

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, October 23, 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  
Melanie Hammer  
Chris Sloan  
Jon Proctor

**City Council Members Present:**

Maresa Manzione

**City Council Members Excused:**

Ed Hansen

**City Employees Present:**

Andrew Aagard, Community Development Director  
Paul Hansen, City Engineer

Minutes prepared by Katherin Yei.

Chairman Hamilton called the meeting to order at 7:03 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Hamilton.

**2. Roll Call**

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

Melanie Hammer, Present

**3. Review and Decision – Application #2024-049. A request by Smith’s Food & Drug Centers for Preliminary Subdivision Plan approval for the Peak at Compass Point, a commercial subdivision of 35.75 acres located at the northwest corner of 2400 North and Main Street in the GC, General Commercial zoning district.**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a preliminary subdivision plan for the Peak at Compass Point. The property is zoned GC, General Commercial. The applicant is proposing to subdivide the development into eleven lots. Smith’s will be located on lot one. Parcel A is a storm water basin. All lots meet the lot width requirements.

**Commissioner Hammer motioned to approve the request by Smith’s Food & Drug Centers for Preliminary Subdivision Plan approval for the Peak at Compass Point, based on the findings and subject to the conditions listed in the staff report.** Commissioner Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

**4. Review and Decision – Application #2024-041. A request by Flyway Holdings for Site Plan and Design Review approval for 50th Place, a four-unit multi-family residential project on property located at 350 N. 50West in the MR-8, Multi-Family zoning district.**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a site plan and design review approval for the property located 350 N 50 West. It is zoned MR-8, Multi-Family. There will be front loaded townhomes that access 50 West. There is guest parking to the south. As well as a play structure for their tenants. The applicant does meet all landscaping requirements. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:  
Will there be sidewalk in this area?

Mr. Aagard addressed the Planning Commission’s questions. There will be no sidewalk in front of this development. It does comply with the specifics of this area.

**Commissioner Sloan motioned to approve a request by Flyway Holdings for Site Plan and Design Review approval for 50th Place, a four-unit multi-family residential project on property located at 350 N. 50West in the MR-8, Multi-Family zoning district based on the findings and subject to the conditions listed in the staff report.** Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Commissioner 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 City swore in a new deputy fire chief. The Council approved invoices for sidewalks and roads.

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

There are no changes to the minutes.

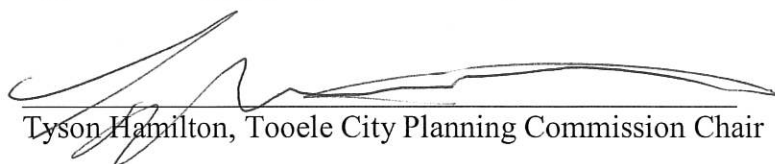
**Commissioner Robinson motioned to approve the minutes.** Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and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

#### **7. Adjourn**

**Chairman Hamilton adjourned the meeting at 7:16 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 13<sup>th</sup> day of November, 2024



Tyson Hamilton, Tooele City Planning Commission Chair