

TOOELE CITY PLANNING COMMISSION MINUTES
April 11, 2018

Date: Wednesday, April 11, 2018
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Melanie Hammer
Tony Graf
Chris Sloan
Matt Robinson
Shauna Bevan
Brad Clark
Phil Montano
Bucky Whitehouse
Tyson Hamilton

City Employees Present:

Rachelle Custer, City Planning & Zoning Administrator
Roger Baker, City Attorney

Council Members Present:

Council Member Gochis
Council Member McCall

Minutes prepared by Amanda Graf

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bevan

2. Roll Call

Melanie Hammer, Present
Tony Graf, Present
Chris Sloan, Present
Matt Robinson, Present
Shauna Bevan, Present
Brad Clark, Present
Phil Montano, Present
Bucky Whitehouse, Present
Tyson Hamilton, Present

3. Public Hearing and Motion on conditional use permit and design review for a drive-thru and walk up soda and snack shop to be located at approximately 1200 North 200 West

Presented by Rachelle Custer

This application is a request for approval of a conditional use permit for Guzzle Soda Shack to construct a drive thru and walk up soda and snack shop to be located on a vacant piece of ground at approximately 1200 North 200 West. The use of the business itself is not a conditional use; the drive-thru aspect is the conditional use. The parcel is 1.03 acres and the applicant intends to build on the west half of the property with the east half to be reserved for future use. The property is currently zoned General Commercial and located south of Wal-Mart. This is a permitted use in the general commercial zone.

Accessory drive thru is allowed in this zoning district with a conditional use permit because this is in a commercial district; the City will do a design review. The landscaping plan is included in the Planning Commission packet, along with a picture of their current location located in Grantsville. Everything meets the zoning code; City staff recommends approval.

Chairman Robinson asked the Commission if they had any questions.

Commissioner Montano asked about the parcel. The rendering shows the entire parcel is 180 feet and he wanted to clarify that they would be using 90 feet of it. Ms. Custer clarified that the building would take up 73 feet with a 10 foot easement for a total use of 83 feet.

Commissioner Graf asked if there were five allotted parking lots; Ms. Custer responded in the affirmative. He asked if there have been any studies on this type of business and how many parking stalls they typically use. Ms. Custer responded Tooele City has not done any studies. The City staff looked at what the City code requires as well as their experience from their present business located in Grantsville. Most of their walk up is not going to park and walk up, they are going to be the residents that live around the area. They will only have two to three employees working there at a time so there will always be some open parking stalls.

Commissioner Sloan expressed his concern about what will happen when there are 10-12 cars in the drive-thru. He expressed concern about traffic congestion getting in and out of the establishment onto 200 West especially to make a left-hand turn. In addition, the establishment will be adjacent to 1180 North, which is a low-traffic, private street. Ms. Custer responded that the City staff took that concern into consideration; there is an access easement that allows for parking and traffic flow along 1180 North. Guzzle has given the City assurance that their service is fast enough that there will not be traffic congestion in the area.

Commissioner Hammer asked about the sidewalk; there is an existing sidewalk on the west side but not an existing sidewalk on the south side. She asked if the sidewalk would be installed on the south side before Guzzle is built. Ms. Custer responded that since 1180 North is a private street the City can't require installation of a sidewalk on that road. Commissioner Hammer expressed her concern that there are already a lot of cars that park in the strip mall to the east of the intended location for Guzzle. There are a lot of citizens in Tooele who walk to locations; with the anticipated high-volume of traffic that will come with this new establishment it poses a safety problem for those pedestrians. Ms. Custer

responded that it is a conditional use permit; if the Commission feels that it is an adverse impact that might be mitigated by a reasonable condition they could put installation of a sidewalk as a condition to the permit.

Commissioner Montano stated that they could put installation of sidewalks on that entire piece of property on the south side as a condition for the conditional use permit.

Commissioner Hammer asked if there was a sidewalk by the strip mall adjacent to the proposed Guzzle Soda Shack; Ms. Custer responded that there isn't.

Commissioner Bevan stated that if there isn't a sidewalk near the strip mall then it wouldn't mitigate the problem of pedestrians in the road to have a sidewalk located at Guzzle.

Commissioner Hammer reiterated her concern that lack of a sidewalk poses a safety concern. In looking further at the businesses adjacent to the proposed Guzzle Soda Shack there is a sidewalk by the Drycleaner and some sort of sidewalk situation at the businesses located adjacent to the Drycleaner.

Commissioner Bevan stated that she doesn't think there's a sidewalk at the businesses adjacent to the Drycleaner, only landscape curbing.

Commissioner Hammer asked if there was a sidewalk behind Panda Express; Ms. Custer responded in the affirmative. Commissioner Hammer stated that there would be sidewalk from Main Street all the way to the Guzzle Soda Shack where the sidewalk would end.

Upon further inspection of the rendering for the Guzzle Soda Shack Mr. Baker stated that a sidewalk will be installed as part of the plans for the establishment.

