

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, February 24, 2021

Time: 7:00pm

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

Commission Members Present:

Tyson Hamilton
Dave McCall
Melanie Hammer
Chris Sloan
Paul Smith
Weston Jensen

Commission Members Excused:

Nathan Thomas
Shaunna Bevan
Matt Robinson

City Employees Present:

Andrew Aagard, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney
Jim Bolser, Community Development Director

Council Members Present:

Council Member Ed Hansen
Council Member Maresa Manzione

Minutes prepared by Kelly Odermott

Chairman Hamilton called the meeting to order at 7:00 pm.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Weston Jensen, Present
Paul Smith, Present
Dave McCall, Present
Melanie Hammer, Present
Chris Sloan, Present

3. **Public Hearing and Decision on a Conditional Use Permit by Twisted Piston Garage to Allow the Use of “Automotive Service and Repair” to be Located at 278 North Main Street, in the GC General Commercial Zoning District on Approximately .76 Acres.**

Presented by Andrew Aagard

Mr. Aagard stated this Conditional Use Permit involves the property north of the VASA fitness building. The property is located between Main Street and Garden Street and has access to both streets. The property is zoned GC General Commercial, as are the properties to the north, west, and south. Properties to the east are zoned R1-7 Residential. The applicant proposes to conduct a by appointment only automotive repair business in the center suite of the structure. There is the anticipation of one employee in addition to the applicant and all the business will be appointment only. Staff is recommending approval with the basic conditions listed in the Staff Report.

Commissioner Hammer stated in the Staff Report that the building is currently vacant, but also states, there is another automotive repair place located in the same building. Mr. Aagard clarified that is an error, the building is not vacant. The center suite is vacant. There is an existing automotive repair in the eastern suite and an administrative office for a plumbing retail center. It is the center suite that is vacant, not the building.

Chairman Hamilton opened the public hearing. There were no comments.

Chairman Hamilton closed the public hearing.

Commissioner Sloan motioned to approve the minutes. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Jensen, “Aye,” Commissioner Smith, “Aye,” Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

4. **City Council Reports**

Presented by Council Member Manzione

Council Member Manzione stated the Council approved the building height for religious buildings and the Hicks minor subdivision. The Council denied the Land Use Amendment for 3 O’clock Drive with a four to one vote.

There was a brief discussion between the Commissioners and Council members to their reasons for approving and denying the application during the votes.

5. **Review and Approval of the Planning Commission Minutes for Meeting Held on February 10, 2021.**

Commissioner Hammer motioned to approve the minutes. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, “Aye,” Commissioner Jensen, “Aye,” Commissioner Smith, “Aye,” Commissioner Hammer, “Aye,” Commissioner Sloan, “Aye,” Chairman Hamilton, “Aye.” The motion passes.

6. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 7:09 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 10th day of March, 2021

Tyson Hamilton, Chairman, Tooele City Planning Commission