Aagard addressed the Commission. The Legislature has not put any requirements on this.

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

**Commissioner Proctor motioned to forward a positive recommendation on proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

**4. Public Hearing and Decision – Application #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110’ monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district**

*Presented by Jared Hall, City Planner*

Mr. Hall presented a Conditional Use Permit for 110’ monopole tower on the property located at 1148 W 60 South. This is located on Christian and Griffith property. This will be fenced and gated. They are looking to add an 8-foot fence. It is 850 feet from the nearest residential line. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:

Is the square footage sufficient for the equipment?

Mr. Hall addressed the Commission's questions. The square footage is 450 max. The equipment is getting smaller, requiring less space.

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

**Commissioner Robinson motioned to approve Application #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110' monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district based on the findings and subject to the conditions listed in the staff report.**

Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "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:

The Land Use Amendment request on 300 East was not approved. They approved another traffic signal on 1000 north near England Acres Park.

#### **6. Review and Approval – Planning Commission Minutes**

There are no changes to the minutes.

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

#### **7. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:22 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 23<sup>rd</sup> day of October, 2024

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Tyson Hamilton, Tooele City Planning Commission Chair