Commissioner Graf asked if there would be any crosswalks for the apartments that are across the street from the establishment. Ms. Custer responded that there are strict guidelines by the MUTCD that the City has to abide by to establish having a crosswalk. Crosswalks are not typically warranted for a small business. Commissioner Graf expressed his concern that with an apartment complex across the street there would be a lot of kids crossing the road to get to the establishment. Ms. Custer responded that there are likely a lot of kids that already cross that street to get to Wal-Mart, which is adjacent to the proposed location of Guzzle.

Mr. Baker explained that the City has to be careful about putting in crosswalks because if they put one in a location without using the proper science it can create a more dangerous situation as it can give pedestrians a false sense of security.

Ms. Custer stated that the City has not done a formal study on installation of a crosswalk at that location.

Commissioner Robinson asked the Commission if there were any other questions or concerns; there weren't any.

Commissioner Robinson opened the public hearing and invited comments from the audience; there were not any. Commissioner Robinson closed the public hearing.

Commissioner Sloan moved to approve the Conditional Use Permit Request and design review by McKenzie Squared for a drive thru to be located at approximately 1200 North 200 West, application number P18-45, based on the findings and subject to the conditions listed in the Staff Report dated April 11, 2018. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Graf, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Clark, “Aye,” Commissioner Montano, “Aye,” Chairman Robinson, “Aye.” The motion passed.

4. Recommendation on Castagno Place preliminary plan, a 7.54 acre 23 lot single family residential subdivision located at approximately 1090 North 690 East

This application is a request for approval of a preliminary plan for approximately 7 acres located at 1090 North 690 East. The vacant parcel in front of the property belongs to the church; the subdivision will not have frontage on 1000 North. The applicant is requesting that a preliminary plan be approved to allow for 20 single-family residential lots. The lots range will range in size from 10,000 square feet to 13,000 square feet. This is an R1-8 zoning district which requires a minimum of 8,000 square foot lots. All aspects of this subdivision meet City code; staff recommends approval.

Commissioner Robinson asked the Commission if there were any other questions or concerns; there weren't any.

Commissioner Clark moved to forward a positive recommendation to the City Council for the Castagno Place Subdivision Preliminary Plan, for the purpose of creating 20 single family residential lots at approximately 1090 North 690 East, application number 2160434, based on the findings and subject to the conditions listed in the Staff Report dated April 11, 2018. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Graf, “Aye,” Commissioner Sloan, “Aye,” Commissioner Bevan, “Aye,” Commissioner Clark, “Aye,” Commissioner Montano, “Aye,” Chairman Robinson, “Aye.” The motion passed.

5. Recommendation on Porters Place Subdivision minor plat, a 1.43 acre three-lot residential subdivision to be located at approximately 630 South Coleman

Presented by Rachelle Custer

This application is a request for approval of a final plat for approximately 1.43 acres located at approximately 632 South Coleman. This is an infill piece; there is vacant land to the west of it. The property is currently zoned R1-7. The applicant is requesting that a final plat be approved to allow for three residential lots. The applicant intends to build a duplex on each lot. Duplexes are allowed in the R1-7 zoning district on a minimum 14,000 square foot lot. The applicant is aware that the lots are narrow and that the single-family design guidelines apply to their subdivision. The lots are 14,000 to 33,000 square feet. Lot one is large and odd-shaped. The developers are hoping to acquire some land adjacent to the property and incorporate it into their plan; if they are unable to secure this adjacent land lot one will have a large yard. They are required to acquire water rights for all of the lots. The duplexes

will be single-ownership; each structure will have its own owner. The subdivision meets all aspects of the Tooele City code; staff recommends approval.

Commissioner Robinson asked the Commission if there were any other questions or concerns; there weren't any.

Commissioner Bevan moved to forward a positive recommendation to the City Council for the final plat request for Porters Place Subdivision, for the purpose of creating three residential lots at approximately 632 South Coleman, application number P17-745a, based on the findings and subject to the conditions listed in the Staff Report dated April 11, 2018. Commissioner Graf seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Clark, "Aye," Commissioner Montano, "Aye," Chairman Robinson, "Aye." The motion passed.

6. Review and Approval of the Planning Commission minutes for the meeting held March 14, 2018.

Chairman Robinson asked the Commission if they had any questions or concerns.

Commissioner Hammer stated that she's listed as present at the meeting but not listed as being present on the roll call; Commissioner Bevan is listed twice on the roll call.

Chairman Robinson asked if there were any other questions or concerns; there weren't any.

Commissioner Hammer moved to approve the minutes with those corrections from the meeting held March 14, 2018. Commissioner Bevan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Graf, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Clark, "Aye," Commissioner Montano, "Aye," Chairman Robinson, "Aye." The motion passed.

7. Adjourn

Commissioner Sloan moved to adjourn the meeting. The meeting adjourned at 7:23 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 April, 2018

Matt Robinson, Chairman, Tooele City Planning Commission