

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, June 28, 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  
Matt Robinson  
Weston Jensen  
Alison Dunn

**Commission Members Excused:**

Jon Proctor  
Doug Newel  
Melodi Gochis

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

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  
Matt Robinson, Present  
Tyson Hamilton, Present  
Weston Jensen, Present  
Chris Sloan, Present  
Alison Dunn, Present  
Melodi Gochis, Excused  
Doug Newell, Excused  
Jon Proctor, Excused

**3. Public Hearing and Recommendation on an ordinance of Tooele City amending table 1: Table of Uses in Chapter 7-16 of the Tooele City code regarding accessory dwelling units located above the ground floor in the GC General Commercial zoning district and Downtown Overlay District.**

Mr. Aagard presented an ordinance amendment for table 1: table of uses in Chapter 7-16 of the City Code. This ordinance amendment came to light as staff was considering a zoning map amendment for Beacon Light. They were directed by the City Council to look at the code. The code does currently allow accessory dwellings. In the General Commercial zone does allow it with a conditional Use permit. The overlay is to encourage economic development. It also allows additional housing units.

The Planning Commission asked the following questions:  
How does this affect parking downtown?

Mr. Aagard addressed the Commission. There is an impact to parking. Mr. Stewart has been working on a project to asses multi-story buildings and their property they are on. There is the possibility for seven units that are not accounted for. There have been some options discussed to do something about additional parking.

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

**Commissioner Sloan motioned to forward a positive recommendation on an ordinance of Tooele City amending table 1: Table of Uses in Chapter 7-16 of the Tooele City code regarding accessory dwelling units located above the ground floor in the GC General Commercial zoning district and Downtown Overlay District based on the findings that are best for the property and surrounding areas.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Dunn, “Aye”. The motion passed.

**4. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting: They approved a tentative budget and the Land Use Designation on 3 O'clock. They did not approve the Beacon House Rezone.

**5. Review and Approval of Planning Commission Minutes for the meeting held on June 14, 2023.**

There are no changes to the minutes.

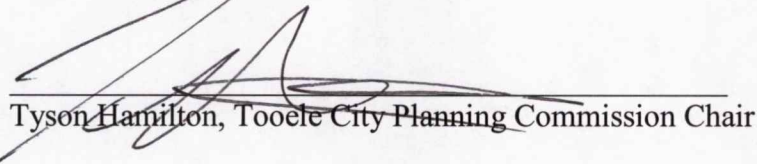
**Commissioner Robinson motioned to approve the minutes.** Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Robinson, “Aye”, and Commissioner Dunn, “Aye”. The motion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

**7. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:11 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 \_\_\_\_\_ day of July, 2023

  
\_\_\_\_\_  
Tyson Hamilton, Tooele City Planning Commission Chair